

Section 407 Regulations Governing Mobile Homes and Temporary Units

407.1 Individual Mobile Homes

Unless within a mobile home park approved under the terms of this ordinance, installation of mobile homes must be preceded by issuance of a Certificate of Zoning Compliance by the Zoning Enforcement Officer. Zoning clearance may be issued under the following circumstances:

(A) For residential use by the owner, his family or other employees of a Bona Fide Farm within any zoned district.

(B) For residential use on any lot of record according to specific use and other requirements of the zoned district in which the unit is to be located. Second or third units may be allowed on existing individual parcels, provided all requirements of ordinance Section 405 are met and dwelling density on the overall parcel does not exceed one dwelling per two acres in the R-A or R-S districts. In the R-R District, Class A or Class B manufactured homes may be placed in approved mobile home parks at an average density of one dwelling per one and one half acres if

(1) placed so that each dwelling is located within the mobile home park on a lot of no less than one half acre and

(2) not less than half the entire acreage of the manufactured home park remains vacant, undeveloped, and not counted as part of any dwelling's lot.

In the R-M District Class A or Class B manufactured homes may be placed in approved mobile home parks at an average density of one dwelling per acre if

(1) placed so that each dwelling is located within the mobile home park on a lot of no less than one half acre and

(2) not less than half the entire acreage of the manufactured home park remains vacant, undeveloped, and not counted as part of any dwelling's lot.

(C) Individual mobile home units may not be joined together to create one dwelling unit; however, site built additions are allowed to individual mobile home units so long as they meet all setback and other requirements of the underlying zoning district.

407.2 Temporary Units

Where the above are not applicable, a Temporary Certificate Zoning Compliance may be issued, according to specific use and other requirements of the zoned district in which the unit is to be located, under the following circumstances: An urgent hardship situation is established upon review by the Zoning Enforcement Officer. Such hardship shall involve

loss of principle dwelling due to disaster, or housing need of parents or dependents of the family occupying the principal dwelling, considering factors such as incompatibility, illness, need to care for elderly, lack of space within the principal dwelling, or financial hardship.

Temporary Zoning Clearance may be issued for a one-year period, with extension possible only upon Administrative Review by the Village Council establishing continued hardship, except that financial hardship alone shall not be the basis for any extension. The Zoning Enforcement Officer may approve a temporary Certificate of Zoning Compliance of a camper or other mobile unit to be used as an office by a builder during construction in any District. Permits for two consecutive six-month periods may be issued provided that construction is carried on diligently. Any further extension of permits for temporary units shall be approved as provided in Section 407.3. No temporary unit shall be used as temporary living quarters unless approved as provided by Section 407.3

407.3 Undefined Issues or Situations

All other applications not meeting the above conditions may be taken before the Village Council for review under variance procedures as presented in Section 1003.2.

407.4 Reserved

407.5 Campgrounds.

(A) Definitions.

For the purpose of this section, the following words or phrases shall have the meanings respectively ascribed to them by this section.

- (1) **Campground.** Any site or tract of land upon which two or more campsites are occupied or intended for occupancy by tents or travel trailers.
- (2) **Camp Site.** A plot of land within a campground for the placement of up to two tents or travel trailer and one tent for the exclusive use of the camp site's occupants.
- (3) **Dependent Trailer.** A travel trailer which does not have a flush toilet, a lavatory and a bath or shower.
- (4) **Private road or roadway.** Any street within a campground not publicly maintained, and utilized for access by the occupants of the campground, their guests and the public.
- (5) **Sanitary station.** A facility provided for the removing and disposing of wastes from trailer holding tanks.

(6) Service building. A structure that houses toilet, lavatory, bathing and such other facilities as may be required by this article for the purpose of supplementing the facilities contained in dependent trailers and tents.

(7) Tent. A collapsible shelter of canvas or other material stretched and sustained by poles and intended for human occupancy as a temporary dwelling for short periods of time.

(8) Tent or Trailer Space. That portion of an individual camp site which is intended for occupancy by the tent or travel trailer.

(9) Travel trailer. Any vehicle or structure designed to be transported and intended for human occupancy as a dwelling for short periods of time, such vehicle containing limited or no kitchen and bathroom facilities. Travel trailers shall include the following:

(a) House trailer. A vehicular, portable structure built on a wheeled chassis, designed to be towed by a self propelled vehicle, for use as a temporary dwelling for travel, recreational and vacation uses, having a body width not exceeding eight feet and a body length not exceeding thirty-two feet when equipped for road travel.

(b) Pickup coach. A portable structure for use as a temporary dwelling for travel, recreation and vacation, designed to be mounted on a truck chassis for transportation and to be used for a temporary dwelling while either mounted or dismounted.

(c) Motor home. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(d) Camping trailer. A folding structure manufactured of metal, wood, canvas or other materials, mounted on wheels and designed for travel, recreation and vacation use.

(e) Travel trailer, self-contained. A travel trailer which can operate independently of connections to sewer, water and electric systems, containing a water flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the unit.

(10) Watering Station. A facility for providing potable water for the re-supply of water storage tanks.

(B) Site Requirements and Specifications for Campgrounds Generally.

All campgrounds shall conform to the following requirements and specifications:

(1) Size of campground. Every campground shall be located on a tract of land not less than five (5) acres in size and shall provide for buffering from neighboring properties as deemed necessary by the Village Council to protect the desirability of those neighboring properties.

(2) Size of campsites. Every campsite shall consist of a minimum of 2,500 square feet, having a minimum width of forty (40) feet. Each campsite shall be clearly established on the ground by permanent monuments or markers.

(3) Number of trailers per camp site. No more than one travel trailer may be parked on any campsite

(4) Recreation area. In all campgrounds, there shall be at least one developed recreation area, which shall be easily accessible from all campsites. The gross amount of such recreation areas shall be not less than ten per cent (10%) of the gross site area. Any individual area shall be not less than 2,500 square feet in size. Plans for recreation area development shall be approved by the Village Council and may include such facilities as picnic, playground, swimming pool, ball field, or beach areas.

(5) Access to streets generally. All campgrounds shall be provided with safe and convenient vehicular access from abutting public streets or roads to each camp site. Surfacing and maintenance shall provide a smooth, hard and dense surface (asphalt or similar surfacing material) and shall be free of dust and well drained, with at least a sixteen (16) foot continuous width of right-of-way exclusive of parking areas, drainage ditches or other structures.

(6) Camp sites generally. Each camp site shall have a space for one or two tents or travel trailer and a parking space for at least two cars (10'x20' each parking space).

(7) Camp site location. All camp sites shall be located at least forty (40) feet from any campground boundary line and at least sixty (60) feet from a street or highway right-of-way, or any boundary of a residential dwelling district. Each tent or trailer space shall be set back at least twenty (20) feet from any private road in the campground.

(8) Camp stores. For the convenience and use of campground residents only, the campground may provide and operate a camp store. The camp store may include laundry facilities, concessions, video and pinball machines, groceries, produce, and camping equipment. Adequate parking must be provided.

(9) Buffer Strip. A buffer strip according to standards of Section 1302.7 shall be provided along all campground boundaries unless exempted by the Municipal Planning Board.

(10) Campfires. Open campfires or cooking fires shall be permitted only in approved metal masonry containments and shall not be permitted when local burning bans are in effect.

(C) Requirements for Utilities generally; Water Supply; Sewage Disposal and Sanitary Facilities; Garbage Disposal.

(1) In every campground, all installations, other than those within a camping trailer proper, of plumbing and electrical wiring and all gas and oil appliances shall comply with the provisions of the building, plumbing, electrical, heating and gas regulations of the applicable municipal and/or county ordinances and other applicable regulations.

(2) Each campground shall obtain water from a source approved by the county health officer or appropriate state official. The supply shall be adequate to meet a demand of one hundred (100) gallons per campsite per day. The drinking, cooking, laundry, bath and general water supply for each campsite shall be obtained only from faucets or other plumbing fixtures connected directly to the water supply system. Such faucets or water supply fixtures may be either located by each campsite or at centralized watering stations.

(3) Each campground shall be provided with an adequate sewage disposal system, by connection to a public sewage system, package treatment plant or other system approved by the county health department or appropriate state official. All sewage wastes from each campground, whether from individual trailers or camp sites or centralized facilities, including wastes from toilets, showers, bathtubs, lavatories, wash basins, and sinks, shall be piped into the campground sewage disposal system. If individual connections for sewage disposal are provided at the campsite, such connections shall be sealed at any time when not connected to a trailer. Trailers having limited bathroom or kitchen facilities, but lacking sewage storage facilities shall be required to connect to such individual sewage connections.

(4) At least one central sanitary station shall be provided at each campground for removing and disposing of wastes from waste holding tanks of self-contained trailers. The sanitary station shall be of a type approved by the county health department and shall be connected to the campground sewage disposal system. Sanitary stations shall be separated from any camp site by a distance of at least fifty (50) feet.

(5) Campgrounds which provide sites for tents and dependent trailers shall provide the following toilet and bathing facilities in centralized service buildings. Such service buildings shall be conveniently located within three hundred (300) feet of the spaces to be served.

Number of Camp Sites	Urinals	Toilets		Lavatories		Showers	
	Men	Men	Women	Men	Women	Men	Women
1 - 25	1	2	2	1	1	1	1
26 - 50	2	2	3	2	2	2	2
50 - 100	2	3	3	3	3	3	3

For campgrounds having more than one hundred (100) camp sites, there shall be provided one additional toilet, lavatory and shower for each sex per each additional fifty (50) camp sites, and one additional men's urinal per each additional fifty (50) camp sites.

(6) All garbage and refuse in every campground shall be stored in suitable watertight and fly-tight trash receptacles. It shall be the duty of the campsite operator to personally make certain that all garbage and refuse are regularly disposed of in a sanitary manner.

(D) The Village Council shall review all plans for campgrounds for compliance with this section and shall issue all campground permits. In addition to a written statement that all of the above criteria will be met, the owner must provide a site development plan showing all intended site improvements and numbered camp site locations.