

CHAPTER 4

PLANNED DEVELOPMENT DISTRICT REQUIREMENTS AND PROCEDURES

Section 401 PD Planned Development Districts Requirements and Procedures [eff: 3-25-03]

401.01 Intent. The intent of the Planned Development Districts is to establish a zoning procedure for the development of areas on a planned basis in accordance with an overall Development Plan and specific procedures for site plan review and approval. In addition, it is proposed to be flexible in the regulation of basic land planning and to encourage imaginative site planning that serves the overall development. Planned Development Districts are intended to be located in areas which are served with appropriate infrastructure.

401.02 Purpose. The PD Planned Development District is established to:

401.02.01 Permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone will not be contrary to the intent and purpose of the Zoning Code, inconsistent with the Land Use Plan, nor harmful to the neighborhood.

401.02.02 Conserve land through more efficient allocation of an overall development design through new techniques not available through strict adherence to usual zoning standards.

401.03 Applicability. The provisions of this Chapter may apply to any land within the unincorporated area of the County that are regulated by County Zoning, which are to be developed in a more flexible manner than permitted by the provisions of Chapter 2 of these Regulations. All requirements of the Clark County Subdivision Regulations shall be complied with.

401.04 Development Requirements.

401.04.01 The physical character of the site shall be suitable for development in the manner proposed, without hazards to persons or property on or off the site from possible flooding, erosion, subsidence or other dangers, annoyances or inconveniences.

401.04.02 The site shall have direct access to a major street* and not generate traffic on minor residential streets outside the district. This requirement does not apply to single family detached residential developments having an overall density of four dwelling units per acre or less.

* Major street is any street other than a "Local street" as shown on the Thoroughfare Plan.

401.04.03 Utilities and public facilities for the proposed development shall be installed at the expense of the developer.

401.04.04 The development shall provide for efficient, safe, convenient and harmonious grouping of structures, uses and facilities.

401.04.05 There shall be an appropriate relationship of space, inside and outside buildings, to the intended uses and structural features.

401.04.06 Provision shall be made at points of ingress, egress and within the district to ensure a free and safe flow of vehicular and pedestrian traffic.

401.04.07 Common areas and open space may be required.

401.04.08 All off-street common parking for more than five (5) cars, all service areas for loading and unloading vehicles, and all areas for storage and collection of trash and garbage shall be properly screened.

401.05 Standards for Planned Development “PD” Districts.

401.05.01 The planned development should be completed within the period of time specified in the schedule of development submitted by the developer.

401.05.02 The planned development shall not jeopardize public health, safety and morals.

401.05.03 The street system within the site shall be designed to adequately serve the proposed development, relative to use and type. If warranted or recommended by the County Engineer, the developer may be required to submit a traffic study to determine whether offsite improvements or devices are needed to maintain suitable level of service on the adjacent public roadways.

401.05.04 The development should not impose an undue burden on public services, utilities, or other infrastructure and facilities, including fire and police protection.

401.05.05 The development plan shall contain such proposed covenants, easements and other provisions relating to the proposed development standards, as are reasonably required for public health, safety and morals.

401.05.06 The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses, and any part of the planned development not used for structures, parking and loading areas, or access ways, shall be landscaped, improved, or otherwise used appropriately in concert with the overall development.

401.05.07 When a planned development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear a relationship equal to or greater than to the total open space to be provided in the entire planned development as such stages or units completed or under development bear to the entire planned development.

401.05.08 A major change in the development plan is defined as: [eff: 9-4-08]

401.05.081 An increase in the proposed baseline density of the entire project greater than fifteen (15) percent or any phase/section greater than ten (10) percent;

401.05.082 A change in the proposed uses or relocation of uses that change the character of the development;

401.05.083 A change in the proposed utilization of public infrastructure of more than fifteen (15) percent;

401.05.084 The possible creation of obstacles, barriers and service problems to traffic circulation, fire protection, public safety, and public utility services due to the revision(s);

401.05.085 A reduction by greater than five (5) percent of the designated open space;

401.05.086 An increase in any dimension of a building or structure by more than five (5) percent in any direction.

401.06 Criteria for Approval. In approving an application for a Planned Development the reviewing authorities shall determine:

401.06.01 That the proposed development is consistent with the purpose and intent applicable standards of these Zoning Regulations and the Comprehensive Plan.

401.06.02 That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained.

401.06.03 That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other Zoning Districts in these Regulations.

401.06.04 That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic.

401.06.05 That any part of the development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved unless left in a natural state.

401.06.06 The plan is acceptable, or will be acceptable, to the County Engineer, Clark Soil & Water Conservation District, the Clark County Combined Health District or Ohio EPA and the provider of public sewer and water (if applicable).

401.06.07 That significant cultural, historical and natural amenities of the site are preserved and protected.

401.06.08 That common areas and open space will be managed and maintained for the long term.

401.06.09 That infrastructure, including sewer and water, will be sufficient for the needs of the occupants and not precipitate health or safety problems in the future.

401.07 The applicant/owner/developer is encouraged to undertake informal discussions of a concept plan with the County Planning Staff prior to submitting a preliminary PD plan.

401.08 Preliminary PD Plan. The owner of land, who wishes to develop his property according to the provisions of this chapter, shall submit six (6) copies of a preliminary PD plan and application for preliminary approval. The preliminary PD plan for the use and development of the area of land shall list all requested variations from requirements of the underlying district in which the tract of land is located. The preliminary PD plan may show a range of dimensions and need not have the specificity of the final plan. The application shall be accompanied by the following:

401.08.01 A location map affixed to the plan.

401.08.02 A preliminary PD plan of the proposed development drawn to an appropriate scale, showing:

401.08.021 Existing and proposed uses.

401.08.022 Topographic contours at two (2) foot intervals or less on the PD property and within two hundred (200) feet of the proposed development.

401.08.023 Location of floodplain and wetlands on the PD property and adjacent thereto.

401.08.024 Location of existing and proposed streets, including points of connection.

401.08.025 Location of existing and proposed utilities, including points of connection.

401.08.026 Location and type of drainage and storm water management facilities.

401.08.027 Approximate number of structures, by type use and size, proposed for the planned development.

401.08.028 For non-residential uses:

- A. Building size-to-lot ratio.
- B. Plans for storage of any items outside of buildings.
- C. Signage standards.

401.08.029 Proposed general arrangement of the buildings.

401.08.0210 Location and area (size) of proposed open spaces either to be held in common or publicly, and whether it is to be used for active recreational purposes or only as an environmental amenity.

401.08.0211 Sketches to show the general architectural design of buildings, types and character of the development.

401.08.0212 Legal description of the tract of land for the planned development.

401.08.0213 Parking provisions.

401.08.0214 Loading facilities, if any.

401.08.0215 Proposed landscaping approach (theme).

401.08.0216 Such other information as is necessary to ascertain compliance with the requirements of this chapter.

401.08.0217 An overview of existing and planned uses in surrounding area and expected impact of the proposed development on them.

401.08.0218 General description of natural features of the site (trees, vegetation, floodplain, wetlands, streams) and approach for preserving and protecting them during construction and final build out.

401.08.0219 Proposed timetable for development including general description and diagram of phases of development.

401.09 Preliminary PD Plan Approval. Approval of a preliminary PD plan shall be in accordance with procedures set forth herein. Approval of the zoning of the land to a PD district shall constitute approval of the preliminary plan. A preliminary PD plan shall be valid for no more than thirty-six (36) months, unless specifically provided otherwise in the PD approval. The Preliminary Plan shall be void unless a Final PD Plan has been submitted for the development within the thirty-six (36) month period for the area of land to which the PD applies or an application for a time extension is submitted prior to the thirty-six (36) month expiration date for the area of the land to which the PD applies and receives approval from the Clark County Rural Zoning Commission. [eff: 12-6-07]

401.10 Report of County Planning Commission. Upon completion of review of the preliminary PD plan of the planned development, the Commission shall recommend either approval or denial of the plan and shall report its findings to the Rural Zoning Commission and County Commissioners. The report shall address the following: the variations in setbacks, lot area requirements, building heights, building types, sizes of buildings, consistency with the Comprehensive Plan, the combination of land uses, and traffic flow will be in the public interest, in harmony with the purposes of this code and other building regulations of the County and will not adversely affect nearby properties. [rev: 12-13-2013]

401.11 Changes in an Approved Preliminary PD Plan. Major changes in an approved preliminary PD plan shall be subject to the same procedures for approval as for the original approved plan. A major change is defined in Section 401.05.08. Any other changes are considered minor changes and may be approved by the Zoning Administrator. [rev: 12-13-2013]

401.12 Final PD Plan. Applications for approval of the final PD plan shall meet all the requirements of the preliminary PD plan and include the following:

401.12.01 Detailed plans and specifications of the planned development.

401.12.02 Building elevations and floor plans for all structures.

401.12.03 Details of materials to be used for exterior construction.

401.12.04 A landscape plan including screening and buffering, if necessary, between the proposed and existing development.

401.12.05 Maintenance/ownership details of open space areas including stormwater facilities.

401.13 Final PD Plan of Phase/Section. After preliminary approval of the entire planned development is given, a final plan of a Phase/Section within the planned development may be approved if:

401.13.01 The plan of the Phase/Section meets all requirements of a final plan.

401.13.02 The dwelling unit density within the Phase/Section does not exceed the dwelling unit density allowable for the least restrictive use for that area under existing zoning.

401.13.03 The Phase/Section can function as an independent development unit with adequate access, services, utilities, open space, etc.

401.13.04 The developer subdivides and improves all public rights-of-way necessary to support the Phase/Section

401.13.05 The remaining Phase/Section is not left as an undevelopable remnant.

401.14 Final Plan Approval. Final approval of any PD plan, or Phase/Section thereof, shall be by:

401.14.01 Administrative Staff review for a PD not requiring the immediate or future subdividing of property, i.e. the PD is contained on one parcel and shall not be subdivided.

401.14.02 Review and approval by the Planning Commission as a subdivision when lots or parcels are shown or proposed, i.e. the normal subdivision process is required but only as a Final Subdivision Plat.

401.14.03 Approval shall be based on compliance with an approved preliminary PD plan and any modifications required by the County Rural Zoning Commission and County Commissioners at the time the land was zoned to PD. The Final Plan shall be considered void unless a building permit has been issued for the development within the thirty-six (36) month period for the area of land to which the PD applies unless an application for a time extension is submitted and approved. [rev: 12-13-2013]

401.15 Changes in an Approved Final PD Plan. Major changes in an approved final PD plan shall be subject to the same procedures for approval as for the original approved plan. A major change is defined in Section 401.05.08. Any other changes are considered minor changes and may be approved by the Zoning Administrator. [rev: 12-13-2013]

401.16 Denial of PD Final Plan or Denial of Minor Change. Should a PD Final Plan be denied or a minor change be denied based on non-compliance with the PD Preliminary Plan, the applicant may request a review by the Rural Zoning Commission for a determination of compliance or non-compliance. [rev: 12-13-2013]

Section 402 PD-R Planned Development – Residential District Requirements and Procedures [eff: 3-25-03]

402.01 Intent. The intent of the PD-R district regulations is to:

402.01.01 Provide flexibility in architectural design, placement and clustering of buildings, use of open space, provision of traffic circulation facilities and parking, and related site and design considerations;

402.01.02 Encourage the preservation and best use of existing landscape features through development sensitive to the natural features of the surrounding area;

402.01.03 Promote efficient land use with smaller networks of utilities and streets;

402.01.04 Encourage and preserve opportunities for energy efficient development;

402.01.05 Promote an attractive and safe living environment that is compatible with surrounding residential developments; and

402.01.06 Provide an alternate method for redeveloping older residential areas and to encourage infill development.

402.02 Permitted Uses. Those uses specified as permitted principal uses, permitted accessory uses, and conditional uses in the “R-1”, “R-2”, “R-2A”, “R-3”, and/or “R-4” residential zoning districts, developed in a unified manner in accordance with the approved development plan.

402.03 Applicability. Housing shall be permitted as follows:

402.03.01 For development of land of two (2) acres or more.

402.03.02 For development of land less than two (2) acres where such development is more appropriate and more efficient than conventional development because of environmentally sensitive areas, existing natural features or scenic assets, the amount of land available for infill development, or because of the age of existing development in the vicinity.

402.04 General Requirements. All PD-R developments shall meet the following criteria:

402.04.01 Land uses. Any residential uses are permitted. Combinations of land uses may include single-family, multifamily, and group care facilities.

402.04.02 Variations. Variations in the requirements of the underlying district may be permitted. However, setbacks required by the Ohio Revised Code, Ohio Building Code or the Residential Code of Ohio, whichever is applicable, shall be provided. [rev: 12-13-2013]

402.04.03 Dwelling unit density. The dwelling unit density shall be calculated on the buildable acreage (gross acreage less public and/or private street right-of-way, flood plain, etc.) divided by the minimum lot size (square footage) for the allowed “R” Zoning district. Lot sizes can be less than the minimum designated in the “R” District provided the dwelling unit density of the buildable acreage does not exceed the density permitted in the “R” District. Density should be in accordance with the comprehensive plan.

402.04.04 Streets. Planned developments shall make provision for the extension of streets, if any.

402.04.05 Storm water management. The planned development shall comply with the requirements for storm water management, including the provision of detention or retention basins. The developer shall submit a legally binding instrument setting forth the procedures to be followed in maintaining the areas and the means for financing maintenance costs. Generally, such costs shall be shared by all owners of property located within the planned development, with unpaid costs becoming a lien against individual properties.

402.04.06 Open space. Except in a conventional subdivision, planned developments are encouraged to provide open space for flood control, agriculture, active or passive recreational purposes, etc., and to enhance the general character of the area. In the event the open space land is to be retained under private ownership, the developer shall submit a legally binding instrument setting forth the procedures to be followed in maintaining the areas and the means for financing maintenance costs as with storm water detention or retention basins in Section 402.04.05.

402.04.07 Dedication of land for public or common use. All proposed dedications of land for public or common use, including those to be dedicated for recreational use, shall be approved in writing by appropriate departments of the County before the approval of the plan by the County Commissioners. [rev: 12-13-2013]

402.04.08 Ownership. At the time of approval of a preliminary plan, the developer must submit evidence of ownership of the property to be developed or show evidence of a legally binding executed option agreement for purchasing all the property.

402.04.09 Schedule of completion. A developer or sponsor of a planned development shall submit a signed statement generally describing the proposed development and setting forth an intended time schedule for the completion of various phases.

402.04.10 Other requirements. Other conditions may be imposed as deemed necessary to fulfill the purpose and intent of this chapter. Such conditions may include but are not limited to planting screens, fencing, construction commencement and completion dates, lighting, operational controls, improved traffic circulation, highway access restrictions, yards, and parking requirements.

402.05 Requirements for Areas less than Two (2) Acres. A PD-R plan for an area containing less than two (2) acres shall in addition to or in lieu of the requirements elsewhere above, meet the following requirements:

402.05.01 The density and design of the PD-R shall be compatible in use, size and type of structure, relative amount of open space, traffic circulation and general layout with adjoining land uses, and shall be integrated into the neighborhood.

402.05.02 Multi-family structures located adjacent to existing single-family dwellings shall be sited, landscaped and screened by natural features and plant materials to harmoniously integrate the planned development with the surrounding neighborhood.

402.05.03 The development shall not overburden existing streets and utilities.

402.05.04 The development shall not adversely affect views, lights and air, property values and privacy of neighboring properties any more than would a conventional development.

Section 403 PD-O Planned Development – Office District Requirements and Procedures
[eff: 3-25-03]

403.01 Intent. The intent of the “PD-O” district regulations is to:

403.01.01 Provide for and recognize that many office establishments seek to develop within unified groupings, usually under single ownership and control, and typically called “office centers or office parks”;

403.01.02 Achieve harmoniously designed structures upon a well landscaped site, achieving a high degree of pedestrian-vehicular separation, all of which would be compatible with surrounding land uses;

403.01.03 Assure such groupings would have all necessary services and facilities comprehensively provided in accordance with an approved development plan; and

403.01.04 Encourage and preserve opportunities for energy efficient development.

403.02 Permitted Uses. Those uses include as permitted principal uses, accessory uses, and conditional uses in the “O-1”, and/or “OR-2” Office Districts. The Rural Zoning Commission or County Commissioners may exclude any proposed use determined inappropriate for the specific PD-O.
[rev: 12-13-2013]

Section 404 PD-B Planned Development – Business District Requirements and Procedures
[eff: 3-25-03]

404.01 Intent. The intent of the “PD-B” District regulations is to:

404.01.01 Provide for business establishments seeking to develop within unified commercial areas, usually under single ownership and control, and typically called “shopping centers”;

404.01.02 Achieve harmoniously designed structures upon a well landscaped site, achieving a high degree of pedestrian-vehicular separation, all of which would be compatible with surrounding land uses;

404.01.03 Develop such centers with all necessary services and facilities comprehensively provided in accordance with an approved development plan;

404.01.04 Encourage and preserve opportunities for energy efficient development; and

404.01.05 Promote an attractive environment that is compatible with surrounding developments.

404.02 Permitted Uses. In general the uses for PD-B will be permitted principal uses, accessory uses, and conditional uses in the “B-1”, “B-2”, “B-3”, “B-4” Business Districts. The development plan should include proposed uses from the “B” Districts as well as any proposed business use not listed in the “B” Districts. The Rural Zoning Commission or County Commissioners may exclude any proposed use determined inappropriate for the specific PD-B.

Section 405 PD-I Planned Development – Industrial District Requirements and Procedures [eff: 3-25-03]

405.01 Intent. The intent of the “PD-I” district regulations is to:

- 405.01.01** Provide for industrial establishments seeking to develop within unified industrial areas typically called “industrial parks”;
- 405.01.02** Encourage provisions of this zone to be formulated with a high degree of coordinated development including well-landscaped premises;
- 405.01.03** Promote efficient land use with smaller networks of utilities and streets;
- 405.01.04** Encourage and preserve opportunities for energy efficient development; and
- 405.01.05** Develop such centers with the necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Particular attention is devoted to design of the periphery of the development with the objective of compatibility with surrounding land uses.

405.02 Permitted Uses. In general, the uses for PD-I will be permitted principal uses, accessory uses, and conditional uses in the “I-1” Industrial District, except uses listed in the “B” Districts (Sections 208 – 211). The development plan should include proposed uses from the “I” District, any proposed industrial use not listed in the “I” District, and signage plans. The Rural Zoning Commission or County Commissioners may exclude any proposed use determined inappropriate for the specific PD-I.

Section 406 PD-M Planned Development – Mixed Use District Requirements and Procedures [eff: 3-25-03]

406.01 Intent. The intent of the PD-M District regulations is to:

- 406.01.01** Provide flexibility for a variety of land uses arranged in such a way as to develop a plan permitting a mixture of types of buildings and uses in harmony with each other which are not provided for in any of the other “PD” Districts;
- 406.01.02** Encourage the preservation and best use of existing landscape features through development sensitive to the natural features of the surrounding area;
- 406.01.03** Promote efficient land use with smaller networks of utilities and streets;
- 406.01.04** Encourage and preserve opportunities for energy efficient development; and
- 406.01.05** Promote an attractive environment that is compatible with surrounding developments.

406.02 Permitted Uses. Those uses included as permitted principal uses, accessory uses, and conditional uses in any zoning district except the R-MHP District. The Rural Zoning Commission or County Commissioners may exclude any proposed use determined inappropriate for the specific PD-M. [rev: 12-13-2013]

Section 407 PD-C Planned Development – Conservation District Requirements and Procedures [eff: 3-25-03]

407.01 Intent. The intent of the PD-C District regulations is to:

407.01.01 Provide flexibility for a variety of land uses arranged in such a way as to develop a plan permitting a mixture of types of buildings and uses in harmony with the natural surroundings;

407.01.02 Maximize protection of the natural resources of the community;

407.01.03 Conserve the quality of a rural settings;

407.01.04 Establish development review criteria promoting design solutions which best conserves the resources of the area; and

407.01.05 Promote an attractive environment that is compatible with, or enhances, the surrounding developments.

407.02 Permitted Uses

407.02.01 Detached single-family dwellings;

407.02.02 Single-family cluster dwellings;

407.02.03 Single-family attached dwellings;

407.02.04 Recreational facilities for use by residents of the PD-C;

407.02.05 Other open space or natural areas for use by the residents of the PD-C; and

407.02.06 Agricultural uses.

407.02.07 The Rural Zoning Commission or County Commissioners may exclude any proposed use determined inappropriate for the specific PD-C. [eff: 12-13-2013]

407.03 Requirements

407.03.01 Minimum open space is forty (40) percent of gross area. Open space does not include:

407.03.011 Private roads and public rights-of-way;

407.03.012 Parking areas, access ways, and driveways;

407.03.013 Required setbacks between buildings and parking areas;

407.03.014 Required setbacks between buildings and streets;

407.03.015 Minimum spacing between buildings, and between buildings and parking areas;

407.03.016 Private yards; and

407.03.017 Other small fragmented or isolated open space areas.

407.03.02 PD-C subject to same requirements under Section 402.04 General Requirements.

Section 408 Residential Manufactured Home Park Development Requirements and Procedures

Manufactured home parks are permitted in the R-MHP Residential Manufactured Home Park District in accordance with the specifications listed in Chapter 2, and subject to the following conditions: [rev: 12-13-2013]

408.01 General Provisions

408.01.01 No one may apply for a Zoning Certificate for a manufactured home park without first obtaining approval from the Ohio Environmental Protection Agency and/or the Clark County Combined Health District. [rev: 12-13-2013]

408.01.02 Any existing manufactured home not located within a manufactured home park or within an A-1 District shall be a Non-conforming Use. Such manufactured home is privileged to remain at its present location, but may not be moved to a location other than an A-1 District except by meeting the requirements for manufactured home parks stated herein. [rev: 12-13-2013]

408.01.03 Any manufactured home in a manufactured home park must be permanently affixed to the ground. It shall be unlawful to occupy or sleep in any manufactured home unless it meets the requirements of this Section. [rev: 12-13-2013]

408.01.04 No manufactured home shall be used for any purpose other than single-family residential. [rev: 12-13-2013]

408.01.05 No existing manufactured home park may be expanded without making application for a Zoning Certificate and meeting the requirements of this Section. [rev: 12-13-2013]

408.01.06 Nothing in the provisions of these Regulations shall prohibit the replacement of a manufactured home at its same location. [rev: 12-13-2013]

408.02 Requirements and Filing Procedure for Manufactured Home Parks. The owner/developer(s) shall file a Manufactured Home Park Development Plan for the proposed manufactured home park with the Rural Zoning Commission. The Manufactured Home Park Development Plan shall include the following information: [rev: 12-13-2013]

408.02.01 The proposed location, site size, total number of manufactured home sites to be developed, and the production schedule for the development. [rev: 12-13-2013]

408.02.02 Proposed location, size, and use of the non-residential portions of the tract, including usable open space, parklands, playgrounds, and other areas and spaces, including their suggested ownership.

408.02.03 Proposed provisions for water, sanitary sewer, surface drainage, and fire protection facilities, including engineering feasibility studies or other pertinent information.

408.02.04 Proposed traffic circulation pattern, including location of public and private streets, walks, and other access ways, showing their relationship to existing streets and topographic features.

408.02.05 Names and addresses of the owners of all properties lying within two hundred (200) feet of any part of the tract proposed for development approval.

408.02.06 Deed restrictions, covenants, easements, and encumbrances to be used to control the use, development, and/or maintenance of the zoning tract.

408.03 Design Standards

408.03.01 The tract of land to be developed as a manufactured home park shall contain a minimum of five (5) acres, said tract being served by public water and sewerage systems or approved off-site water and sanitary sewer systems. [rev: 12-13-2013]

408.03.02 Before a manufactured home park may be occupied, it shall be a condition that at least thirty (30) percent of the manufactured home lots be completed and ready for occupancy, which completion shall include, but not be limited to, the installation of all roadways and drives, sidewalks, lighting, public utilities, and service and management buildings serving the sites to be occupied. Before any site may be occupied, all facilities required for serving the site with emergency vehicles shall be completed. [rev: 12-13-2013]

408.03.03 Each manufactured home dwelling, including accessory buildings, garages, and porches, shall not cover more than forty (40) percent of the area of the manufactured home space or lot on which it is placed. [rev: 12-13-2013]

408.03.04 Every manufactured home placed on a manufactured home space or lot shall front upon an interior drive within the manufactured home park. [rev: 12-13-2013]

408.03.05 No manufactured home in a manufactured home park shall front upon or be located within seventy-five (75) feet of any public right-of-way. [rev: 12-13-2013]

408.04 Streets, Sidewalks, and Parking

408.04.01 Every manufactured home park shall provide a main entrance drive necessary for the use required as determined by the Clark County Engineer, except that no drive shall have a usable travel width less than twenty-four (24) feet with an inside radius on all curves of not less than forty (40) feet. [rev: 12-13-2013]

408.04.02 All drives shall be protected at the edges by curbs, gutters, or other suitable edging as necessary to provide for the stabilization of the pavement and adequate drainage.

408.04.03 All manufactured home spaces or lots shall abut a driveway. [rev: 12-13-2013]

408.04.04 Every manufactured home park shall contain continuous sidewalks not less than three (3) feet wide along all internal drives used on site frontage. [rev: 12-13-2013]

408.04.05 Within the boundary of each manufactured home space or lot there shall be at least two (2) paved parking spaces not closer than three (3) feet to the manufactured home dwelling, nor closer than ten (10) feet from any manufactured home dwelling on an adjoining space or lot. Said parking spaces shall be not less than nine (9) feet wide and twenty (20) feet long when measured rectangular.

408.05 Utility requirements

408.05.01 Water. Every manufactured home park shall be served by an approved off-site water system. [rev: 12-13-2013]

408.05.02 Fire Protection. For fire protection purposes, there shall be domestic water under adequate pressure in standard fire hydrants approved by the Clark County Engineer, which hydrants shall be located within five hundred (500) feet of every manufactured home space or lot within the manufactured home park. [rev: 12-13-2013]

408.05.03 Sanitary Sewers. Every manufactured home park shall be connected to an approved off-site sanitary sewerage system. [rev: 12-13-2013]

408.05.04 Storm Drainage. Adequate storm drainage for each manufactured home lot shall be provided. [rev: 12-13-2013]

408.05.05 Heating Fuel Supply. Fuel systems shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel storage containers, barrels, tanks, or cylinders and piping to the manufactured homes shall be securely fastened in place and protected against physical damage. [rev: 12-13-2013]

408.05.06 Natural Gas System. When natural gas piping systems are used, they shall be installed underground in accordance with applicable codes and regulations and public utility standards. Each manufactured home space or lot provided with piped natural gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved method to prevent accidental discharge of gas when the outlet is not in use. [rev: 12-13-2013]

408.06 Manufactured Home Stand and Skirts Each manufactured home dwelling shall be placed on and have its four corners supported by and anchored to a concrete foundation designed to carry the load placed thereon. Rigid skirts designed to screen and seal the space between the manufactured home and its concrete foundation shall be installed within sixty (60) days from the time that the manufactured home is placed on the space or lot. [rev: 12-13-2013]

408.07 Communal Facilities. In all manufactured home parks, the following facilities shall be provided and available to residents: [rev: 12-13-2013]

408.07.01 Management and maintenance offices including storage facilities for grounds-keeping equipment.

408.07.02 Laundry and drying facilities in a permanent structure which shall be in a convenient, accessible location, and which shall also provide laundry trays and sinks.

408.07.03 A safe, usable, conveniently located recreation area or areas shall be located in each manufactured home park, and shall comprise an area equal to one fifteen-thousandth (.015) of an acre for each manufactured home proposed to be located within such development. [rev: 12-13-2013]

408.07.04 No communal facilities in a manufactured home park shall front upon or be located within seventy-five (75) feet of any public right-of-way. [rev: 12-13-2013]

408.08 Peripheral Buffer No manufactured home in a manufactured home park shall be located within forty (40) feet of any other Zoning District. All manufactured home park tracts which are adjacent to a Residential Zoning district shall provide a twenty (20) foot wide planting strip which extends along all outside boundaries contiguous to the Residential District. The strips shall be planted with trees and shrubs that will provide a dense screen at all times, and shall be maintained in good condition by the owner. [rev: 12-13-2013]

408.09 Vehicular Entrances and Exits No vehicular entrance to or exit from any manufactured home park, wherever such park may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children. [rev: 12-13-2013]

408.10 Conditions of Approval

408.10.01 The basis for the approval of a Manufactured Home Park Development application shall be: [rev: 12-13-2013]

408.10.011 That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of these Regulations.

408.10.012 That the proposed development is in conformity with existing County and Township development plans.

408.10.013 That the proposed development advances the general welfare of the County or Township and the immediate vicinity.

408.10.014 That the design character and improved site arrangement justify the location and size proposed in the development.

408.10.015 That the water and sewerage facilities to serve the proposed development have been approved by the Clark County Sanitary Engineer, the Ohio Environmental Protection Agency, and/or the Clark County Combined Health District. [rev: 12-13-2013]

408.10.02 The approval shall be for a period of one (1) year to allow construction to be substantially started in accordance with the Manufactured Home Park Development Plan, with evidence that construction will be completed within a reasonable length of time. Unless construction, as described, is initiated within the one (1) year time limit, the approval shall be voided and the land shall automatically revert to the former underlying Zoning District, except when an application for a time extension has been submitted and approved by the County Commissioners. [rev: 12-13-2013]

408.10.03 The Rural Zoning Commission and/or the County Commissioners may impose any additional development standards and/or controls deemed necessary to ensure development in conformance with the intent and requirements of this Section. [rev: 12-13-2013]