

**AN ORDINANCE AMENDING VILLAGE ZONING CODE ORDINANCE 30-1974 BY MODIFYING  
CHAPTER 153.120: R-5 MOBILE HOME PARK RESIDENTIAL DISTRICT**

**WHEREAS**, the Planning Commission of the Village of Brewster has reviewed a proposed modification of the Village Zoning Code in Chapter 153.120 – R-5 Mobile Home Park Residential District, and

**WHEREAS**, after completing their review and deliberations, the Planning Commission of the Village of Brewster recommends that it is in the best interest of the Village that Brewster Village Council enact the proposed modifications to the provisions of Chapter 153.120 – R-5 Mobile Home Park Residential District, and

**WHEREAS**, Brewster Village Council desires to follow the Village Planning Commission recommendation and adopt an amendment to the Village Zoning Code of the Village of Brewster for Chapter 153.120 – R-5 Mobile Home Park Residential District.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BREWSTER, THAT:**

**SECTION 1:** Brewster Village Council shall amend the Village Zoning Code adopted by Ordinance 30-1974, which has been amended from time to time, by adopting revisions to Chapter 153.120 as provided and recommended by the Village Planning Commission.

Chapter 153.120 shall be as follows:

**R-5 - MOBILE HOME PARK RESIDENTIAL DISTRICT**

**153.120 PURPOSE.**

The Village desires to promote a diverse range of housing opportunities, including but not limited to affordable housing, within the Village. Promoting housing diversity includes providing for particular areas at higher residential density typically associated with more urban areas. Mobile and Manufactured home developments are uses typically associated with such areas. These higher density areas have unique development characteristics that require special treatment in regard to standards, placement and land use compatibility.

The Mobile Home Park Residential District is established to provide for such areas of higher residential density while encouraging a desirable residential environment, protected from adverse influences, with adequate access for vehicular traffic and circulation. These residential communities shall be developed and located so as to not promote excessive vehicular traffic on streets in adjoining residential areas, and shall provide overall desirability equivalent to that for other forms of residential development

**153.121 USES.**

(A) *Generally.* Within an R-5 Mobile Home Park Residential District no building, structure or premises shall be used except for one or more of the following:

(B) *Permitted uses.*

- (1) Mobile and Manufactured Homes in a park only, as permitted and regulated in Section 153.250;
- (2) Accessory buildings incidental to the principal uses which do not include any activity conducted as a business. One administrative office shall be permitted in the park in the home of the manager or caretaker; and
- (3) Signs as permitted or regulated in Sections 153.215 through 153.219.

**153.122 - APPLICATION AND DEVELOPMENT STANDARDS.**

When a person desires to establish a mobile home park, he or she may apply to the Village Planning Commission for such purpose by submitting an application together with a plot prepared by and bearing the seal of Ohio registered engineer or architect, complete in detail, the following:

(a) Water and Sewer. Any development shall be provided with a water and sanitary sewer distribution system, serving each individual housing unit or lot, which is connected to a public water and sanitary sewage system. The design and construction of such distribution systems shall be approved by the Ohio Environmental Protection Agency. Such utility connections will also conform with approved methods prescribed by village regulations and the review and approval of the appropriate utility superintendent and the Village Administrator.

(b) Minimum Lot Area. The minimum lot area for any single project shall be ten (10) acres; however, the Planning Commission may allow a smaller lot area on a case-by-case basis, following the procedures for a variance. Individual lots within a manufactured home community shall be not less than 4,000 square feet in area. The maximum gross density shall not exceed six (6) dwelling units per acre.

(c) Minimum Lot Width. The minimum lot width for any single project shall be not less than 300 feet. Such frontage shall be provided on a publicly dedicated and improved street. The minimum lot width for any individual lot within a manufactured home community shall be not less than thirty feet.

(d) Minimum Front Yard. The minimum front yard depth for any single project shall be not less than thirty-five (35) feet.

(e) Minimum Side Yard/Rear Yard Width. The minimum side and rear yard width for any single project shall be not less than fifty (50) feet from any adjacent property line. The minimum internal spacing of individual units shall be as required by the Ohio Department of Health (ODH)

(f) Minimum Rear Yard Depth. The minimum rear yard depth for any project shall be not less than fifty (50) feet. The minimum rear yard depth for any individual lot within a manufactured home community shall be not less than ten (10) feet.

(g) Required Open Space and Recreational Areas. At least fifteen percent (15%) of the gross land area for any mobile home community or multiple-family project shall be reserved for common recreational areas and facilities, such as playgrounds, swimming pools, pedestrian paths, and similar facilities. Such recreational and open space facilities shall be subject to approval by the Planning and Zoning Board and shall not be a part of streets and/or parking areas, and shall be closed to motorized traffic, except for service and emergency vehicles. Such areas shall be landscaped, improved and maintained by the owner of the development for the intended uses.

(h) Off-Street Parking. Parking spaces shall be provided for two (2) vehicles for each dwelling unit. Such parking spaces may be located on the same lot, or in specially provided common areas located not more than 600 feet from the dwelling which they serve, or some combination thereof. Required parking spaces shall not be provided on public or private streets within and on the perimeter of the community.

(i) Access. All projects shall have direct access to a public street or road. Principal vehicular access points shall be designed to encourage smooth traffic flow. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated traffic volumes indicate need. Minor streets shall not be connected with streets outside the district in such a way so as to encourage the use of those streets by substantial amounts of through traffic. No individual lot within the community shall have direct vehicular access to a street bordering the development.

(j) Streets and Street Layout. All streets or drives providing access to the individual lots in a manufactured home community shall be dimensioned and improved in accordance with the current standards and requirements of the Village of Brewster. The proposed layout of such streets shall be approved by the Planning Commission. In making such determination, the Commission may procure the assistance of an engineer or other professional. In such case, all costs associated with such approval shall be paid by the applicant.

(k) Storm Drainage. All areas shall be graded and drained so as to minimize standing water and surface runoff. A plan for accommodating storm drainage, showing storm drainage runoff collection points and methods proposed for transport of storm runoff to a suitable outlet must be submitted to and approved by the Planning Commission and the Village Administrator.

(l) Underground Utilities. All utility lines, including electricity, telephone, and cable television shall be located underground. No connection of village utilities will be made unless the electric, power and heating installations are in strict conformity with the provisions of the village regulations, state statutes, the rules and regulations issued by the Industrial Commission of Ohio under the authority of the state statutes, and in conformity with the approved methods of construction for safety to life and property.

(m) Landscaping. If side or rear yards are located adjacent to a R-1, R-2, R-3, or R-4 District, landscaping and screening of those yards may be required by the Planning Commission. Such landscaping and/or screening shall consist of walls, fencing, mounding, natural vegetation or a combination of these elements in accordance with Village Landscaping, Screening, and Land Use Buffers regulations.

(n) The Manufactured Home Park shall be in compliance with all applicable Federal, State and Local laws including all health and safety regulations and all local and state agency regulations and licensing requirements.

**SECTION 2:** The above replaces any previous version of this directive and supersedes any current directive which may be in conflict with this directive.

**SECTION 3:** This ordinance shall be in full force and effect at the earliest date provided by law.

\_\_\_\_\_  
Mayor Michael E. Schwab

ATTEST:

\_\_\_\_\_  
Village Clerk-Treasurer K. Kris King

CERTIFICATE

I, K. Kris King, hereby certify that the above is a true copy of an ordinance passed at a regular meeting of the Brewster Village Council held on January 7, 2019

\_\_\_\_\_  
Clerk K. Kris King

I, K. Kris King, Clerk of the Council of the Village of Brewster, State of Ohio, do hereby certify that there is no newspaper printed in said municipality and that publication of the foregoing ordinance was duly made by posting true copies thereof at five of the most public places in said corporation as determined by Council as follows: Office of Brewster Utilities, Belloni's IGA, Brewster Federal Credit Union, Post Office and Brewster Laundromat.

\_\_\_\_\_  
Clerk K. Kris King