

TRAILERS AND TRAILER PARKS; MOTELS AND MOTOR HOTELS

§ 152.240 GENERAL REGULATIONS.

The sanitary regulations prescribed by the State Board of Health or other authority having jurisdiction, the regulations of the building code and other requirements of law shall be complied with, in addition to the following regulations:

- (A) Area and yard requirements. Trailer parks shall comply with all area and yard requirements prescribed herein; motels shall comply with all area and yard requirements prescribed for such uses in the district in which located.
- (B) Lot area occupancy. The buildings, cabins, and trailers in any tourist camp, trailer park, or motel, together with any non-accessory buildings already on the lot, shall not occupy in the aggregate more than 25% of the area of the lot.
- (C) Parking. All areas used for automobile access and parking shall comply with the applicable provisions of this chapter, provided that there shall be at least one off-street parking space for each trailer park lot and one additional space for each four such lots to accommodate guests.
- (D) Speed limit. It shall be unlawful for any type of vehicle to travel at a rate of speed in excess of ten miles per hour within any trailer park, motel area, or tourist camp, except emergency vehicles on call.
- (E) Entrances. No vehicular entrance to or exit from any trailer park or motel, wherever such may be located, shall be within 200 feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children, except where such property is in another block or another street which the premises in question does not abut.
- (F) Landscaping of unused areas. All areas not used for access, parking, circulation, buildings, and service shall be completely and permanently landscaped, and the entire site shall be maintained in good condition. A landscaped strip of land not less than ten feet in width shall be established and maintained within the trailer park along its exterior boundaries.

Penalty, see § 152.999

Cross-reference:

Hotel, motel, or motor hotel defined, see § 152.004

Trailer and trailer park defined, see § 152.004

§ 152.241 ENLARGEMENTS AND EXTENSIONS.

- (A) Zoning certificate required. Any enlargement or extension to any existing motel, tourist camp, or trailer park, shall require application for a zoning certificate, as if it were a new establishment.
- (B) Existing facilities to comply. No enlargements or extensions to any motel, trailer park, or tourist camp shall be permitted unless the existing one is made to conform substantially with all the requirements for new construction for such an establishment.

Penalty, see § 152.999

§ 152.242 TRAILERS OUTSIDE CAMPS.

- (A) Parking and occupying prohibited; storage requirements. Except as provided in division (B) below, no person shall park or occupy any trailer on any premises in any district outside an approved trailer park. The parking of an unoccupied trailer in an accessory private garage building, or in a rear yard in any district, shall be permitted, provided no living quarters are maintained or any business conducted in such trailer while so parked or stored.

(B) Two-hour emergency parking. Emergency or temporary stopping or parking of a trailer shall be permitted on any street, alley or highway for not longer than two hours, subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for such street, alley, or highway.

(C) Wheels not to be removed. In any district, the wheels of any trailer shall not be removed, except for repairs, nor shall any trailer be otherwise permanently fixed to the ground in a manner that would prevent its removal.

Penalty, see § 152.999

§ 152.243 TRAILER PARK PLANS.

An application for the establishment of a trailer park shall be filed with the Zoning Inspector and must be accompanied by a scale drawing certified by a registered engineer or surveyor. Such drawing shall contain the following information:

(A) Accurate dimensions of the proposed trailer park;

(B) All roads and approaches and the method of ingress and egress;

(C) The complete electric service installation, wire service outlets, and lighting facilities;

(D) The complete location of any natural gas facilities to serve the trailer park;

(E) A complete layout of unit parking spaces and the number of square feet therein, together with the dimensions thereof, and

(F) The location of electric power or gas distribution systems, water mains, or wells for water supply outlets for domestic-water users, and the location of sanitary facilities, washrooms, garbage disposal units, incinerators, sanitary sewers or septic tanks, sewer drain lines, leaching beds, and other building or structures contemplated to be used by such applicant in connection with such business.

§ 152.244 DESIGN AND MAINTENANCE REQUIREMENTS FOR TRAILER PARKS.

Trailer parks shall be designed and maintained in accordance with the following requirements:

(A) Park area. The minimum trailer park area shall be 40,000 square feet.

(B) Lot area. The minimum lot area per trailer unit within the trailer park shall be 1,500 square feet.

(C) Lot width. The minimum lot width per trailer unit within the trailer park shall be 30 feet.

(D) Access. Each trailer park shall abut on a public street and each trailer lot shall have direct access to a private hard surface road.

(E) Distance from property line. The minimum distance for each trailer from the exterior property lines shall be not less than 20 feet.

(F) Distance between trailers. The minimum distance between neighboring trailers shall be not less than 20 feet.

(G) Concrete slab. Each trailer unit shall be equipped with a concrete slab of sufficient size to support the wheels and the front parking jack. Such slab shall have a minimum horizontal dimension of eight by ten feet and a minimum thickness of four inches.

(H) Utilities. Each trailer unit shall be equipped with one electric outlet. A municipal sanitary sewer and municipal water system shall be installed in accordance with village specifications. Trailer units

not equipped with water and sewer facilities shall be located not more than 200 feet from a community utility building which shall provide separate toilet and shower facilities for each sex. Fire hydrants shall be located in accordance with the specifications of the National Board of Fire Underwriters.

(I) Interior streets. The minimum roadway width of interior one-way streets with parking permitted on one side shall be 20 feet. The minimum roadway width of two-way streets with parking permitted on one side shall be 26 feet. The minimum width of two-way streets without parking permitted shall be 20 feet. Such streets shall be paved according to village specifications for residential streets and maintained in good condition and lighted at night.

(J) Recreation areas. There shall be provided within each trailer park an adequate site for recreation for the exclusive use of the park occupants. Such recreation site shall have a minimum area in the aggregate of 100 square feet for each trailer space in the park. The recreation sites shall be of appropriate design and provided with appropriate equipment.

(K) Sanitary sewer connections. No trailer shall remain in a trailer park for a period exceeding 15 days without connection to the permanent sanitary sewer system of the park.

Penalty, see § 152.999

§ 152.245 ADDITIONAL TRAILER PARK REQUIREMENTS.

In addition to the foregoing, the Board may impose such other conditions, requirements, or limitations concerning the design, development, and operation of such trailer parks as it may deem necessary for the protection of adjacent properties and the public interest.

BILLBOARDS AND OUTDOOR ADVERTISING

§ 152.250 SETBACK REQUIRED.

Outdoor advertising signs and structures, where permitted, shall be set back from the established right-of-way line of any street or highway at least as far as the required front yard depth for a principal building in the districts where located, provided that for every square foot by which such signs or billboards exceed 288 square feet, such setback shall be increased by ½ foot, but such setback need not exceed 75 feet from the established right-of-way line of each such street or highway in any case. Penalty, see § 152.999

Cross-reference:

Billboard, signboard, area of sign defined, see § 152.004

§ 152.251 NOT TO FACE R DISTRICT.

No billboard, sign, or advertising structure shall be permitted which faces the front or side lot line of any lot in any R District within 200 feet of such lot line, or which faces any public parkway, public square or entrance to any public park, public or parochial school, library, church, or similar institution, within 300 feet thereof.

Penalty, see § 152.999

§ 152.252 REAL ESTATE SIGNS.

Real estate signs advertising the sale, rental, or lease of the premises on which they are maintained shall set back from every street lot line at least a distance in feet equal to one-half the number of square feet of area of the sign, but not less than one-half the depth of the required front yard in any R District. However, such real estate sign, not exceeding six square feet in area and when attached flat against the building to which it pertains shall be permitted in any case.

Penalty, see § 152.999

§ 152.253 ANNOUNCEMENT OR PROFESSIONAL SIGNS.

Small announcement or professional signs, where permitted, shall not exceed one square foot in area, except that a church, school, community center, or other public or institutional building may have for its own use an announcement sign or bulletin board not over 12 square feet in area, which, if not attached flat against a building, shall be at least ten feet from all street lines.
Penalty, see § 152.999

GASOLINE FILLING STATIONS AND GARAGES

§ 152.260 ENTRANCE AND EXIT REQUIREMENTS.

No gasoline filling station, parking lot for 25 or more motor vehicles, or parking garage or automobile repair shop shall have an entrance or exit for vehicles within 200 feet along the same side of a street of any school, public playground, church, hospital, public library, or institution for dependents or for children, except where such property is in another block or on another street which the lot in question does not abut.
Penalty, see § 152.999

Cross-reference:

Automobile service station or filling station defined, see § 152.004

§ 152.261 OIL DRAINING PITS.

No gasoline filling station or public garage shall be permitted where any oil draining pit or visible appliance for any such purpose, other than filling caps, is located within ten feet of any street lot line or within 25 feet of any R District, except where such appliance or pit is within a building.
Penalty, see § 152.999

INTEGRATED PLANNED DEVELOPMENT PROJECTS

§ 152.270 SUBMISSION OF PRELIMINARY PLAN.

The owner of a tract of land containing not less than the minimum area required in this chapter may submit to the Planning Commission for its review a preliminary plan for the use and development of such tract of land for:

(A) An integrated shopping center, provided the tract is located at or near where a proposed shopping center is shown on the Land Use Plan; or

(B) For a residential community development project, provided it is located in an R District where such project is permitted.

Statutory reference:

Zoning applies to housing projects, see R C. § 3735.44

§ 152.271 ACCEPTANCE OF PRELIMINARY PLAN.

In accepting such a plan for review, the Planning Commission must be satisfied that the proponents of the development project intend to start construction within one year of the approval, by Council, of the project or of the effective date of any necessary change in zoning, whichever is later, and intend to complete the development within a reasonable time, as determined by the Commission.

§ 152.272 INVESTIGATION OF PRELIMINARY PLAN.

It shall be the duty of the Planning Commission to investigate and ascertain whether the location, size, and other characteristics of the site in the proposed plan comply with the following conditions:

(A) Compliance with master plan. The proposed subject is consonant with the Comprehensive Master Plan.

(B) No adverse effects. The proposed project will not adversely affect neighboring property.

(C) No traffic congestion. The proposed project is at a location where traffic congestion does not exist at present on the streets to be utilized in conjunction therewith, and where undue congestion will not likely be created as result of the project.

(D) Integrated design. The plan of the project provides for integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, off-street parking and loading, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the developer, as well as from the standpoint of the adjoining or surrounding existing or potential developments.

§ 152.273 SHOPPING CENTER REQUIREMENTS AND STANDARDS.

If the proposed development is for a shopping center, the Planning Commission shall be guided by the following requirements and standards:

(A) Area requirements. The minimum site area for a neighbor-hood shopping center shall be two acres and the minimum site area for a shopping center larger than the neighborhood type shall be ten acres.

(B) Uses permitted. The permitted uses in the case of a neighborhood shopping center shall be those permitted in the B-1 District, the uses permitted in larger shopping centers shall be those permitted in the B-2 District.

(C) Building heights and yards. Building height and yard requirements shall be the same as prescribed for the district in which the proposed project is to be located, provided that no building shall be less than 50 feet distant from any boundary of the site of the center.

(D) Site coverage. The ground area occupied by all the buildings shall not exceed in the aggregate 25% of the total area of the site.

(E) Off-street parking and loading. Notwithstanding any other provisions of this chapter, there shall be provided one off-street parking space for each 150 square feet of rental floor space, not including basement storage space; there shall be provided at least one off-street loading or unloading space for each 10,000 square feet or fraction thereof of aggregate floor space of buildings in the center. At least one-third of the loading space shall be sufficient in area and vertical clearance to accommodate trucks of the tractor-trailer type.

Penalty, see § 152.999

§ 152.274 RESIDENTIAL DEVELOPMENT REQUIREMENTS AND STANDARDS.

If the proposed development is to be a residential community development project, the Planning Commission shall be guided by the following requirements and standards:

(A) Area requirements. The minimum site area for a residential community development project shall be three acres.

(B) Uses permitted. Permitted uses shall be those permitted in the R-3 District.

(C) Building heights and yards. Building height and yard requirements shall be the same as in the R-3 District.

(D) Recreation areas. If the project contains 20 acres or more, at least 5% of the acreage of such site shall be developed as a neighborhood playground. If the site contains less than 20 acres, the required area of play lots shall be 2,000 square feet for the first 50 dwelling units, plus 30 square feet for such additional dwelling units in excess of 50.

(E) Off-street parking and service facilities. There shall be at least one off-street parking space for each dwelling unit. Service drives and other service facilities shall be located entirely within the project site.

§ 152.275 SUBMISSION OF FINAL PLAN TO COMMISSION.

On determination by the Planning Commission that the proposed development project as shown on the preliminary plan thereof conforms to the requirements of all applicable provisions of this chapter, the proponent shall prepare and submit a final development plan, which plan shall incorporate any change or modifications required or suggested by the Commission.

§ 152.276 SUBMISSION OF FINAL PLAN TO COUNCIL; HEARING.

The final development plan shall be submitted by the Planning Commission , together with its report and recommendations to Council. Council shall hold a public hearing on both the development plan and the application for any necessary change in zoning.

§ 152.277 MODIFICATION OF PLAN; ZONING CHANGE.

Following the public hearing, Council may modify the plan of the project consistent with the intent and purposes to be served by the provisions of this chapter and other provisions of this chapter, and may change the zoning of the site to the classification permitting the proposed development in conformity with the final plan as approved at that time. Minor modifications and adjustments or rearrangements of the plan may be authorized by the Planning Commission after approval and adoption by Council.

PERFORMANCE STANDARDS

§ 152.285 PROHIBITED CONDITIONS.

No land or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other substance, condition, or element, in such a manner or in such amount as to adversely affect the adjoining premises or surrounding area, referred to herein as dangerous or objectionable elements. However, any use permitted or not prohibited by this chapter may be established and maintained if it conforms to the provisions of this chapter. Penalty, see § 152.999

Cross-reference:

Performance standards for nonconforming uses and buildings, see § 152.194

§ 152.286 EXISTING USES.

(A) Review and investigation. Whenever it is alleged that a use of land or structure creates or is likely to create or otherwise produce dangerous or objectionable elements, the Board shall make a preliminary investigation of the matter and shall forward its report, together with all preliminary findings and evidence, to Council. In the event that the Board concurs in the allegation that there exists or are likely to be created such dangerous or objectionable elements, it shall request Council to authorize the employment of a competent specialist or testing laboratory for the purpose of determining the nature and extent of such dangerous or objectionable elements and of practicable means of remedying such conditions.

(B) Enforcement. On receipt of the findings and recommendations of such specialist or laboratory, the Board may approve, partially approve, or disapprove the measures recommended therein and instruct the Zoning Inspector to proceed with the enforcement of such measures in accordance with the provisions of §§ 152.014 through 152.020.

(C) Cost of investigation. The village shall bear the costs of the various tests, consultant fees, or other investigations which are required herein, provided that the owner of the property under

investigation shall reimburse the village for all such expenses in the event that operation or use of such property is found to be in violation of the provisions of this chapter by the Board or, if contested, by a court of competent jurisdiction. Such reimbursement shall be made within 30 days from the date of the final Board ruling or court judgment.

§ 152.287 CERTAIN NEW USES.

(A) Review of application for building permit or zoning certificate. Applications for building permits or zoning certificates, together with plans and specifications for the manufacture or processing of materials listed in division (B) below, and of such other uses which may be of similar characteristics in the opinion of the Zoning Inspector, shall be referred by him to the Board. The Board, in cases where indicated, shall cause such plans and specifications to be examined by a competent specialist or laboratory in the manner prescribed in § 152.286.

(B) Uses subject to review. The following uses shall be subject to such performance standard review:

(1) Manufacturing. Manufacturing involving primary production of the following products from raw materials: asphalt, cement, charcoal, fuel briquettes; aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and boneblack, creosote, hydrogen and oxygen, industrial alcohol, nitrates of explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yam, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke and tar products; explosives, fertilizers, gelatin, animal glue, and size; gas manufacturing, unless incidental to a principal use; turpentine, matches, rubber, soaps, and fat rendering.

(2) Processing. Processing involving the following: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting of metal or metal ores; refining of petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins; melting and alloying of metals; stockyards and slaughter houses, except for poultry; slag piles; storage of fireworks or explosives, except where incidental to a permitted principal use.

(C) Continual compliance. Any use authorized under the provisions of this chapter shall comply continually therewith and shall remedy any additional dangerous or objectionable elements which may develop in the course of its operation.

(D) Costs of review. The applicant shall bear the actual costs of all tests and investigations required under this section, which shall be in addition to the usual building and zoning permit fees prescribed by this chapter.

Cross-reference:

Initial and continued compliance, see § 152.054

Performance standard defined, see § 152.004

§ 152.998 VIOLATIONS; REMEDIES.

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of this chapter or any amendment or supplement thereto, Council, the Village Solicitor, Zoning Inspector, or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate actions or proceedings to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance, or use.

§ 152.999 PENALTY.

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain, or use any building or land in violation of any of the provisions of this chapter, or any amendment or supplement thereto adopted by Council. Any person, firm, or corporation violating any of the provisions of this chapter, or any amendment or supplement thereto, shall be deemed guilty of a misdemeanor and, on conviction thereof, shall be fined not more than \$100. Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance, or use continues may be deemed a separate offense.