



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 28, 2024

CASE NO.

REPORT DATE: 2024-05-23

APPLICANT:

Final Tier Holdings II LLC
PO Box 19967
Cincinnati, OH 45219

PROPERTY OWNER:

Kevin Wallen
12 Hammann Drive
Amelia, OH 45102

PARCEL ID:

PIN 082110A036.

ADDRESS OF REQUEST:

1103 State Route 133 Bethel, OH 45106

REQUEST:

Requesting to rezone a parcel (082110A036) consisting of +/- 9.82 acres from "I-1", Industrial District to "M-H-P", Manufactured Home Park for the purpose of developing a mobile-home park.

HISTORY:

At the time of this report, no history was found for the subject property involved in this petition for zoning map amendment.

CONTENTS OF REPORT:

- Attachment A: Township Application and Proposal Map
- Attachment B: Parcel Map
- Attachment C: Zoning Map
- Attachment D: Portion of the Franklin Township Zoning Resolution Article 5

DEVELOPMENT PROPOSAL:

Per the application, the property owner (Kevin Wallen), requests to rezone a parcel (082110A036) consisting of +/- 9.82 acres from "I-1", Industrial District to "M-H-P", Manufactured Home Park for the purpose of developing a mobile-home park. The proposed zoning change will permit a mobile home park and the Zoning Resolution has regulations regarding the development of such land uses. The area is situated directly next to existing "M-H-P" zoning district, and the proposed land use would be compatible with the adjacent property that includes commercial, single-family residential, and agricultural zoning districts. The property is accessed via State Route 133, ODOT has been notified of the zoning change request, traffic analysis will be required during the site development phase. The site plan indicates 53 units. The internal road is proposed to loop around and exit the property at the same location where the ingress is. The lot has approximately 50 feet of frontage on State Route 133.

The proposed development is residential and is compatible with the adjacent land uses in the area which is zoned for commercial and residential land uses. Mobile home parks are similar to multi-family uses as they are multiple single-family dwellings on a single lot. These can be considered to be an appropriate transition in between commercial land uses and single-family and agricultural land uses.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Franklin Township does not have a comprehensive land use plan. The Zoning Map of the Township should be used to guide future land use decisions. Since this application is a rezoning application, the surrounding area should be taken into consideration of what the development could be.

The Housing Chapter of the Clermont County Comprehensive Plan states goals and objectives that pertain to this proposal. They include:

- Supply and Access to Housing
 - A. Encourage a mixture of all types of residential units and provide a choice of residential types within each neighborhood as opposed to single housing type neighborhoods.
 - B. Encourage opportunities for an adequate supply of all housing types in appropriate locations for all Clermont County residents with an emphasis on the needs of the financially disadvantaged and the special needs populations.
- Planning and Zoning
 - Encourage residential development at a variety of scales including the range from single-family subdivisions to medium and high density developments.

The proposed development includes a type of housing that is different than typical residential developments. The mobile home park is similar to single-family residential and multi-family residential land uses. The surrounding land uses are residential,

commercial, and another mobile home park. The Clermont County Comprehensive Plan encourages providing affordable, safe, and various housing types to meet the needs of Clermont County's diverse population. The rezoning and map amendment proposal would comply with the goals and strategies above and provide additional housing in Franklin Township. The existing zoning classification is industrial and manufactured home park zoning would be a more compatible zoning district with the residential land uses surrounding the property.

A SEGMENT OF THE FRANKLIN TOWNSHIP ZONING RESOLUTION:

Franklin Township Zoning Resolution

Article 5: Zoning District Regulations

Section 506: M-H-P (Manufactured Home Park)

Section 506 – M – H – P (Manufactured Home Park)

Purpose

The purpose of the M-H-P (Manufactured Home Park) is to provide areas of Franklin Township which are suitable for the development of well-planned manufactured home parks.

Approval Procedures

Manufactured home parks shall be located only in Manufactured Home Park Districts (M-H-P) and shall be developed according to general standards and regulations found in this resolution.

General Standards for Manufactured Home Parks

The Zoning commission and the Board of Township Trustees shall review the particular facts and circumstances of each proposed manufactured home park in terms of the following standards and shall find adequate evidence showing that the manufactured park development:

- 1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate; in appearance with the existing, intended or planned character of the general vicinity and that such use will not change the essential character of the same area. Further, upon review of the Franklin Township Zoning Inspector, it is reported that such use will not change, diminish, or devalue the established character of the area.*
- 2. Will not be hazardous or detrimental to existing or future neighboring uses.*
- 3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal and schools or that the person or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such service. This directly corresponds to Article 3, Section 315 of these zoning resolutions and to Section 3733.01 of the Ohio Revised Code, recognizing the importance of access to public roadways to permute the best interest of the public.*
- 4. Will be consistent; with the intent and purpose of the Resolution and the policy plan.*
- 5. Will have vehicular approaches to the properties which shall be so designed as not to create an interference with the traffic on surrounding public streets or roads.*
- 6. Will not result in the destruction, loss or damage of natural, scenic or historic feature of major importance.*

Manufactured Home Parks

- 1. Manufactured home parks, according to the Ohio Revised Code, shall be defined as any tract of land upon which three or more manufactured homes used for habitation purposes are parked.*
- 2. Accessory uses such as managers office, maintenance equipment storage area, coin-operated laundry facilities, incidental storage facilities, recreation facilities, and clubhouses shall be permitted.*

3. *The minimum area required for the establishment of a manufactured home park shall be five acres.*
4. *The minimum lot width for manufactured home parks shall be 200-feet.*
5. *The closest placement of any manufactured home to a front or rear yard property line shall be 50-feet and 40-feet respectively.*
6. *The closest placement of any manufactured home to a side yard property line shall be 25-feet.*
7. *The maximum coverage of individual lots within a manufactured home park shall not exceed 80% of the total lot area. Said coverage shall specifically include all buildings, parking areas, and driveways.*
8. *The maximum permitted height for buildings in a manufactured home park shall be one story or 12-feet.*
9. *A minimum of two off-street parking spaces shall be required for each manufactured home located in a manufactured home park.*
10. *One monument sign identifying a manufactured home park shall be permitted to be located at it's entrance. The maximum height of such sign shall be eight feet. The maximum sign area for each face of a monument sign shall be 100 square feet.*
11. *All monument signs shall be placed in a landscaped area which extends a minimum distance of 7-feet from the base of said sign.*
12. *Buffer strips of not less than 15-feet in width and 6-feet in height shall be established and permanently maintained along all of the peripheral boundaries of a manufactured home park. Prior to start of any construction, the Zoning Commission shall approve the landscape plans for all proposed buffer strips.*
13. *At least one tree, have a caliper of two or more inches (at dbh), shall be planted in the interior of each manufactured home park for each manufactured home which is located within said park. Trees may be clustered, spaced individually, or represent a combination of the two. Such planting shall, prior to placement, be approved by the Zoning Commission.*
14. *The maximum net density permitted in a manufactured home park shall be ten (10) units per acre. While no individual home site shall be permitted to be less than 3,000 square feet, at least 30% of all lots shall be at least 3,600 square feet in area, 30% of all lots shall be 4,000 square feet in area, and 10% of all manufactured home sites shall be 5,000 square feet or more in area.*
15. *An average distance of at least 15-feet shall be required between manufactured homes. However, the minimum shall be 12-feet.*
16. *Roadways within manufactured home parks shall be paved to a width of not less than 20 feet. Furthermore, each manufactured home shall be connected to a roadway by an access drive having a width of at least 15- feet.*
17. *All utilities, included, but not limited to water, sewer, gas, electric, and telephone, shall be placed underground, and shall be connected to individual manufactured homes.*
18. *Each manufactured home lot shall be governed by the following minimum requirements:*
 - a. *Front yard setback: 20-feet*
 - b. *Side setback: combined total of 15-feet*
 - c. *Rear setback: 15-feet*
19. *All manufactured home parks shall be annually licensed and inspected by the Clermont County General Health District.*
20. *None of the above standards shall apply where a manufactured home park has previously been established as a result of the application of different requirements.*

Principal Permitted Uses

Single family dwellings including manufactured homes which shall be required to have a minimum usable floor area of 600-feet. All such dwellings shall be equipped with skirting and generally approved for such use.

Accessory Building Regulations

Accessory buildings and structures shall be located near the rear yard and not less than ten (10) feet from the rear or side lot lines. No accessory building may occupy more than thirty (30) percent of the required rear yard.

***The rest of Article 5 can be found in the attached Exhibit.*

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	
Water Management & Sediment Control (WMSC)	X	
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)	X	X
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- ODOT will need to be consulted regarding access to SR 133.

Engineer's Office Comments:

- ODOT should also be consulted regarding potential impacts and/or access to SR 133. Our office has no other objections or comments to offer at this time.

Water Resources Department Comments:

-

Water Management & Sediment Control Comments:

-

ODOT Ohio Department of Transportation Comments:

- ODOT has not been approached by this developer. Traffic analysis will be required. The developer should reach out to Dustin Williams to set up a meeting with ODOT to confirm details.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Franklin Township Zoning Map Amendment and its request to rezone a parcel (082110A036) consisting of +/- 9.82 acres from "I-1", Industrial District to "M-H-P", Manufactured Home Park for the purpose of developing a mobile-home park. With the proposed development enclosed in this application, as it is submitted it is in alignment with the County Comprehensive Plan and the proposed land uses are compatible with surrounding commercial existing land uses.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended,
RECOMMENDATION OF APPROVAL of Franklin Township Zoning Map
Amendment.

Attachment A

APPLICATION FOR PD MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN
FRANKLIN TOWNSHIP
ZONING DEPARTMENT

981 Hopewell Road, Felicity, Ohio 45120
Phone: (513) 876-2077 zoning@franklintownshipoh.org

FOR FRANKLIN TOWNSHIP ZONING DEPARTMENT USE ONLY

CASE: _____

DATE RECEIVED: _____

NOTE: THIS APPLICATION MUST BE TYPE WRITTEN. USE ADDITIONAL SHEETS IF NECESSARY.

Has this proposed Planned Unit Development been discussed with the Zoning Staff? Yes

Date of meeting(s) 1/30/2024

Name of Applicant Final Tier Holdings II LLC

Address PO Box 19967 Cincinnati, OH 45219 Phone No. (513) 903-7019

Name, Address & Parcel Number of each property owner of record within the area proposed to be reclassified.

1. Please see attached.
2. _____
3. _____

Request Zone Change from Industrial to MHP Total 9.82 acres.

Is this application a request to modify an existing PD? Case #

Is this application a request for a minor modification to an approved Preliminary PD Plan?

Case #

Location of property in accordance with County Auditor Records:

PIN-Parcel Identification Number(s) 082110A036, _____, _____

Physical location of property 1103 State Route 133 Bethel, OH 45106

(MY) (OUR) interest in the property proposed to be reclassified is as:

Owner _____ Agent _____ Lessee _____ Option Holder X
Applicant [Signature] PO Box 19967 Cincinnati, OH 45219 ck@kingsleyandcompany.com (513) 903-7019
Signature Address Phone & Email

Owner [Signature] 12 Hammann Dr. Amelia OH 45102 (513) 439-1411 Kevin.Wallen@gmail.com
Signature Address Phone & Email

A filing fee of **\$2500.00** shall accompany the completed application.
Make check payable to: **Franklin Township**

THERE SHALL BE NO REFUND OF THE APPLICATION FEE ONCE PUBLIC NOTICE HAS BEEN GIVEN.

X u. A preliminary landscape plan that illustrates proposed landscape areas, buffer yards and screening, as needed, including general information regarding amount and types of plant material.

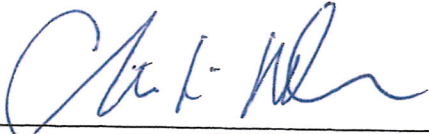
 X 3.3 **Reduced Preliminary Development Plan**

Submit **two** copies of the preliminary development plan reduced to an 11" x 17" sheet of paper for in-office copying. The information contained on the reduced version shall be the same as which is required above.

 N/A 3.4 **Traffic Impact Analysis**

Survey of the traffic to be created by the proposed development, analysis of the existing level of service of the roadway network prior to and following the construction of the proposed development; and identification of any roadway improvements that may be necessary to mitigate the impact of the proposed development. The township shall follow the guidelines established by the Clermont County Engineer's Office in regard to the necessity of submitting a traffic impact analysis. If analysis is called for at any stage of development, it shall be included with this preliminary development plan application.

INFORMATION SUBMITTED SHALL BE ASSUMED CORRECT AND APPLICANT AND/OR AGENT SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS AND/OR INACCURACIES THAT MAY RESULT DUE TO AN IMPROPERLY SUBMITTED APPLICATION.



Signature of person preparing this checklist
(Applicant or Representative)

3-11-24

Date submitted

Suder llc

Counsel for the
Built Environment

1502 Vine Street, Fourth Floor
Cincinnati, OH 45202
ThinkSuder.com
513.694.7500

Sean S. Suder, Esq. | Sean@ssuder.com
J.P. Burleigh, Esq. | JP@ssuder.com
Quinn Marker, Esq. | Quinn@ssuder.com

March 28, 2024

VIA HAND AND EMAIL DELIVERY (zoning@franklintownshipoh.org)

Franklin Township Zoning Department
981 Hopewell Road
Franklin Township, Ohio 45120

Re: 1103 State Route 133, Franklin Township, Clermont County, Ohio (Clermont County Auditor's Parcel Id. No. 082110A036) (the "Property") – Written Statement of Compliance with Standards for Petition Review of PD Preliminary Development Plan

To the Franklin Township Zoning Department,

On behalf of Final Tier Holdings II, LLC (the "Applicant"), please accept this letter in support of a PD Map Amendment and Preliminary Development Plan for development of the above-referenced Property as a mobile-home park (the "Application"). For the reasons contained in this letter, the Applicant respectfully asks that the Zoning Department recommend that the Township Zoning Commission and the Board of Trustees approve the Application.

As the parcel directly to the north of the Property has already been developed as a mobile-home park, the Application is in harmony with and represents a natural extension of existing land use patterns. Further, the proposed development will produce much needed additional and affordable housing units, while posing no adverse impacts to adjacent properties.

As explained more thoroughly herein, the Application is also in substantial compliance with all applicable standards under Article 12(R) of the current Franklin Township Zoning Resolutions (as recorded in the Clermont County Official Records at Book 2056, Pages 294-366) (the "Zoning Resolutions") with respect to review of a PD Preliminary Development Plan. Those standards are reproduced below in italics, for your convenience.

1. *The proposed development shall conform to the adopted Growth Management Plan, or represent a land use policy, which in the Zoning Commissions' opinion, is a logical and acceptable change in the adopted Master Plan;*

In adopting the 2014 Clermont County Comprehensive Plan (the "Comprehensive Plan")¹ the Clermont County Planning Commission indicated that the Comprehensive Plan should serve as a guide to assist townships, developers community leaders in making good decisions regarding future development."² As Franklin Township has not adopted its own land use plan, the Comprehensive Plan is the applicable long-term planning document for purposes of this standard.

It is well-known that our country in general, and Clermont County in particular, are in dire need of *more housing* and *more affordable housing*. To that end, chief among the Comprehensive Plan's policies is the Housing Element,³ which establishes a goal of "providing affordable, safe, and various housing types to meet the needs of Clermont County's diverse population."⁴ The Housing Element acknowledges that traditional single-family home development is not sufficient, on its own, to meet the housing needs of County residents.⁵ Thus, the Housing Element specifically calls for "[e]ncouraging a mixture of all types of residential units and provid[ing] a choice of residential types within each neighborhood as opposed to single housing type neighborhoods," "[e]ncouraging opportunities for an adequate supply of all housing types in appropriate locations for all Clermont County residents with an emphasis on the needs of the financially disadvantaged and the special needs populations," and "[e]ncourag[ing] housing opportunities for low- and low-moderate-income households in County."⁶

The Application is in accord with these objectives in that it will provide much-needed additional housing units at a density that allows the developer to offer affordable pricing to residents. While no one development on its own can solve the affordable housing crisis, approving the Application will be one concrete step that the Township can take toward offering a greater selection of affordable housing options in its jurisdiction.

Further, the Land Use Element of the Comprehensive Plan "[e]ncourage[s] the design of new development to be compatible with and complementary to existing land uses."⁷ As already stated above, there is an existing mobile-home park that abuts the Property directly to the north. Thus, the Application is a natural extension of existing land uses in this area.

¹ <https://clermontcountyohio.gov/planning/comprehensive-plan/>.

² Clermont County Planning Commission Resolution No. 01-2014.

³ <https://clermontcountyohio.gov/wp-content/uploads/sites/4/2016/03/housing1.pdf>

⁴ *Id.* at page 23.

⁵ *Id.* ("A mix of different housing types that accommodate different lifestyles is essential to the development of a well-balanced community. Housing refers to traditional single-family detached residential structures, as well as multi-family units (including duplexes and townhouses), manufactured homes, and accessory apartments.")

⁶ *Id.* at page 37.

⁷ <https://clermontcountyohio.gov/wp-content/uploads/sites/4/2016/09/landusechapter.pdf>, at page 276.

- 2. The proposed development shall conform to the intent and all regulations, requirements and standards of a PD District;*

One of the core purposes of the PD District is to “[e]ncourage a variety of housing and building types.”⁸ As mentioned above, the Application would provide is in harmony with this purpose in that it increases the variety of housing choices available in the Township.

Another purpose of the PD District is to “[e]ncourage provision of useful open space, and preservation of valuable and unique natural resources.”⁹ As shown on sheet 4 of the site plan, plentiful open space will be provided for the use and enjoyment of all residents. Further, each site for a mobile home will feature a shade tree, and a dense row of evergreen and shade trees will be planted along the southern lot line, in accord with the directive that development patterns in the PD District should “utilize[] natural topography and geologic topography [including] trees and other vegetation.”¹⁰

- 3. The proposed development shall be adequately served by public facilities and services such as but not limited to streets, police and fire protection, drainage course, water and sanitary facilities, refuse disposal, and sidewalks; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services;*

As shown on sheet 3 of the site plan, the Property will have access to State Route 133 via a 24-foot access drive that runs through the interior of the Property. Each mobile home site will have a sidewalk and driveway sufficient to park two standard sized cars. Provision will also be made for water, electric, and sanitary sewer lines running to each mobile home site. Stormwater will be collected and managed as indicated on page 3 of the site plan, including a detention basin in the northeastern portion of the Property. The Property will be professionally managed by The Property Management Group, LLC (the “Property Manager”), a reputable company that currently manages over a hundred units in the greater Cincinnati area. The Property Manager will contract directly with Rumpke to ensure the regular remove of refuse from the Property.

- 4. Common open space, other common properties and facilities, individual properties, and all other elements of a PD are so planned that they will achieve a unified open space and recreation area system with open space and all other elements in appropriate locations, suitable related to each other, the site and surrounding lands;*

As mentioned above and as shown on the Landscape Plan sheet, most of the Property will be preserved as open space for the enjoyment of the residents.

⁸ Zoning Resolutions, Section 12(A)(2).

⁹ *Id.*, Section 12(A)(3).

¹⁰ *Id.*, Section 12(A)(4).

5. *The petitioner shall have made provision to assure that public and common areas will be or have been made irrevocably committed for that purpose with notations of such commitment being denoted on the record plat. Provisions shall be made for financing of known improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured.*

The Property Manager will ensure that the common areas of the Property are kept in good condition, maintenance, and repair, including the access drive and landscaping.

6. *Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Zoning Commission shall consider, among other things; convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; the construction of any roadway improvements necessary to mitigate the impact of the development, and the general character and intensity of the existing and potential development of the neighborhood;*

As indicated on sheet 3 of the site plan, the access drive will provide each resident with a safe and convenient way to access the Property and his or her respective site. It is not anticipated that this modest increase in density will have any negative effect on traffic safety on State Route 133.

7. *The mix of housing unit types and densities, or in the case of non-residential development, the mix of uses and intensities, shall be acceptable in terms of compatibility, issues of privacy, and similar measures;*

The Application proposes 52 sites for mobile homes on a nearly 10-acre lot, which is a modest and reasonable density for this area, especially in light of the Comprehensive Plan's emphasis on addressing affordable housing. This is also less dense than the mobile home park to the north, which provides space for over 60 mobile homes on a smaller lot. Abutting properties to the east and south will be adequately buffered from the proposed development by the generous amount of trees provided for on sheet 4 of the site plan.

8. *Where applicable, the convenience type retail or office development within the project shall be appropriately located within the PD such that the vehicular traffic generate by those uses does not affect adjacent neighborhoods or the residential portions of the development.*

This standard is inapplicable, as there is no retail or office use proposed in the Application.

9. *The Zoning Commission shall determine, where applicable, that noise, odor, light, or other external effects which are connected with the proposed uses, will not adversely affect adjacent and neighboring lands and uses;*

As mentioned above, adjacent properties will be adequately screened from the proposed development by the planting of trees.

10. *The proposed development shall create a minimum disturbance to natural features and land forms;*

As mentioned above, the majority of the Property will be conserved as open space.

11. *The property shall have adequate access to public streets. The plan shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable; and*

The access drive will provide access to the public right of way, and no street extensions are proposed in the Application.

12. *Pedestrian circulation shall be provided within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide for a logical extension of pedestrian ways outside the site and to the edges of the site, where applicable.*

Residents will have open and easy access to all parts of the Property via the access drive and generous amounts of open, landscaped area.

* * * *

In summary, the Application will benefit the public at large by allowing for the creation of valuable housing units, will create no adverse impacts to the pub, and is in substantial compliance with the standards in Article 12(R) of the Zoning Resolutions. We therefore ask that you recommend the Application for approval. Thank you for your time and consideration, and please do not hesitate to contact us with any questions.

Sincerely,

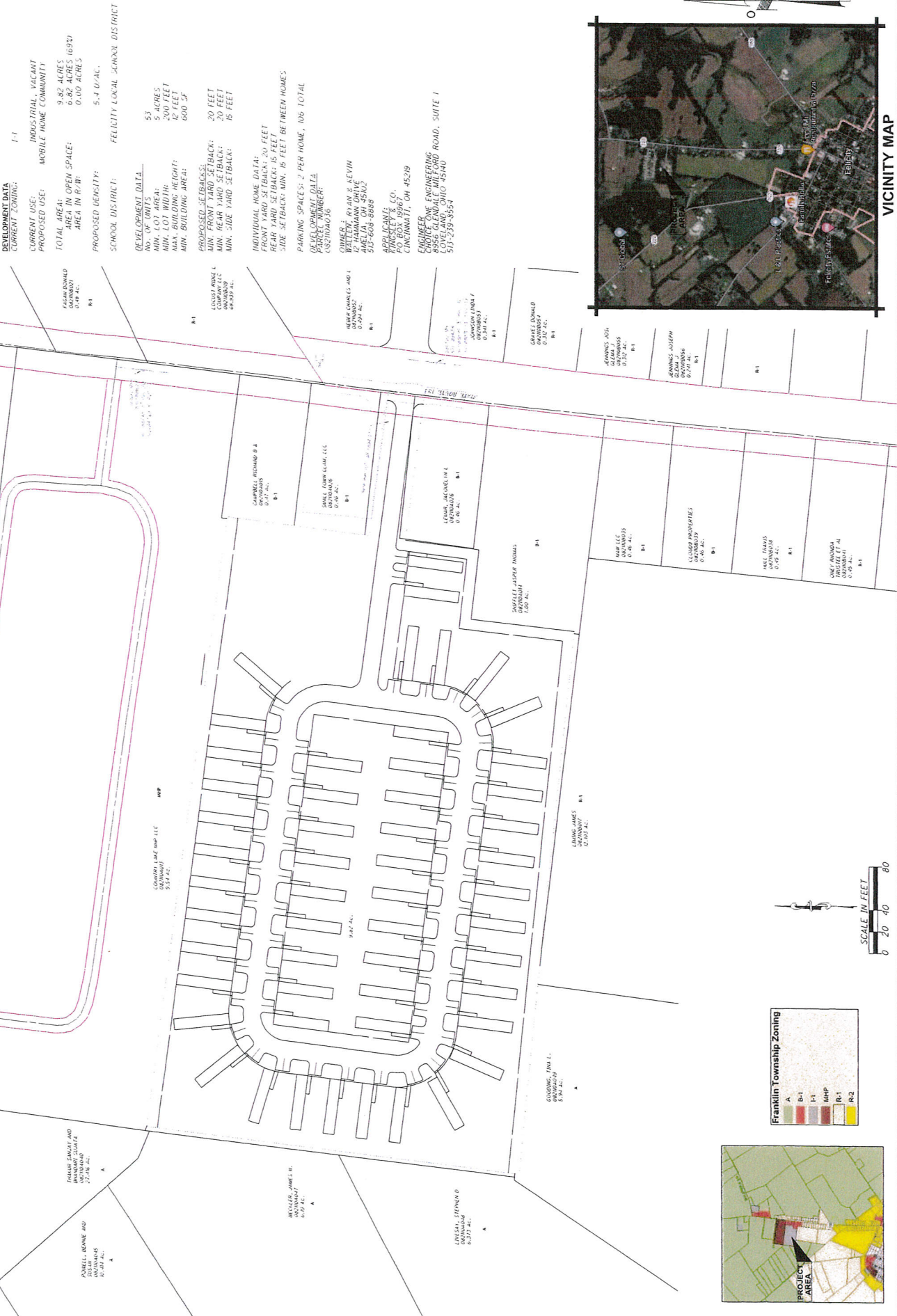


J.P. Burleigh, Esq.

c: Sean Suder, Esq.
Quinn Marker, Esq.

**MOBILE HOME COMMUNITY
FRANKLIN TOWNSHIP
SCHEMATIC**

REVISIONS:
FILE NAME:
DATE:
PROJECT NO.:
DATE:
02-23-2024
SHEET NUMBER:
1 OF 4

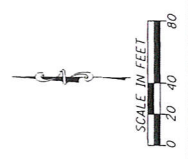
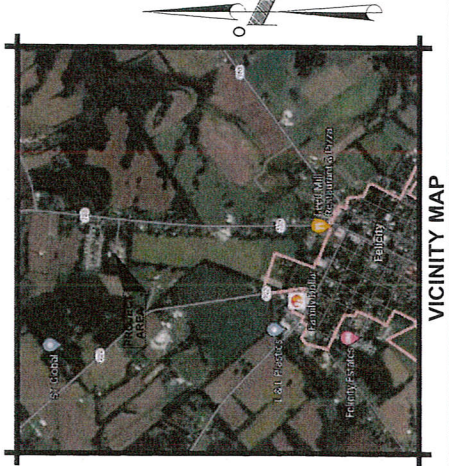


DEVELOPMENT DATA
CURRENT ZONING: I-1
INDUSTRIAL, VACANT
MOBILE HOME COMMUNITY
PROPOSED USE:
TOTAL AREA: 9.82 ACRES
AREA IN OPEN SPACE: 0.00 ACRES (0.00%)
AREA IN PAV: 0.00 ACRES
PROPOSED DENSITY: 5-4 U/AE.
SCHOOL DISTRICT: FELICITY LOCAL SCHOOL DISTRICT

DEVELOPMENT DATA
MIN. LOT AREA: 53
MIN. LOT WIDTH: 200 FEET
MAX. BUILDING HEIGHT: 12 FEET
MIN. BUILDING AREA: 600 SF
PROPOSED SETBACKS:
MIN. FRONT YARD SETBACK: 20 FEET
MIN. REAR YARD SETBACK: 20 FEET
MIN. SIDE YARD SETBACK: 15 FEET

INDIVIDUAL HOME DATA
FRONT YARD SETBACK: 20 FEET
REAR YARD SETBACK: 15 FEET
SIDE SETBACK: MIN. 15 FEET BETWEEN HOMES
PARKING SPACES: 2 PER HOME, 106 TOTAL
DEVELOPMENT DATA
PARCEL NUMBER: 052104036

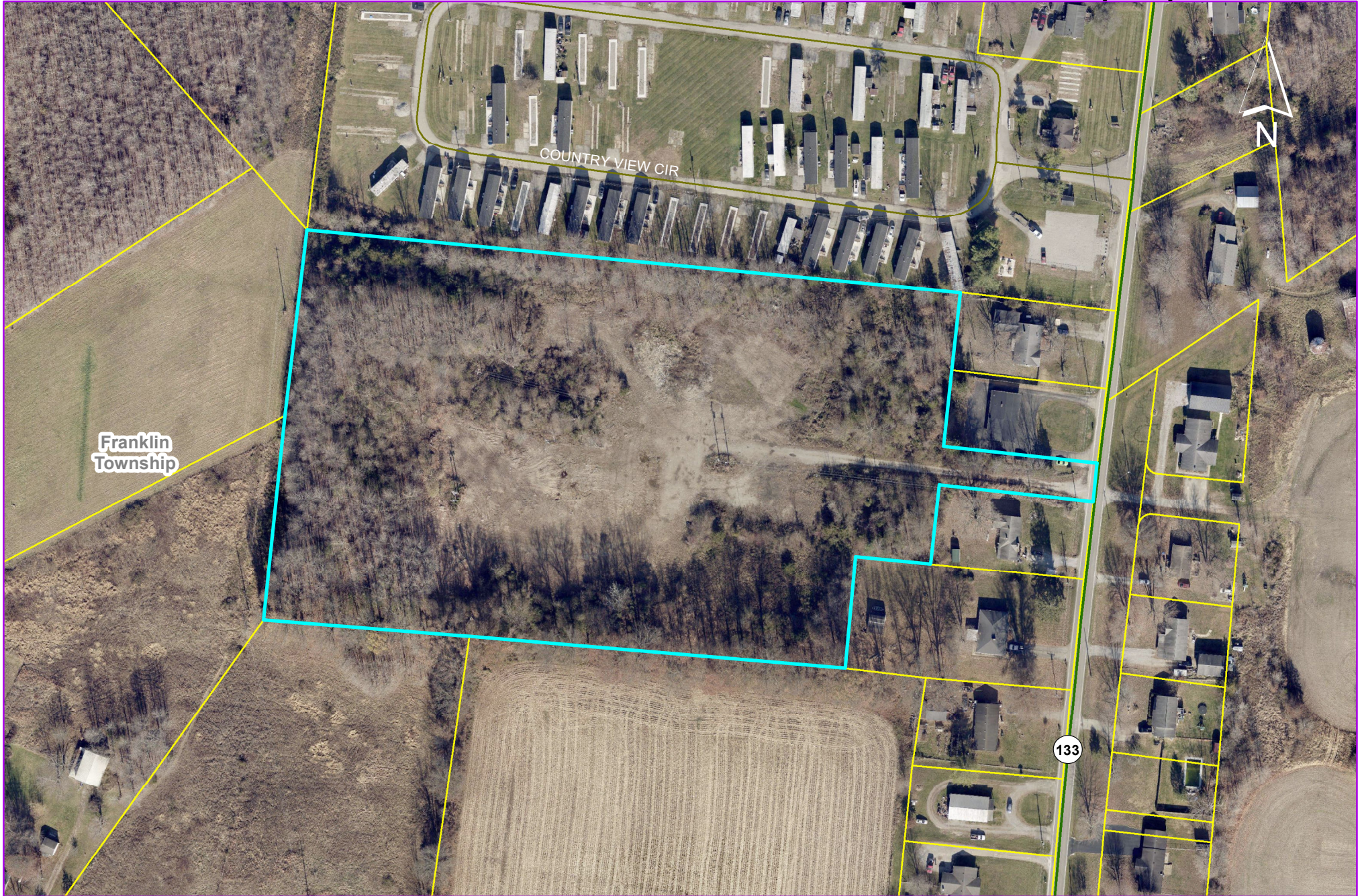
OWNER: DONALD R. KEVIN
12 HANNAH DRIVE
AMELIA, OH 45102
513-608-8868
APPLICANT: CHOCICEONE ENGINEERING
12 HANNAH DRIVE
LOVELAND, OH 45140
513-239-8554
ENGINEER: CHOCICEONE ENGINEERING
12 HANNAH DRIVE
LOVELAND, OH 45140
513-239-8554



Franklin Township Zoning

A	Light Industrial
B-1	Medium Density Residential
I-1	Industrial
MHP	Mobile Home Park
R-1	Single-Family Residential
R-2	Two-Family Residential

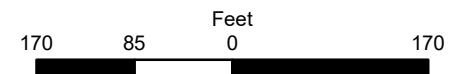


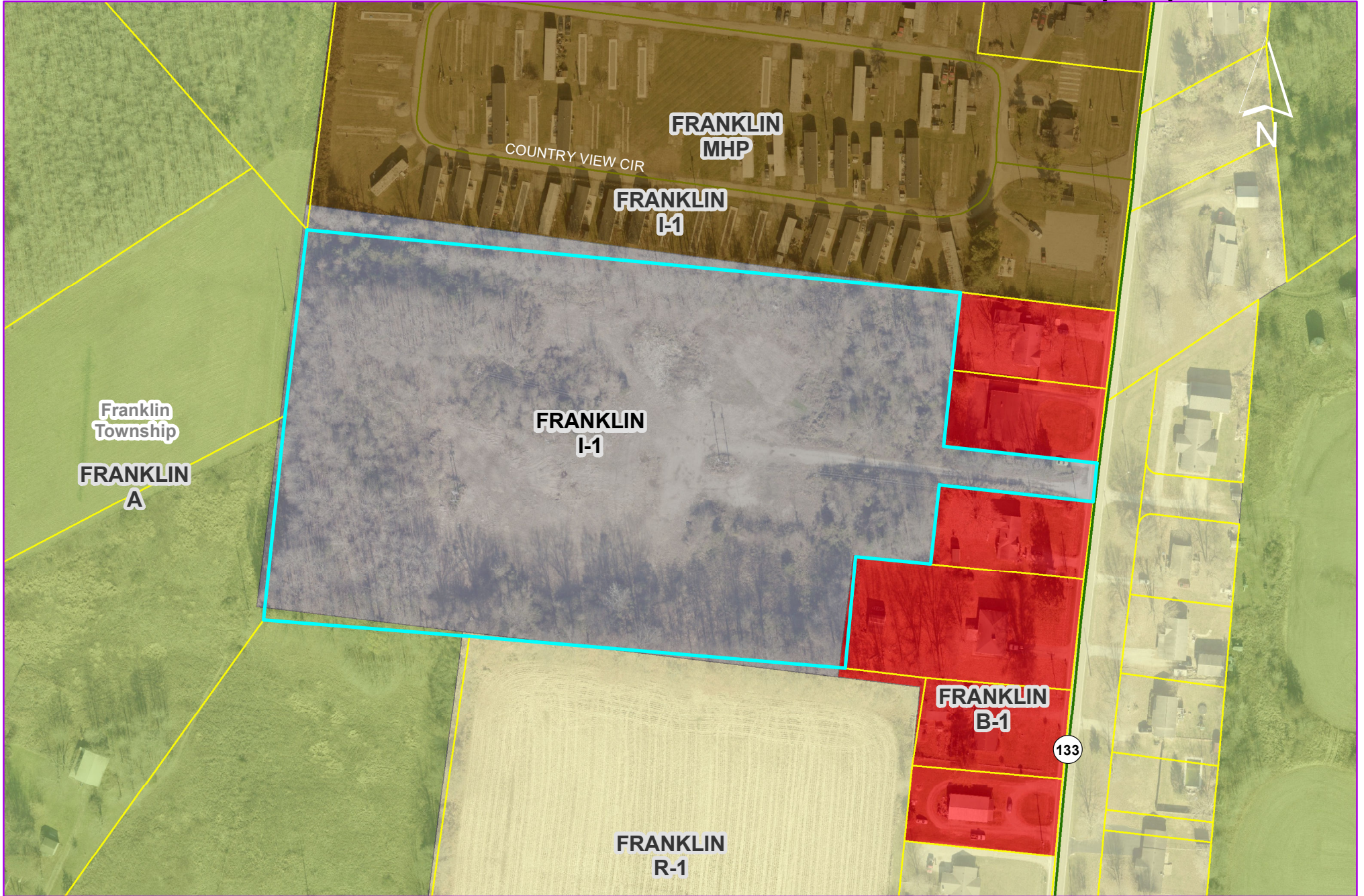


PROPERTY INFORMATION:

Parcel Number: 082110A036

Total Site Area: +/- 9.82 ac.

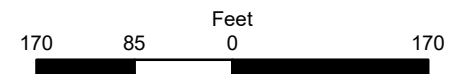




PROPERTY INFORMATION:

Parcel Number: 082110A036

Total Site Area: +/- 9.82 ac.



Attachment D



BK: 2056 PG: 313

Article 5

Zoning District Regulations

The following Zoning Districts, as established in Article 11, have been formulated to realize the general purpose of this resolution.

Section 500 - "A" Agricultural District

Purpose

The purpose of the "A" Agricultural district is to conserve the rural character of Franklin Township by promoting the protection of existing farmland while limiting the amount of non-agricultural land use.

Principal Permitted Uses

1. All agricultural activity, including the following:
 1. Animal and poultry husbandry
 2. Crop production
 3. Dairying and pasturage
 4. Floriculture and viticulture
2. Single Family Dwellings

Conditional Uses Requiring Board Authorization

1. Cemeteries
2. Golf Courses
3. Kennels, including over night boarding
4. Private recreation areas such as fishing lakes and riding trails
5. Public Parks
6. Quarries, mines and gravel pits
7. Bed and Breakfasts

Accessory Buildings and Uses

1. Barns and stables
2. Garages
3. Home occupations
4. Living quarters for persons employed on the premises
5. Roadside stands
6. Signs

Area Regulations

1. **Front yards:** The minimum setback for all buildings, excepting roadside stands, shall be 70 feet.
2. **Side yards:** A minimum setback of 30 feet on each side shall be required for all principal structures, and 10 feet for all accessory structures.



3. **Rear yards:** Minimum setbacks of 50 feet shall be required for all principal structures, and 10 feet for all accessory structures.
4. **Height:** No building shall be permitted to exceed two and one half stories or 35 feet.
5. **Intensity of Uses:** (a) every lot shall have a minimum width of 200 feet at the building line.
(b) every lot shall consist of a minimum of 2 (two) acres.

Minimum Floor Area

Each dwelling unit shall be attached to a permanent foundation, and shall contain a minimum usable floor area of 1,400 square feet, excluding space used for garages, porch, and basement purposes.

Special Provisions

1. Off-street parking, as opposed to the provision of on-street parking, shall be required to serve individual roadside stands in order to not only minimize traffic conflicts, but to maximize vehicular, as well as pedestrian safety.
2. Temporary living quarters, including manufactured homes, are permitted when a permanent residence is under construction. Such living quarters requires issuance of a Zoning Permit, which shall remain valid for a period of one (1) year, and may be renewed for a maximum of one (1) year period of time upon written application to the Board of Township Trustees. Temporary living quarters shall comply with all yard setback requirements, and shall satisfy all requirements of the Sanitary Regulations of the Clermont County Board of Health.
3. Fishing lakes shall be enclosed by a 6-foot fence and be gated in order to prohibit unauthorized access.
4. Kennels shall not place outdoor runs, pens, or cages within 300 feet of any residential structure located on a separate lot.

Section 501 - Countryside Residential District

Purpose

To permit primarily low density residential development in rural areas not served by public sewer and water.

Principal Permitted Uses

1. Agriculture, including the following:
 1. Animal and poultry husbandry
 2. Crop production
 3. Dairying and pasturage
 4. Floriculture and viticulture
2. Single family dwellings

Conditional Uses

1. Bed and breakfast facilities
2. Churches and other places of worship
3. Day Care centers
4. Kennels, including overnight boarding
5. Nursing homes
6. Public parks, playgrounds, and ball fields
7. Schools

Accessory Buildings

1. Barns and stables
2. Garages
3. Home occupations
4. Roadside stands
5. Signs
6. Swim clubs

Area Regulations

1. **Front yards:** The minimum setback for all buildings, excepting roadside stands, shall be 70-feet. Minimum setback for roadside stands and signs shall be 10-feet from the edge of the right-of-way.
2. **Side yards:** A minimum setback of 30-feet on each side shall be required for all principal structures, and 15-feet for all accessory structures.
3. **Rear yards:** Minimum setback of 50-feet shall be required for all principal structures, and 20-feet for all accessory structures.
4. **Height:** No building shall be permitted to exceed to and one-half stories or 35-feet.



Intensity of Uses

- (a) every lot shall have a minimum width of 200-feet at the building line
- (b) every lot shall consist of a minimum of five (5) acres

Minimum Floor Area

Each dwelling unit shall be attached to a permanent foundation, and shall contain a minimum useable floor area of 1,800 square feet, excluding space used for a garage, porch, and basement purposes.

Special Provisions

- 1. Off-street parking, as opposed to the provision of on-street parking, shall be required to serve individual roadside stands in order to not only minimize traffic, but to maximize vehicular, as well as pedestrian safety.
- 2. Bed and Breakfast facilities shall be owner occupied, and shall limit the sale of food and/or beverages to their overnight guests.
- 3. Kennels shall not place outdoor runs, pens or cages within 300 feet of any residential structure located on a separate lot.

Section 502 - "R-1" Rural Residential District

Purpose

The purpose of the "R-1" Rural Residential District is to provide areas for low density single family detached housing in those areas of Franklin Township which are not served by public or private water systems and must depend on on-site individual water collection and sewage system.

Principle Permitted Uses

- 1. Agriculture as defined in Article 11 of this resolution
- 2. Single family dwellings and manufactured homes on individual lots of 43,560 square feet or one (1) acre with at least 150 feet of frontage on a public street or road and said dwelling shall have a minimum usable floor area of 1,400 square feet excluding garage, carport, porch or basement.

These restrictions, as set forth, will assist in allowing the community, as a whole, the ability to carry out the "purpose" as set forth in Article 1 of this resolution, and further to preserve resources, aesthetics and community standards. Such restrictions are proper pursuant to Section 519.02 of the Ohio Revised Code.

- 3. Churches and other places of worship and buildings for religious teachings
- 4. Public and private schools

Conditional Uses Requiring Board Authorization

1. Nursery schools and child care centers under the following conditions:
 - a. Provision shall be made for the off-street loading and unloading of children attending the school or center.
 - b. Play lots shall be completely secured and fenced and shall be located no closer than fifty (50) feet to any property line.
2. Hospitals, rest homes, nursing homes and institutions of educational, religious, charitable or philanthropic nature under the following conditions.
 - a. Such facilities shall be located on lots containing no less than five (5) acres.
 - b. Buildings shall occupy not more than ten percent (10%) of the area of the lot.

Accessory Buildings and Uses Customarily Incidental to any Permitted Use

All accessory buildings and uses as permitted and under the same conditions as permitted in the "A" Agricultural District.

Area Regulations

1. **Front yards:** There shall be a minimum setback of fifty (50) feet for any permitted uses in the "R-1" Residential District; such setback shall be measured from the street right-of-way.
2. **Side yards:** There shall be a minimum side yard of twenty (20) feet on both sides of any primary structure.
3. **Rear yards:** There shall be a minimum rear yard of forty (40) feet for any primary structure.

Intensity of Use

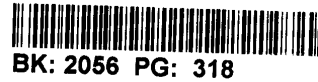
1. **Width:** Every lot or tract of land shall have a minimum width of 150 feet at the building line.
2. **Area:** Every lot or tract of land shall have a minimum area of one (1) acre.

Accessory Building Regulations

Accessory Buildings and structures shall be located in the rear yard and not less than ten (10) feet from the rear or side lot lines. No accessory building may occupy more than twenty-five percent (25%) of the required rear yard. Garages; private, non-commercial radio and television antennas, including dish antennas; may be located in the front yard area, provided the main building exceeds the minimum setback requirements by at least forty percent (40%) and provided that the garage or antenna meets the minimum front yard setback required of a building in the "R-1" District.

Uses Prohibited

All uses not specifically permitted in this section are prohibited in the "R-1" Rural Residential District.



Section 503 - "R-2" Suburban Residential District

Purpose

The purpose of the "R-2" Suburban Residential District is to provide areas for medium density single family detached housing in those areas of Franklin Township which are served by both water and sanitary sewer systems, either publicly or privately owned.

Principle Permitted Uses

All uses and structures as permitted in the "R-1" Rural Residential District.

Conditional Uses Requiring Board Authorization

All conditional uses as permitted and regulated in the "R-1" Rural Residential District.

Accessory Buildings and Uses Customarily Incidental to any Permitted Use

All accessory buildings and uses as permitted and under the same conditions as permitted in the "R-1" Residential District.

Area Regulations

1. **Front yards:** There shall be a minimum setback of fifty (50) feet for any permitted uses in the "R-2" Residential District.
2. **Side yards:** There shall be a minimum side yard of ten (10) feet on both sides of any primary structure.
3. **Rear yards:** There shall be a minimum rear yard of thirty (30) feet for any primary structure.

Intensity of Use

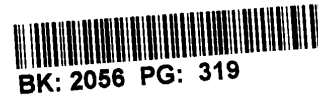
1. **Width:** Every lot or tract of land shall have a minimum width of 120 feet at the building line.
2. **Area:** Every lot or tract of land shall have a minimum area of thirty-thousand (30,000) square feet.

Accessory Building Regulations

All accessory building and uses shall comply with the yard and area regulations as established in the "R-1" Rural Residential District.

Uses Prohibited

All uses not specifically permitted in this section are prohibited in the "R-2" Suburban Residential District.



Section 504 - "B-1" Neighborhood Business District

Purpose

The purpose of the "B-1" Neighborhood Business District is to provide land for neighborhood oriented businesses with a variety of commercial uses which are a convenience to residents of Franklin Township. Because they are often located within close proximity to areas zoned for agriculture and residential uses, neighborhood business Districts require maximum restrictions to avoid possible conflicts in the land-use relationships.

Principle Permitted Uses

1. Any local retail business such as a grocery, fruit or vegetable store, drugstore, carry-out bakery (provided all products are sold at retail on the premises) and like activities.
2. Personal service uses, such as barber shops, beauty parlors, photographic studios, dressmaking, tailoring, shoe repair, repair of household appliances, dry cleaning and pressing and other such services.
3. Coin operated laundry and dry cleaning establishments.
4. Banks, office buildings and offices.
5. Restaurants (other than drive-in or drive-thru establishments), bars and similar eating and drinking establishments.
6. Any other retail business or service establishments which is determined by the board of Zoning Appeals to be of the same general character as the permitted uses.
7. Billboards, outdoor advertising signs and structures.
8. Any use or structure permitted and as regulated in the "B-1" District, except as herein modified.
9. Automobile, truck, trailer, and farm implement establishments, for display, hire, sale or major repair, including sales lots, provided all operations other than display and sales, shall be conducted within a completely enclosed building.
10. Bar, restaurant, cocktail lounge, night club, billiard parlor, pool hall, bowling alley, dance hall, skating rink, theater and similar enterprises.
11. Drive-in eating and drinking establishments, summer gardens and restaurants including entertainment and dancing.
12. Hotels, motels and motor hotels.
13. Gasoline, filling stations including facilities for the repair of automobiles and trucks.

Conditional Uses Requiring Board Authorization

The sale of gasoline and other motor vehicle fuels including kerosene, under the following conditions:

- n) All fuels for sale are stored in underground tanks
- o) The sale of fuel is clearly incidental to the main retail activity conducted on the premises.
- p) No automotive repair is conducted on the premises



Outdoor theaters under the following conditions:

- a) There shall be separate entrance and exit ways which shall be not less than sixty (60) feet apart and no closer than twenty-five (25) feet to any adjoining property line.

Neighborhood shopping centers and other commercial complexes where there is a development of five (5) or more retail or service establishments on one single parcel of land under the following conditions:

- a) Ingress and egress to the center is limited to two points and shall be located no closer than seventy-five (75) feet apart or closer than twenty-five (25) feet to any adjoining property line.
- b) Parking areas shall be located no closer than twenty-five (25) feet to any public right-of-way or have direct access to or from any public street.

Mini storage warehouses under the following conditions:

- a) Driveways: All one-way driveways shall provide for one ten (10) foot parking lane and one fifteen (15) foot travel lane.

All two-way driveways shall provide for one ten (10) foot parking lane and two twelve (12) foot travel lanes.

Parking lanes may be eliminated when driveways do not directly serve storage cubicles.

- b) Signs: Signs identifying the nature of the mini-warehouse shall not exceed fifteen (15) feet in height nor forty (40) square feet in area. Signage shall be limited to one sign for each property line abutting a street right-of-way.
- c) Storage: All storage on the property shall be kept within enclosed buildings.
- d) Storage Only: No business activities other than rental of storage units shall be conducted on the premises.

Accessory Buildings and Uses Customarily Incidental to any Permitted Use

One apartment or living quarters within the same building as the retail business or service establishment intended solely for the proprietor, members of the immediate family of the proprietor, or any employee at that business located in the building.



Temporary outdoor promotional sales, including sales of Christmas trees, are permitted on any lot used for retail business with temporary storage and sales display outside of an enclosed building. Such sales shall be permitted for a period not to exceed thirty (30) days in any one calendar year.

Other accessory uses and structure customarily accessory and incidental to any principle permitted use.

Area Regulations

1. **Front yards:** There shall be a minimum setback of fifty (50) feet for any building, accessory building or structure (other than fuel pumps and free standing signs) measured from the right-of-way line, fuel pumps and free standing signs shall be set back a minimum of twenty-five (25) feet measured from the right-of-way.
2. **Side yards:** There shall be a minimum side yard of twenty-five(25) feet on both sides of any building or structure, including accessory buildings and structures.
3. **Rear yards:** There shall be a rear yard having a depth of not less than forty-five (45) feet.

Intensity of Use

1. **Width:** Every lot or tract of land shall have a minimum width of 125 feet at the building line.
2. **Area:** Every lot or tract of land shall have a minimum area of 3/4 of an acre or 32,670 square feet.

Accessory building and uses, including temporary promotional sales, signs and fuel pumps, shall be located in the rear yard and not less than twenty-five (25) feet from any side or rear lot lines. No accessory building or structures, or combination thereof, may occupy more than fifty (50) percent of a required rear yard.

Uses Prohibited

Section 505 - "I-1" Industrial District

Purpose

The purpose of the "I-1" Industrial District is to provide lands for various light industrial, manufacturing and warehouse uses which are compatible within the rural nature of Franklin Township and which place only limited demands on the street and utility systems.



Principle Permitted Uses

1. Assembly of small electrical appliances, small industrial and electronic instruments, accessories and devices.
2. Laboratories, experimental, photo, film or testing.
3. Manufacture of pottery or ceramic products, using only previous pulverized clay and kilns fired by electricity or gas.
4. Manufacture, fabrication and maintenance of electric and neon signs, billboards commercial advertising structures, light sheet metal products including heating and ventilating ducts and the like; and also including plumbing, heating or electrical contracting business.
5. Manufacture of small precision instruments, watches and clocks, printed circuits, toys, novelties, and rubber and metal hand stamps.
6. Printing, lithographing, type composition, ruling and binding establishments.
7. Plastic products manufacturing, but not including the processing of raw materials.
8. Storage and warehousing, including mini-storage facilities, except the storage of inflammable liquids above ground in amounts more than 600 gallons and the storage of hazardous wastes.
9. Retail lumber sales and storage yard including mill work and pre-fabrication.
10. Building material sales and storage yard including the sale and storage of coal but not including concrete mixing.
11. Warehouses, truck terminals, trucking, carting, express or hauling terminal or transfer establishments, including the storage of vehicles.
12. Bottling of soft drinks, creamery and dairy operations, ice cream and candy manufacturing and ice plants.

Conditional Uses Requiring Board Authorization

Major manufacturing; processing, central mixing plants for cement, mortar, plaster or paving materials; mills; foundries and metal fabrication plants; above ground storage facilities for inflammable liquids in excess of 600 gallons; slaughterhouses and stockyards under the following conditions:

- a) Noises shall be muffled or otherwise controlled so as not to become objectionable due to intermittence, beat frequency, hammering, screeching, or shrillness. Sirens, whistles, or other devices maintained solely for public safety reasons or to serve public welfare are exempt from the above regulations relating to noise.
- b) Vibrations will not be permitted which are discernable in adjoining residential area (without interments).
- c) No person shall discharge into the atmosphere from any source or emission whatsoever any air contamination for a period or periods aggregating more than five (5) minutes.
- d) No person shall emit odorous matter such as to cause an objectionable odor.
- e) No person shall cause or permit the discharge from any source whatsoever such quantities of air contaminants of other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public which causes or have a tendency to cause injury or damage to business or property.
- f) Direct or sky-reflecting glare will not be permitted. This restriction will not apply to signs permitted in this resolution.

The storage of sand, gravel or other raw materials, the storage of equipment or vehicles of an earth moving or construction nature; finished products or components of finished products, outside a completely enclosed building or on lots other than those on which the manufacturing, assembly or principle activity of the permitted use occurs under the following conditions:

- a) Storage areas shall be no closer than 75-feet to any adjoining property line (exclusive of property lines on which the principle activity is conducted).
- b) All storage areas shall be screened on the perimeter by a solid fence, wall or natural vegetation not less than six (6) feet in height.

Junk Yards under the following conditions:

- a) Junk yards shall be located not less than 300-feet from any road, street, residence, school, hospital or institution for human care.
- b) Junk yards shall be enclosed on all sides by a solid metal fence or wall not less than eight (8) feet in height.

Any other industrial or manufacturing activity which, in the opinion of the Board of Zoning Appeals, is of similar nature and which can meet the standards established in paragraph one under the Conditional Uses Requiring Board Authorization section.



Accessory Buildings and Uses Customarily Incidental to any Permitted Use

Structures for the inside storage of materials or equipment used directly in the manufacture of products on the premises.

Canteens or cafeterias solely for employees working on the premises.

Area Regulations

1. **Front yards:** There shall be a minimum setback of sixty (60) feet for any building, or structure. Required setbacks shall be measured from the street right-of-way.
2. **Side yards:** There shall be a minimum side yard of thirty (30) feet on both sides of any structure, including accessory buildings or structures.
3. **Rear yards:** There shall be a minimum rear yard of less than fifty (50) feet.

Intensity of Use

1. **Width:** Every lot or tract of land shall have a minimum width of 200 feet at the building line.
2. **Area:** Every lot or tract of land shall have a minimum area of two (2) acres or 87,120 square feet.

Accessory Building Regulations

Accessory buildings and uses shall be located in the rear yard and not less than thirty (30) feet from any side lot line or twenty (20) feet from the rear lot line.

Uses Prohibited

All uses not specifically permitted in this section are prohibited in the "I-1" Industrial District.

Section 506 - M-H-P (Manufactured Home Park)

Purpose

The purpose of the M-H-P (Manufactured Home Park) is to provide areas of Franklin Township which are suitable for the development of well-planned manufactured home parks.

Approval Procedures

Manufactured home parks shall be located only in Manufactured Home Park Districts (M-H-P) and shall be developed according to general standards and regulations found in this resolution.



General Standards for Manufactured Home Parks

The Zoning commission and the Board of Township Trustees shall review the particular facts and circumstances of each proposed manufactured home park in terms of the following standards and shall find adequate evidence showing that the manufactured park development:

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate; in appearance with the existing, intended or planned character of the general vicinity and that such use will not change the essential character of the same area. Further, upon review of the Franklin Township Zoning Inspector, it is reported that such use will not change, diminish, or devalue the established character of the area.
2. Will not be hazardous or detrimental to existing or future neighboring uses.
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal and schools or that the person or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such service. This directly corresponds to Article 3, Section 315 of these zoning resolutions and to Section 3733.01 of the Ohio Revised Code, recognizing the importance of access to public roadways to permute the best interest of the public.
4. Will be consistent; with the intent and purpose of the Resolution and the policy plan.
5. Will have vehicular approaches to the properties which shall be so designed as not to create an interference with the traffic on surrounding public streets or roads.
6. Will not result in the destruction, loss or damage of natural, scenic or historic feature of major importance.

Manufactured Home Parks

1. Manufactured home parks, according to the Ohio Revised Code, shall be defined as any tract of land upon which three or more manufactured homes used for habitation purposes are parked.
2. Accessory uses such as managers office, maintenance equipment storage area, coin-operated laundry facilities, incidental storage facilities, recreation facilities, and clubhouses shall be permitted.
3. The minimum area required for the establishment of a manufactured home park shall be five acres.
4. The minimum lot width for manufactured home parks shall be 200-feet.
5. The closest placement of any manufactured home to a front or rear yard property line shall be 50-feet and 40-feet respectively.
6. The closest placement of any manufactured home to a side yard property line shall be 25-feet.

7. The maximum coverage of individual lots within a manufactured home park shall not exceed 80% of the total lot area. Said coverage shall specifically include all buildings, parking areas, and driveways.
8. The maximum permitted height for buildings in a manufactured home park shall be one story or 12-feet.
9. A minimum of two off-street parking spaces shall be required for each manufactured home located in a manufactured home park.
10. One monument sign identifying a manufactured home park shall be permitted to be located at it's entrance. The maximum height of such sign shall be eight feet. The maximum sign area for each face of a monument sign shall be 100 square feet.
11. All monument signs shall be placed in a landscaped area which extends a minimum distance of 7-feet from the base of said sign.
12. Buffer strips of not less than 15-feet in width and 6-feet in height shall be established and permanently maintained along all of the peripheral boundaries of a manufactured home park. Prior to start of any construction, the Zoning Commission shall approve the landscape plans for all proposed buffer strips.
13. At least one tree, have a caliper of two or more inches (at dbh), shall be planted in the interior of each manufactured home park for each manufactured home which is located within said park. Trees may be clustered, spaced individually, or represent a combination of the two. Such planting shall, prior to placement, be approved by the Zoning Commission.
14. The maximum net density permitted in a manufactured home park shall be ten (10) units per acre. While no individual home site shall be permitted to be less than 3,000 square feet, at least 30% of all lots shall be at least 3,600 square feet in area, 30% of all lots shall be 4,000 square feet in area, and 10% of all manufactured home sites shall be 5,000 square feet or more in area.
15. An average distance of at least 15-feet shall be required between manufactured homes. However, the minimum shall be 12-feet.
16. Roadways within manufactured home parks shall be paved to a width of not less than 20 feet. Furthermore, each manufactured home shall be connected to a roadway by an access drive having a width of at least 15-feet.
17. All utilities, included, but not limited to water, sewer, gas, electric, and telephone, shall be placed underground, and shall be connected to individual manufactured homes.
18. Each manufactured home lot shall be governed by the following minimum requirements:
 - A. Front yard setback: 20-feet
 - B. Side setback: combined total of 15-feet
 - C. Rear setback: 15-feet

19. All manufactured home parks shall be annually licensed and inspected by the Clermont County General Health District.
20. None of the above standards shall apply where a manufactured home park has previously been established as a result of the application of different requirements.

Principal Permitted Uses

Single family dwellings including manufactured homes which shall be required to have a minimum usable floor area of 600-feet. All such dwellings shall be equipped with skirting and generally approved for such use.

Accessory Building Regulations

Accessory buildings and structures shall be located near the rear yard and not less than ten (10) feet from the rear or side lot lines. No accessory building may occupy more than thirty (30) percent of the required rear yard.

Section 507 – Manufactured Homes

Classification of Manufactured Homes

Class A: New and used manufactured homes certified as meeting the Manufactured Home Construction and Safety Standards of the Department of Housing and Urban Development (HUD) and approved as meeting acceptable similarity appearance standards and performance standards as specified in this section.

Class B: New and used manufactured homes certified as meeting either the HUD standards as specified for Class A Manufactured Homes or certified as meeting a prior code adopted by the State of Ohio and found on inspection to be in good condition and safe and fit for residential occupancy.

Class C: Used manufactured homes, whether or not certified as meeting HUD or prior state codes, found on inspection to be in poor condition and unsafe/unfit for residential occupancy. All manufactured homes not classified as Class A or Class B manufactured homes.

Manufactured Homes on Individual Lots or Parcels of Land

Manufactured Homes approved and classified as Class A either individually or by specific model shall be permitted in all districts permitting single family dwellings and shall be designated as a single family residential use in such districts, subject to the requirements and limitations applying generally to residential use including minimum lot size, lot width, yard and off-street parking, acceptable similarity appearance standards and such other requirements of this resolution that apply to such residential uses.



Class C: Manufactured homes shall be prohibited on individual lots or parcels of land in all districts.

Standards for Class A Manufactured Homes

Standards for determination of acceptable similarity of appearance standards for Class A Manufactured Homes:

The following standards shall be used in the determination of acceptable similarity of appearance between manufactured homes and residences constructed on-site; to assure that such manufactured homes placed on a permanent foundation will be comparable, in appearance, with site built housing that has been or may be constructed on adjacent or nearby locations:

- A.) Class A manufactured homes shall have a minimum usable floor area of 1,150 square feet excluding garage or basement.
- B.) All Class A manufactured homes shall have a pitch roof and shall not be less than two and one-half (2-1/2) of rise for each foot of horizontal run. All Class A manufactured homes shall have an overhang of not less than eight inches (8") front (door side) and rear.
- C.) All Class A manufactured homes shall be installed on a foundation in accordance with minimum foundation requirements.
- D.) The wheel, axles and metal frame shall be screened from the bottom of the manufactured home to the foundation by concrete on masonry (minimum of 8" wide) wall which shall be connected to the manufactured home by a slip joint frost rail. The wall must be installed prior to occupancy of the Class A manufactured home being placed on site. Wall must be maintained at all times while the Class A manufactured home is on the lot.
- E.) All Class A manufactured homes require the foundation to comply with standards which are supplied by the Zoning Inspector. (Refer to forms 601-a1, 601-b, 601-c, 602, and 603 attached). Application for foundation inspection shall be submitted with the zoning certificate application.
- F.) Inspection of footers shall be made prior to being poured to ensure compliance to the minimum footer requirements. Approval or denial certificate will be issued, the applicant must request footer inspection forty-eight (48) hours in advance.

Any inspector who is commissioned by the zoning commissioner for the purpose of conduction of these inspections, shall first be approved by the Zoning Inspector based upon that individual's experience in these particular areas of construction.



- G.) An Occupancy Certificate is required prior to occupancy of a manufactured home the applicant must apply for final zoning certificate three (3) days prior to occupancy at this point a final certificate will be issued.
- H.) If Class A manufactured homes are removed for more than twenty-four (24) months, all foundation and block walls above ground grade must be removed and restored to original grade.

Parking of a House Trailer or Manufactured Home in any district forty-eight (48) hours or longer period of time shall be prohibited except for small utility trailers and except that one (1) trailer may be stored in an enclosed garage, or other accessory building. Provided that such shall not be occupied as a residence or any business conducted in connection therewith while such a trailer is parked or stored, and to insure compliance therewith, a zoning certificate shall be required.

Standards for Class B Manufactured Home Replacement

Standards for determination of acceptable similarity of appearance standards for Class B Manufactured Homes:

The following standards shall be used in the determination of acceptable similarity of appearance between existing and replacement of Class B manufactured homes:

- A.) Class B manufactured homes shall only be replaced on lot in the same position that the non-conforming home had previously set. In replacement of a Class B manufactured home with a larger home than had existed, extension of the home in any direction that reduces required front, rear or side yard requirements must have Board of Appeals approval.
- B.) Class B replacement manufactured homes non-conforming use less than twenty (20) feet wide across the narrowest portion shall require the wheels, axles, and metal frame members to be screened from the bottom of the manufactured homes foundation by manufactured home skirting and slip-joint frost rail and must be maintained at all times. The manufactured home skirting must be installed on the manufactured home being placed on site.
- C.) All Class A manufactured homes being replaced that are of greater square footage shall meet minimum foundation requirements and require the foundation form as set forth in the foundation requirements supplies by the Zoning Inspector (refer to form 601-a, 601-b, 601-c, 602 and 603 attached). Application must be completed meeting minimum requirements and submitted with Zoning Certificate Application.
- D.) Inspection of footers shall be made prior to being poured to insure compliance to the minimum footer requirements. Approval or denial certificate will be issued, the applicant must request footer inspection 48 hours in advance.

Any inspector who is commissioned by the zoning commissioner for the purpose of conduction of these inspections, shall first be approved by the Zoning Inspector based upon that individual's experience in these particular areas of construction.

- E.) Class B manufactured homes being replaced on equal square footage may be located on existing pad/foundation and not required to meet minimum foundation requirement.
- F.) Class B manufactured homes being replaced of equal square footage shall require the wheels, axles, and metal frame members be screened from the bottom of the manufactured to the foundation by manufactured home skirting and slip joint frost rail and must be maintained at all times. The manufactured home skirting must be installed on the manufactured home being placed on-site.
- G.) An Occupancy Certificate is required prior to occupancy of all Class B manufactured homes. The applicant must apply for Final Zoning Certificate three (3) days prior to occupancy. At this point a Final Certificate will be issued.
- H.) If Class B manufactured homes are removed for more than twenty-four (24) months, all foundation and block walls above ground grade must be removed and restored to original grade.

Parking of a House Trailer or Manufactured Home in any district 48-hours or longer period of time shall be prohibited except for small utility trailers and except that one(1) trailer may be stored in an enclosed garage, or other accessory building, providing that such shall not be occupied as a residence or any business conducted in connection therewith while such trailer is parked or stored and to insure compliance therewith, a Zoning Certificate shall be required.

Standards governing Development Requests

The Zoning Commission and Board of Zoning Appeals shall consider all of the following when deciding whether to approve, approve with conditions, or deny a development request:

1. Existing streets and roads leading to the proposed development are, or can be made adequate, to safely accommodated traffic.
2. Proposed vehicular points of ingress and egress are adequate to safely accommodate turning and stacking movements into and out of the subject property.
3. Existing or proposed utility services are adequate.
4. The proposed use is compatible with surrounding uses, and will not create any adverse impact.
5. The proposed architecture and building material will not negatively impact surrounding properties.



6. The proposed development preserves, to the greatest extent possible, the historical and environmental features of the property.
7. Light, noise, dust, odors, and unsightly visual impacts generated by the proposed use will not have an adverse effect on neighboring properties.
8. Proposed hours of operations will not lead to compatibility problems.
9. Proposed buffering and screening is adequate to protect adjacent land uses from adverse impacts.
10. The proposed development is consistent with the land use goals and objectives adopted by Franklin Township including, but not limited to, implementation of one or more of the following:
 - (a) a balance between new single family detached homes and manufactured homes will be provided.
 - (b) a mix of housing price points will be provided
 - (c) a mix of residential lot sizes will be provided
 - (d) a mix of home sizes will be provided
 - (e) one or more amenities will be provided
 - (f) the provision of useable open space will be emphasized
 - (g) rural character will, to the greatest extent possible, be preserved