

SECTION XXVII. TC DISTRICTS

(Adopted March 3, 1969 by Resolution 69-34, effective April 2, 1969)

The following and no other shall be deemed Mobile Home uses and permitted in a Mobile Home District:

1. Any use permitted in an "R" District shall be permitted in a Mobile Home District.
2. Mobile Home Park, when duly licensed by the State of Ohio and the Lake County Board of Health is subject to the following conditions:
 - a. A Mobile Home Park shall consist of at least ten (10) acres of land. The park shall be located on a well drained site, properly graded to assure rapid drainage and free from stagnant pools of water.
 - b. Each park shall provide mobile home spaces, and such spaces shall be clearly defined or delineated. Each space shall have an area of not less than 6,000 square feet, and a width of not less than fifty (50) feet at the setback line. In computing such lot area, no portion of a road or street right-of-way may be included regardless of whether or not the owner holds title. Each space shall be used to accommodate one family only.
 - c. Mobile homes shall be so located on each space so that the mobile home shall not be placed less than fifty (50) feet from any dedicated road right-of-way or the mobile home park property lines, or within fifteen (15) feet from the boundary of a privately owned drive or road within the Mobile Home Park.
 - d. No mobile home or building shall be so located within fifty (50) feet of the rear property line of the Mobile Home Park.
 - e. Each mobile home shall be located a minimum of fifteen (15) feet from the rear property line of the mobile home space it occupies, and shall be located a minimum of ten (10) feet from each side line of the mobile home space it occupies.
 - f. All mobile home spaces shall abut upon a driveway of not less than twenty-five (25) feet in width, which shall have unobstructed access to a public street, alley or highway. Each such driveway shall be identified by name. There shall be not less than 9x22 feet of hard surface off-street parking per mobile home and additional off-street parking within the park for one space per mobile home. Each mobile home shall be situated on a concrete pad of not less than four (4) inches in depth and extending six (6) inches beyond the entire parameter of the mobile home.
 - g. Portland cement walkways not less than two (2) feet wide and four (4) inches thick shall be provided from the mobile home spaces to the back of the driveway curb.
 - h. All driveways and walkways within the park shall be lighted at night with electric lamps of not less than 250 watts each, spaced at intervals of not more than one hundred (100) feet. All driveways within the park shall be twenty five (25) feet in width back to back of curbs and shall be constructed with a mountable Portland cement concrete curb on each side of the pavement, and shall be constructed with a six (6) inch compacted base thickness of B-19 and a double bituminous seal coat.
 - i. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park to meet the requirements of the park. Water mains and fire hydrants shall be approved by the Lake County Engineer and the Chief of the Painesville Township Fire Department, and governed by the National Fire Protection Association recommendations. An adequate supply of hot water shall be provided at all times in the service buildings, for all bathing, washing, and cleansing facilities.
 - j. Each mobile home space shall be provided with a sewer at least four (4) inches in diameter, which shall be connected to receive the waste from the shower, bathtub, flush toilet, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The sewer in each space shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as will present no health hazard.
3. Zoning Permit:

A preliminary plot plan shall be made part of the request for rezoning and a detailed engineer's drawing shall be made part of the application for a zoning permit and a condition of the permit, when issued.

The zoning permit fee for each mobile home space shall be equal to the fee required for a single dwelling, with a minimum charge of one hundred dollars (\$100.00) for a mobile home park.