

"C-5" Trailer Camp District

1. Uses permitted: A tract of land shall be used only for the following purposes, but no such use shall be permitted unless the requirements and conditions described hereafter are met and approval is granted by the Zoning Commission: A zoning permit may be required.
 - a. Trailer Camps
 - b. Accessory Buildings and Uses

2. General Standards for Trailer Camps: The Zoning Commission shall review the particular facts and circumstances of each proposed trailer camp in terms of the following standards and shall find evidence showing that the trailer camp development:
 - a. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;
 - b. Will not be hazardous or detrimental to existing or future neighboring uses;
 - c. Will be served adequately by essential public services and facilities, such as highways, streets, police and fire protection, drainage and refuse disposal; or that the person(s) or agencies responsible for the establishment of the trailer camp shall be able to provide adequately for such services;
 - d. Will not create excessive additional requirements at public cost for public facilities and services;
 - e. Will be consistent with the intent and purpose of this Resolution;
 - f. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads;
 - g. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance; and
 - h. Will meet all the requirements of the Ohio Revised Code and Ohio Administrative Code.

3. Contents of Application: A written application shall be filed with the zoning inspector of the township. At a minimum, the application shall contain the following information:
 - a. Name, address and phone of applicant;
 - b. Legal description of property;
 - c. Present land use;
 - d. Present zoning district;
 - e. Proposed zoning district (C-5);
 - f. A vicinity map at a scale approved by the Commission showing property lines, streets, existing and proposed zoning districts and other such items as the Commission may require to evaluate the relationship of the proposed development to the surrounding areas;
 - a. A plan at a scale approved by the Commission showing the location and dimensions of streets

and other roadways; all individual camp sites; improvements; recreation areas; all accessory buildings and parking areas; buffering, screening or fencing; provisions for garbage and trash removal; provisions for restrooms, and water supply; location of utilities including lighting, and walkways; and other such things that the Commission deems necessary; and

- h. The fee as established by the Board of Township Trustees.

4. Trailer Camp Requirements: All trailer camps shall meet the following requirements:

- a. Size - A trailer camp shall contain a minimum of 10 acres and provide a minimum of 50 camp sites upon opening.
- b. Density - The maximum density shall not exceed ten (10) individual camp sites per acre nor more than thirty-five (35) persons per acre.
- c. Width and Depth - The minimum width of a trailer camp shall not be less than 300 feet. The ratio of width to depth shall not exceed one to five (1:5).
- d. Yards - All individual camp sites or accessory buildings shall be located no closer than fifty (50) feet from the front property lines, nor closer than thirty-five (35) feet from the side or rear property lines. If the side or rear property line abuts a public or private right-of-way, the minimum side or rear yard shall be fifty (50) feet.
- e. Access - All trailer camps shall have access to adequate collector streets with a right-of-way not less than fifty (50) feet in width. Marginal access roads may be required if deemed necessary for trailer camps that have direct access onto an arterial street.
- f. Streets - The design and construction of the interior streets shall be sufficient to adequately serve the size and density of the development. All interior streets shall be all-weather roads with a right-of-way not less than twenty-five (25) feet and a road surface of not less than twenty (20) feet. Parking on the interior streets shall not be permitted.
- g. Walkways - All trailer camps shall have pedestrian walkways at least four (4) feet in width. The location of necessary walkways shall be decided by the Commission and may vary relative to location, intensity of use, and location of recreational areas and service facilities.
- h. Recreational and Open Space - At least thirty-five (35) percent of the land area of the trailer camp shall be reserved for recreational and open space. This figure is in addition to any other open areas required by yard dimensions or any other section of this resolution. Individual camp sites shall not be included in this recreation and open space area.
- i. Buffering and Screening - The outer boundaries of the trailer camp shall contain a buffer zone. This buffer zone shall be composed of a green strip, not

less than twenty (20) feet in width, located along all camp boundaries. In addition, all trailers, campers, tents, and camp sites shall be located no closer than one hundred (100) feet from any property zoned for residences. Proper buffering shall be determined by the Commission and may include fencing, screening, and/or the planting of trees and bushes.

5. Individual Camp Site Requirements: Individual camp site within trailer camps shall meet the following requirements:
 - a. Camp Site Area - Each individual camp site shall be at least 2,500 square feet in area.
 - b. Camp Site Width - Each individual camp site shall be at least forty (40) feet in width.
 - c. Camp Site Width - There shall be a minimum of eight (8) feet open space between the vehicle, trailer, tent or structure used for camping purposes and any such camp site boundary line. The width and/or length of the vehicle, trailer, tent or structure shall include all projections, awnings, porches, tip outs, flip outs, and slip outs.
 - d. Corner Markers - The four (4) corners of each individual campsite shall be marked in a manner acceptable to the Commission.
 - e. Streets - All individual camp sites shall front on an all-weather road with a right-of-way not less than twenty-five (25) feet and a pavement surface of not less than twenty (20) feet.

6. Trailer Camp Utilities and Other Services: All trailer camps shall conform to the requirements for utilities and other services as follows:
 - a. Storm Drainage - Within each trailer camp, storm drainage shall be provided in accordance with the following requirements:
 1. All areas of a trailer camp shall be graded in a manner so that there will be no poorly drained area. Grading shall not obstruct the natural drainage of surrounding properties.
 2. Open drainage ditches are prohibited. All drainage systems shall be designed in accordance with an approved by the County Engineer.
 - b. Water Supply - Within each trailer camp, the requirements of Section 3701-25-37 of the Ohio Administrative Code shall be met.
 - c. Sewage - Within each trailer camp, the requirements of Section 3701-25-57 of the Ohio Administrative Code shall be met.
 - d. Toilet Facilities - Within each trailer camp, the requirements of Section 3701-25-61 of the Ohio Administrative Code shall be met.
 - e. Other Requirements - Within each trailer camp, the requirements of Section 3701-25-51 through 3701-25-75 inclusive (Ohio Administrative Code) shall be met.

7. Supplementary Regulations - All trailers camps shall conform to the following:
 - a. No trailer, camper, or tent shall be occupied on a permanent basis.
 - b. Inspection - The County Board of Health and the Zoning Inspector shall have the right of entry and access to trailer camps at any reasonable time for the purpose of inspecting and investigating conditions relating to the administration and enforcement of the regulations and requirements of the resolution.
 - c. Sale of camp sites - The sale of individual camp sites shall be prohibited.
 - d. Campfires - If campfires are permitted, suitable facilities shall be provided and necessary precautions taken.
8. Penalty for Violation: The violation of any part of this Resolution shall be punishable under Section 10, subsection C. The appropriate prescription of conditions and safeguards, in conformity with this Resolution, shall be met. Violations such conditions and safeguards, when made a part of the zoning permit, shall be deemed a violation of this Resolution and punishable under Section 10, subsection C.
9. Existing Park Expansion: The expansion of any existing trailer camp will be required to meet these requirements for the expanded portion.
10. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
11. Accessory Buildings: Not over twenty (20) feet in height, located in accordance with 4, d. Yards above.
12. Signs: Shall be **permitted** as stated in Section 7, C and as stated herein. **(5/13)**
 - a. Free-standing, portable, and projecting identification and projecting advertising signs located at the place of business may be erected, provided they do not exceed in total area one (1) square foot for each lineal foot of frontage of the land on the main street, nor exceed in total area two hundred (200) square feet. No single sign shall exceed two hundred (200) square feet in area. Both sides of any sign may carry a message.
 - b. Projecting signs shall not project more than sixty (60) inches from the building and the bottom of such sign shall be not less than nine (9) feet above the finished grade.
 - c. Wall signs shall be permitted, but their total area on any wall shall not exceed twenty (20) percent of the area of that wall or three hundred (300) square feet in area, whichever is less. This sign area is in addition to the area permitted in a above or in exempt signs.
 - d. On lots abutting any "A" or "R" District, signs may not be located closer than twenty (20) feet to the side lot line.
 - e. Commercial outdoor advertising signs and their structures shall be set back from the established right-

of-way of any street or highway at least as far as the specific front yard requirement of the District in which it is located except for modification f, g, and h below.

- f. For every square foot by which the commercial outdoor advertising sign and its structure exceeds fifty (50) square feet, the setback shall be increased one (1) foot, but need not exceed one hundred (100) feet.
 - g. At the intersection of any state or federal highway with an arterial or collector street, the setback of any commercial outdoor advertising sign and its structure shall be not less than fifty (50) feet from the established right-of-way of each street or highway.
 - h. Each such sign will subtract forty-eight (48) square feet from the square footage allowed for the District in which the sign is erected.
13. Mobile Home Storage: One (1) mobile home may be stored in the rear yard of a lot provided that no use shall be made and no living quarters maintained or any business practiced in a mobile home that is stored.
14. Swimming Pool Requirements - Private: No private swimming pool, exclusive of portable swimming pools with a diameter of less than twelve (12) feet or with an area of less than one hundred (100) square feet shall be allowed except as an accessory use and unless it complies with the following conditions and requirements:
- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the property on which it is located;
 - b. It may not be located closer than the required setback line for the District in which it is located; and
 - c. The swimming pool, or the entire property on which it is located, shall have a fence, wall, or barrier to prevent uncontrolled access from the street or adjacent properties. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements.
(8/06)

15. Land Under Water: All submerged lands below low water datum are a part of the District to which their abutting natural above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above-water property. Two or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary.
16. Fences: The following condition shall apply to fences:
- a. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, planted, placed, or maintained within the triangular area formed by connecting with a straight line, two (2) points located on the respective right-of-way,

twenty-five (25) feet distance from their point of intersection.

- b. The requirements in Section 7, M. shall be met. (7/12)