

ORDINANCE NO. 2017-7

AN ORDINANCE REGULATING MOBILE HOMES AND OTHER SIMILAR
STRUCTURES WITHIN THE VILLAGE OF BELMONT

BE IT ORDAINED, by the Council of the Village of Belmont:

SECTION 1. (A) For purposes of this ordinance, the following definitions apply:

(1) "Mobile home" means a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections.

(2) "Tiny Home" means a building unit or assembly of closed construction that is fabricated in an off-site facility and has no specified dimensions; however is less than five hundred square feet, and is designed for permanent occupancy.

(3) "Site" means any one (1) lot, or any combination of two (2) or more adjacent lots, within the village, as recorded in the Belmont County Plat Records.

(B) Each mobile home, tiny home, or similar type structure, within the village, shall be properly connected to the village sanitary sewer system and the village water system together with all utility connections, in compliance with all requirements with all the ordinances and regulations as may be in existence in the village with regards to dwellings.

(C) Each mobile home, tiny home, or similar type structure, within the village, shall be equipped with underskirting of a corresponding or matching material used in construction of the structure.

(D) Each mobile home, tiny home, or similar type structure, within the village, shall have a permanent foundation of either a concrete slab, with proper underskirting [as established in SECTION 1(C)] of this ordinance, or concrete block.

SECTION 2. (A) It shall be unlawful for the owner, in fee simple, of a site within the village to rent or lease said site for the purposes of placing a mobile home, tiny home, or similar type structure on said site.

(B) Each mobile home, tiny home, or similar type structure, within the village, shall at all times authorized under this ordinance, be the residence of its registered owner, and it shall be unlawful to rent, lease, or sublet the use of such mobile home, tiny home, or similar type structure, within the village, unless the site owner was presently under a rental or lease agreement for rental or lease with another individual prior to the adoption of this ordinance. If the site owner was presently under a rental or lease agreement prior to the adoption of this ordinance, the site may be continued to be rented or leased; however, the mobile home, tiny home, or similar type structure shall not be vacant for

more than thirty (30) days. If said mobile home, tiny home, or similar type structure is vacant for more than thirty (30) days, it shall be unlawful for said mobile home, tiny home, or similar type structure to be rented or leased.

(C) Each mobile home, tiny home, or similar type structure, within the village, that existed prior to the adoption of this ordinance, is permitted to remain within the Village as long as it remains in the present location which it was located prior to the adoption of this ordinance, and subject to paragraphs (A) and (B) of this section. If the registered owner of said mobile home, tiny home, or similar type structure, within the village, removes and relocates said mobile home, tiny home, or similar type structure to another site within the village, the owner, in fee simple, of said site may not replace said mobile home, tiny home, or similar type structure.

(D) All owners of mobile home, tiny home, or similar type structure, that are in compliance with the provisions of this ordinance, within the village, may upgrade a mobile home or similar type structure with a mobile home or similar type structure of better quality and construction.

SECTION 3. (A) Upon a finding by the Council of a violation of the provisions of this ordinance and upon motion of the Council, the Mayor shall cause a written notice, to be sent, by certified mail, return-receipt requested, to the owner, in fee simple, of the site or the owner of the mobile home, tiny home, or similar type structure, or both, advising said owner or owners of the violation and granting him, her, or them thirty (30) days from and after the date of receipt of said notice to remedy the violation without penalty.

(B) After 30 days from the date of receipt of the notice, if the condition of violation remains unremedied, any violation of the provisions of this ordinance, the owner, in fee simple, of the site or the owner of the mobile home, tiny home, or similar type structure shall be guilty a minor misdemeanor, and each subsequent period of thirty (30) days the condition of violation continues, so constitutes a separate offense.

(O.R.C. 4501.01, 715.26)

SECTION 4. This ordinance shall take effect at the earliest time allowed by law.

STANLEY A. SOBEL, Mayor

CLERK'S CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing Ordinance was adopted by Belmont Village Council at a regular meeting on the 6th day of April, 2017.

RICKY BURKHEAD, Fiscal Officer and
Clerk of Council