

Ordinance No. 79-644

Passed, MAY 2,

19 79

AN ORDINANCE REGULATING THE USE OF HOUSE TRAILERS, MOBILE HOMES, HOUSE CARS, CAMP CARS OR SIMILAR TYPE VEHICLES OR STRUCTURES OR THE CONDUCT OF BUSINESS WITHIN THE VILLAGE OF SCIO, OHIO

WHEREAS, it has come to the attention of the Council of the Village of Scio that there have been many complaints in regard to the use of house trailers, mobile homes, house cars, camp cars or similar type vehicles or structures as residential units or as business units with the Village, and

WHEREAS, numerous property holders and owners in the Village of Scio, Ohio have protested the installation at random of such house trailers, mobile homes, house cars, camp cars or similar type vehicles or structures in and about the Village;

NOW THEREFORE, be it ordained by the Council of the Village of Scio, Ohio, that

SECTION 1. It shall be unlawful within the corporate limits of the Village for the owner, agent, or any other person, firm or corporation to park any house trailer, mobile home, house car, camp car or similar type vehicle or structure on any tract of land owned by any person, firm or corporation, occupied or unoccupied, within the Village except as provided in the ordinance.

SECTION 2. No person shall park or occupy any house trailer, mobile home, house car, camp car, or similar type vehicle or structure on any lot, excepting as follows:

A. Provided that the parking of only one unoccupied house trailer, mobile home, house car, camp car or similar type vehicle or structure in an accessory private garage building or in a rear yard in any district is permitted provided no living quarters shall be maintained on any business practiced in such house trailer, mobile home, house car, camp car or similar type vehicle or structure while such house trailer, mobile home, house car, camp car or similar type vehicle or structure is so parked or stored.

B. That notwithstanding Section 1 of this Ordinance, nothing contained in this Ordinance shall in any way effect any such house trailer, mobile home, house car, camp car, or similar type vehicle or structure now parked or used as such living quarters, or any house trailer which was used for such purpose prior to the effective date of this ordinance. Should any such trailer within the Village limits be moved or removed, it shall be lawful to return or replace such trailer on the same lot or location from which the trailer had been moved or removed by the same owner provided that notification is submitted for with the Mayor of said Village within a thirty (30) day period from the time said trailer was removed and upon satisfactory proof that a replacement trailer is on order, the same may be replaced within an additional ninety (90) days. The replacement trailer need not be the identical trailer which was moved or removed, but the replacement trailer must be approved by the Council of the Village of Scio, and must be of similar type vehicle or structure as the one removed.

C. The site for each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall contain at least 3,500 square feet per house trailer, mobile home, house car, camp car or similar structure to be situated thereon.

D. Each site shall have a suitable parking area set aside for off street parking for at least two automobiles.

situated thereon.

D. Each site shall have a suitable parking area set aside for off street parking for at least two automobiles.

E. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall have place around the perimeter of it, skirts or panels, constructed of a suitable material so as to screen the area beneath said house trailer, mobile home, house car, camp car or similar type vehicle or structure from view.

F. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall be properly connected with the Village sanitary sewer system and the Village water system in compliance with all requirements of the Ordinance or regulations as may be in existence in the said Village of Scio in regard to dwellings.

G. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall not be inhabited by a greater number of occupants than that for which it was designed.

H. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure to be used as a permanent place of abode or as a permanent dwelling or for indefinite periods of time shall first obtain from the Village of Scio a permit as herein after provided. A fee of Ten Dollars (\$10.00) shall be

CON'T
Ordinance No. 79-644

Passed MAY 2, 1979 19

charged for said permit.

I. No part of any house trailer, mobile home, house car, camp car or similar type vehicle or structure or building attached to said house trailer, mobile home, house car, camp car or similar type vehicle or structure shall be nearer than ten (10) feet to the property lines of said lot or parcel of land or other building or structure on said lot. All measurements shall be made at the most extreme projection of said building or structure.

J. If a structure is attached or built around or near the house trailer et cetra, it shall be constructed of similar materials as the house trailer and be generally of the same style and design.

SECTION 3. The Mayor of said Village shall issue a permit to an applicant according to the above requirements upon satisfactory proof that said requirements as above set forth have been complied with.

SECTION 4. For the purpose of this Ordinance, a house trailer, mobile home, house car, camp car or similar type vehicle or structure shall be defined as follows: "house trailer means any vehicle or structure so designed and constructed in such a manner as will permit occupancy thereof as sleeping quarters for one or more persons or it may be, mounted on wheels and used as a conveyance on highways or Village streets propelled or drawn by its own power or other motive power."

SECTION 5. Any person who violates the terms of this Ordinance, as above set forth shall be fined not more than \$25.00 per day and not less than \$5.00 per day for every day said person is in violation of this Ordinance. It shall be deemed to be a violation under terms hereof when any person uses said house trailer, mobile home, house car, camp car or similar type vehicle or structure as above defined for occupancy without the permit from the Village of Scio as above provided. Each day said trailer is occupied shall be considered a separate violation.

Section 6. This Ordinance is hereby declared to be an emergency Ordinance for the immediate preservation of public peace, health or safety of the citizens of Scio for the reason of regulations are needed immediately.

This Ordinance shall take effect and be in force from and after its passage, otherwise this Ordinance shall go into effect at the earliest date allowed by law.

PASSED: MAY 2, 1979

Harold Smith
MAYOR

ATTESTED: *Eleanor Shover*

CLERK

B. Sect.

Should any such trailer within the village limits be moved or removed, it shall be lawful to return or replace such trailer on the same lot or location from which the trailer had been moved or removed by the same owner provided that application is applied for with the Mayor of said Village within a thirty (30) day period from the time said trailer was removed and upon satisfactory proof that a replacement trailer is on order, the same may be replaced within an additional 90 days

house trailers

VILLAGE OF SCIO
ORDINANCE NO. 11-004

AN ORDINANCE AMENDING RESOLUTION NO. 79-644,
ENACTED MAY 2, 1979

WHEREAS, the Council for the Village of Scio, Harrison County, Ohio has determined that it is in the interest of the community and for reasons of safety and welfare of its residents that an ordinance be passed amending Resolution No. 79-644, enacted May 2, 1979.

THEREFORE, be it ordained by the Council of the Village of Scio as follows:

SECTION 1. That Ordinance No. 79-644, enacted May 2, 1979, shall be amended to read as follows:

SECTION 7.

That this Ordinance shall not apply to any person who is working for, or in conjunction with, any non-profit or charitable organization for a Village sanctioned event.

SECTION 2. That no other section, article or other language or Ordinance No. 79-644, shall be amended or modified in any way.

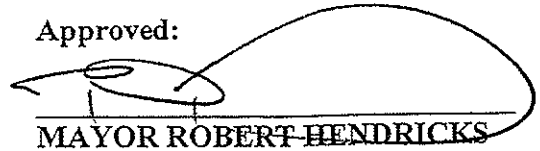
SECTION 3. The foregoing Ordinance was adopted and all actions and deliberations of the Village of Scio, Harrison County, Ohio relating thereto were conducted in open meetings to the public in compliance with all applicable legal requirements including Sections 121.22 of the Ohio Revised Code.

Read this 12 day of October, 2011.

Read this 26 day of October, 2011.

Passed this 9 day of November, 2011.

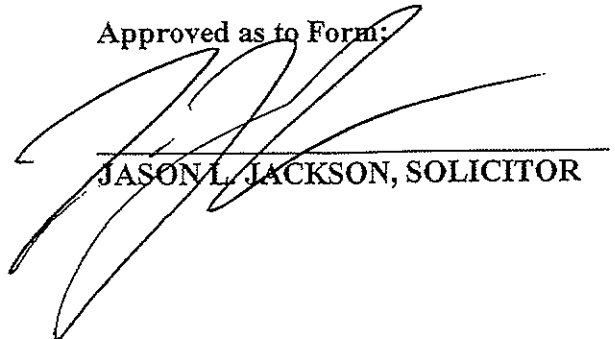
Approved:


MAYOR ROBERT HENDRICKS

Attest:


TRISH COPELAND, CLERK

Approved as to Form:


JASON L. JACKSON, SOLICITOR