

# Athens Township

Athens County, Ohio

## APPLICATION FOR ZONING CERTIFICATE

Athens Township Zoning Resolution §10.01 (1) and Ohio Revised Code §519.17

### TO INSTALL A MANUFACTURED HOME OUTSIDE A MANUFACTURED HOME PARK

Athens Township Zoning Code §6.04(b) Mobile Homes

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*Athens Township Zoning Code §10.01 (1) "...No person shall locate, erect, construct, reconstruct, enlarge, or structurally alter any building or structure within the territory included in a zoning resolution without obtaining a zoning certificate, if required under section 519.16 of the Ohio Revised Code (ORC), and no such zoning certificate shall be issued unless the plans for the proposed building or structure fully comply with the zoning regulations then in effect..."*

*Athens Township Zoning Code §6.04(b) Mobile Homes "...Mobile homes are only permitted in licensed mobile home parks in R3 Districts. A manufactured home on a permanent foundation and considered real estate by the Athens County Auditor will be considered a dwelling for the purposes of this Code and is a permitted use in any district..."*

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**PERMITS FOR START OF CONSTRUCTION ARE VALID FOR ONE (1) YEAR FROM DATE OF ISSUANCE  
WORK MUST BE COMPLETED WITHIN TWO (2) YEARS OR A NEW PERMIT OBTAINED**

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Property Address/Parcel ID #(s): \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_  
Street City State Zip Code

Phone: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

Applicant/Lessee/Agent Name (if different than Owner): \_\_\_\_\_

Applicant/Lessee/Agent Address: \_\_\_\_\_  
Street City State Zip Code

Phone: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

Applicant Name (if different than Owner): \_\_\_\_\_

Applicant Address: \_\_\_\_\_  
Street City State Zip code

Phone: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

Zoning district: (check one)  R-1  R-2  R-3  B-1  B-2  LLR  OS

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#### DEFINITIONS:

**Manufactured Home:** A building unit or assembly of closed construction that is fabricated in an off-site facility and **constructed in conformance with federal construction and safety standards established by the Secretary of Housing and Urban Development (HUD)** and has a permanent label or tag affixed to it certifying compliance with all applicable federal construction and safety standards. A structure,

transportable in one or more sections, which is built on a permanent chassis and is designed for use **with or without a permanent foundation** when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**ORC 3781.06 (C) (5) "Permanent foundation"** means permanent masonry, concrete, or a footing or foundation approved by the division of industrial compliance of the department of commerce pursuant to Chapter 4781 of the Revised Code, to which a manufactured or mobile home may be affixed.

**OAC 4781-6-03.3 (N) Permanent foundations.**

Permanent foundation shall:

- (1) Have a **continuous perimeter wall** that complies with requirements of **HUD's September 1996 permanent foundation guide for manufactured homes**;
- (2) Have footings that are either below the frost line or protected from frost heave;
- (3) Tongue, wheels, axles, and hitches shall be removed from under the manufactured home; and
- (4) Conform to *Chapter 4781-6 of the Administrative Code*.

**HUD 1996 Guide for Manufactured Homes 100.1 (C) Definition of Permanent Foundation:**

Permanent foundations must be constructed of durable materials; i.e. **concrete, mortared masonry, or treated wood** and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally developed in accordance with this document or be structurally designed by a licensed professional engineer for the following:

1. Vertical stability
  - a. Rated anchorage capacity to prevent uplift and overturning due to wind or seismic forces, whichever controls. Screw-in soil anchors are not considered a permanent anchorage.
  - b. Footing size to prevent overloading the soil-bearing capacity and avoids soil settlement. Footing shall be reinforced concrete to be considered permanent.
  - c. Base of footing below maximum frost-penetration depth.
  - d. Encloses a basement or crawl space with a **continuous wall (whether bearing or nonbearing) that separates the basement of crawl space from the backfill, and keeps out vermin and water.**
2. Lateral stability. Rated anchorage capacity to prevent sliding due to wind or seismic forces, whichever controls, in the transverse and longitudinal directions.

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**APPLICATION MUST CONTAIN THE FOLLOWING INFORMATION:**

1. Signed and Completed Application, including all information required below.
2. Site plan drawn to scale illustrating:
  - a. Lot size and dimensions.
  - b. Name and location of all abutting/adjacent **PUBLIC** streets.
  - c. Location, size and current use of all **EXISTING**/remaining buildings and structures (principal and accessory).
  - d. Location, size and **PROPOSED** use of new buildings or structures (principal and accessory) and distance from existing and proposed buildings and structures to property lines including roof lines, bay windows, roof gutters, and other structural projections.
  - e. Type of continuous perimeter foundation proposed:  
 concrete  mortared masonry  treated wood  other (describe) \_\_\_\_\_
  - f. Location, size and surface material of **EXISTING**/remaining and **PROPOSED**/new parking spaces.
  - g. Location of **EXISTING**/remaining and **PROPOSED**/new dumpsters and/or trash handling areas.
  - h. Location and height of **EXISTING**/remaining and **PROPOSED**/new and fencing, walls or hedges (if applicable).

