



## Legislation Details (With Text)

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**Type:** Ordinance      **Status:** Passed

**File created:** 3/4/2014      **In control:** Rules & Reference Committee

**On agenda:** 5/4/2015      **Final action:** 5/6/2015

**Title:** To amend Section 3303.13, Letter M, of the Columbus Zoning Code, Title 33, to update the definition of Manufactured Home to be consistent with the Ohio Revised Code.

**Sponsors:** Michelle M. Mills

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
5/6/2015	1	CITY CLERK	Attest	
5/5/2015	1	MAYOR	Signed	
5/4/2015	1	COUNCIL PRESIDENT	Signed	
5/4/2015	1	Columbus City Council	Approved	Pass
4/27/2015	1	Columbus City Council	Read for the First Time	

### BACKGROUND:

Municipal Code Corporation completed their bi-annual review of the codes for the City of Columbus, and has indicated that several code sections throughout the complete code of the City of Columbus need to be updated. Specifically affecting the Columbus Zoning Code, Title 33, the current definition for "Manufactured Home" contained in Chapter 3303, needs to be updated to remain consistent with the definition found in the Ohio Revised Code. This code change corrects the identified deficiencies found in this definition while not altering the scope or level of regulation contained in the Columbus Zoning Code.

The Columbus Development Commission voted to recommend approval of this Zoning Code revision at its monthly public meeting on February 13, 2014

**FISCAL IMPACT:** No funding is required for this legislation.

To amend Section 3303.13, Letter M, of the Columbus Zoning Code, Title 33, to update the definition of Manufactured Home to be consistent with the Ohio Revised Code.

**WHEREAS,** Municipal Code Corporation completed their bi-annual review of the codes for the City of Columbus, and has indicated that several code sections throughout the complete code of the City of Columbus need to be updated; and

**WHEREAS,** specifically affecting the Columbus Zoning Code, the current definition for "Manufactured Home" contained in Chapter 3303, needs to be updated to remain consistent with the definition found in the Ohio Revised Code; and

**WHEREAS**, this code change corrects the identified deficiencies found in this definition while not altering the scope or level of regulation contained in the Columbus Zoning Code; and

**WHEREAS**, the Columbus Development Commission voted to recommend approval of this Zoning Code revision at its monthly public meeting on February 13, 2014; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That existing section 3303.13 of the Columbus City Codes is hereby amended to read as follows:

**3303.13 Letter M.**

"Maintenance" means, in reference to a graphic, cleaning, painting, repair, or replacement of defective parts in a manner that does not alter the basic copy, design, or structure.

Manual Changeable Copy. See "Changeable copy."

"Manufactured home" ~~means any mobile home bearing a label certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standards. The term is used to distinguish mobile homes which have been so certified from those which have not been certified.~~ means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403 and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

"Manufactured home pad" means that portion of a manufactured home site that is designed, constructed, and improved in such a manner to provide a base upon which a manufactured home shall rest, and which also serves as a base upon which blocks or other materials are placed to assist in leveling the floor of the manufactured home and provide a temporary type of foundation.

"Manufactured home park" means one or more contiguous parcels of land under a single management which have been designed and developed in such a manner as to provide individual manufactured home sites for one or more manufactured homes. The term manufactured home park shall mean the same as a trailer park, trailer court, or trailer camp; however, only mobile homes or trailers with the HUD certification shall be located therein.

"Manufactured home site" means an area of land within a manufactured home park that is designed and developed in such a manner as to provide a location for one manufactured home.

Manufacturing Use. See "Use, institutional, commercial or manufacturing."

Marquee. See "Awning, fixed."

"Meat packing plant" means a place, other than a slaughterhouse, where animals other than fowl or game are processed, cured and /or made ready for cold storage or sale.

"Message center" means an automatic changeable copy sign, a display capable of transmitting variable information to the public, such as the date, time and temperature; public service messages; or a wide variety or promotional announcements.

"Minimum Floor area" means that area computed for the floors in the dwelling above the lot grade line. The second floor in each case qualifying for living quarters shall have access thereto by a permanent built-in stairway. "Minimum net floor area for living quarters" excludes rooms for garage purposes, outside vestibules, and open or closed porches or verandas. "Living quarters" means that portion of the building which is constructed with ceilings and walls finished on the inside in accordance with the Building Code.

"Mobile home" means any vehicle manufactured as a single-family residence, comprised of one or more sections, excluding recreational vehicles, which has been designed and manufactured for transportation on the public streets and highways on its own wheels, arriving at the site ready for occupancy except for normal unpacking, assembly operations and connections to utilities. This term shall not include a modular home as defined in this chapter, or an industrialized unit as defined in Section 3781.10 of the Ohio Revised Code, but includes a manufactured home as defined in this chapter.

"Modular home" means a residence comprised of one or more self-sufficient sections, except site preparations, transported on a vehicle from the place of manufacture to a site where it is to be occupied as a dwelling. This term shall not include a mobile home or a manufactured home.

"Monopole telecommunication antenna" means the combination of a single tubular or rod-shaped support

structure and transceiving devices, including, but not limited to, panel and whip antennas, used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish, or erector-style antennas.

Monument Sign. See "Sign."

Motel. See "Hotel."

"Motorist services use" means an activity or land use providing fuel, food or lodging and described as a "motorist services use" by the Ohio Manual on Uniform Traffic Control Devices (OMUTCD), latest revision.

Multi-Faced Sign. See "Sign."

"Multiple-dwelling development" means a residential development under one control and consisting of three or more dwellings each containing three or four dwelling units erected on a lot which has frontage on and access to a public street through an approved system of private drives.

"Mural" means a graphic displayed on the exterior of a building, generally for the purposes of decoration or artistic expression, including, but not limited to, painting, fresco or mosaic.

**SECTION 2.** That prior existing section 3303.13 of the Columbus City Codes, 1959, is hereby repealed.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period provided by law.