

**GENERAL INFORMATION**

Subject

- Request - Amendment to the Spencer Township Zoning Resolution for Section 8 regarding Tiny Homes
- Location - Spencer Township
- Applicant - Spencer Township Board of Trustees

**STAFF ANALYSIS**

The Spencer Township Zoning Commission requests an amendment to the Spencer Township Zoning Resolution to add Tiny Home use to the existing Manufactured Home Park District. This amendment will provide a location for this type of housing that can be a short or long-term rental.

A Tiny Home or similar portable residence shall only be permitted in the manufactured home park with an approved Conditional Use permit. The permit must be obtained by the owner prior to renting a lot in the Manufactured Home Park. A Tiny Home is defined as a small structure or mobile home that is less than five-hundred (500) square feet in size. Such structures are typically designed for space efficiency and as a portable residence. Tiny homes shall only be permitted in a mobile home park.

The request is allowing the owners of the tiny homes an option to stay either short or long term without additional reviews once the Conditional Use has been issued by the township. Staff supports the townships request and the amendment is shown in EXHIBIT "A."

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend an approval of the proposed amendment to the Spencer Township Zoning Resolution shown in EXHIBIT "A" to the Spencer Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
SPENCER TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z30-C140  
DATE: January 22, 2025  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 8**

**MHP – MANUFACTURED HOME PARK DISTRICT**

**800 PURPOSE**

The purpose of the MHP Manufactured Home Park District is to establish areas suitable for the placement of manufactured housing and mobile homes as defined in this Resolution. No mobile home, manufactured home, ***tiny home***, trailer or similar portable residence shall be permitted to locate in the Township except in a Manufactured Home Park District.

**801 PERMITTED USES**

The following uses are permitted in the MHP district:

Accessory uses and accessory structures  
Manufactured home (see Section 25 – Definitions)  
Mobile home Recreational facility, outdoor

**802 CONDITIONAL USES**

Telecommunication tower (See Supplemental Regulations – Section 1413)

***Tiny Home***

**803 APPROVAL PROCEDURE**

Manufactured homes and manufactured home parks shall be located only in the MHP district and shall be developed according to the standards and regulations stated in this Section. The procedure to amend the Official Zoning Map to establish an MHP District is set forth in Section 21 – Zoning Changes and Text Amendments. Manufactured home parks are subject to the requirements of Section 17 – Site Plan Review, and shall conform to the following standards:

1. The proposed site shall be a minimum of ten (10) acres;
2. Public water and sanitary sewer shall be utilized by the development;
3. The maximum density shall not exceed 4 manufactured home units per acre;
4. An adjacent yard not less than 1,000 square feet shall be provided for each manufactured home unit and shown on the site plan;
5. Two (2) 9x20 foot off-street parking spaces of concrete or asphalt shall be required for each manufactured home unit in addition to outdoor living area set forth in provision 4.
6. A minimum of 45 feet of clearance shall be provided between the individual manufactured and mobile homes.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 25**

**DEFINITIONS**

Pre-existing definitions in the Spencer Township Zoning Resolution for reference:

**Mobile Home:** A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five (35) body feet in length or, when erected on site, is three hundred twenty (320) or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home or as an industrialized unit as defined in this resolution. (ORC 4501.01O)

**Mobile Home Park:** Any lot, parcel or tract of land under single ownership which has been planned and improved for the placement of two (2) or more manufactured homes which contain a mobile component or mobile homes used for human habitation are parked, either free of charge or for revenue purposes and including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such mobile home park; and falling within the definition of a "Manufactured Home Park" in this resolution. **Modular Home:** Any dwelling that is designed in more than one unit and is designed to be made mobile on a temporary basis, and constructed or manufactured to provide a permanent residence; but does not include a mobile home or recreational vehicle.

## EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

### SECTION 25

#### DEFINITIONS

**Story:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, the space between such floor and the ceiling above it.

***Tiny Home:*** *A small ~~house~~ structure or mobile home that is less than five-hundred (500) square feet in size. Such ~~homes~~ structures are typically designed for space efficiency and as a portable residence. Tiny homes shall only be permitted in a mobile home park.*

**Truck Terminal:** Land and buildings used as a relay station for the transfer of a load from one vehicle or building to another or one party to another. The terminal facility may include truck storage and repair.

**Yard:** Any open space located on the same lot with a building, unoccupied and unobstructed from the ground, except for accessory structures, parking, or such projections as are expressly permitted in these regulations. The minimum depth or width of a yard is the horizontal distance between the lot line and the nearest point of the foundation wall of the main building.

**Yard, Front:** A yard extending along the full width of the lot between side lot lines and from the front lot line to the front building line.

**Yard, Rear:** A yard extending across the full width of the lot between the side lot lines and lying between the rear lot line and the nearest wall of the main building. Rear yard depth shall be measured from the rear building wall to the nearest point of the rear lot line.

**Yard, Side:** A yard lying between the side lot line of the lot and the nearest building wall of the main building, between the front yard and the rear yard.