

Article 6

Manufactured Homes

600 Definition of manufactured homes

A permanently sited manufactured home means manufactured home as defined in Ohio Revised Code 519.212 as amended and approved as meeting acceptable similarity appearance standards and performance standards as specified in this Section.

610 Manufactured homes on individual lots or parcels of land

Manufactured homes either individually or by specific model shall be permitted in all districts permitting single-family dwellings and shall be designated as a single-family residential use in such districts, subject to the requirements and limitations applying generally to residential use including minimum lot size, lot width, yard and off-street parking, acceptable similarity appearance standards and such other requirements of this Resolution that apply to such residential uses.

620 Standards for manufactured homes

The following standards shall be used in the determination of acceptable similarity of appearance between manufactured homes and residences constructed on site to assure that such manufactured homes placed on a visible, permanent foundation will be comparable in appearance with site built housing that has been or may be constructed on adjacent or nearby locations.

- A. Manufactured homes shall have a minimum usable floor area of one thousand (1,000) square feet excluding garage, deck, unenclosed porch or basement.
- B. Manufactured homes shall be located on lots such that the portions of the manufactured home nearest the street frontage are at least thirty four (34) feet in total dimension parallel to the street. Such dimension shall be measured from outer portions, including eaves, and shall include any additions to the main body of the manufactured home, such as garages, carports, utility or living rooms, recreation rooms, etc.
- C. The wheel, axles, and metal frame members shall be screened from the bottom of the manufactured home to the ground by concrete or masonry wall. The wall must be installed prior to the occupancy of the manufactured home being placed on site. Wall must be maintained at all times while the manufactured home is on the lot.

650 Removal of manufactured homes

If manufactured homes are removed for more than twenty-four (24) months, all foundation and block walls above ground grade must be removed and restored to original grade.

660 Unpermitted parking of manufactured home

Parking of a house trailer or manufactured home in any district forty-eight (48) hours or longer period of time shall be prohibited, except for small utility trailers and except that one (1) trailer may be stored in an enclosed garage, or other accessory building, provided that such shall not be occupied as residences or any business conducted in connection therewith, while such trailer is parked or stored, and to insure compliance therewith, a zoning certificate shall be required.