

**ARTICLE VIII. MANUFACTURED HOMES**

**SECTION A. PLACEMENT OF MANUFACTURED HOMES**

1. Manufactured homes shall be permitted in either an established mobile manufactured home park or manufactured home subdivision.
2. Manufactured home parks and manufactured home subdivisions may be permitted in an "R-3" District.
3. A manufactured home used for temporary living quarters, or storage of materials or equipment in conjunction with construction work only may be permitted in any district during the period that the construction is in progress. Such permitted use shall be conditional and requires approval by the Board of Zoning Appeals and shall expire upon completion of the construction work. Permits for such use shall be for one year and will require renewal for continued use.
4. No porch, canopy, patio roof, room, structure for storage, or other addition may be attached to a manufactured home unless of a material or type of construction specifically designed and manufactured for such use.

**A. Single Family Dwellings and Permanently Sited Manufactured Homes**

1. Lake Township hereby establishes the following standards for the placement of all single-family dwellings and permanently sited manufactured homes in areas of the Township which single-family dwellings are permitted.
  - a. All permanently sited single-family dwellings and permanently sited manufactured homes shall meet the minimum lot area, minimum setbacks, and minimum height limitations for the particular district in which it will be located.
  - b. Off-street parking shall be provided according to Article VI.
  - c. The dwelling shall have all towing apparatus, wheels and exposed chassis, if any, removed before occupancy of any kind is permitted.
  - d. The dwelling must be approved for and permanently connected to all required utilities.
  - e. All dwellings shall be installed with properly engineered foundation systems that meet the manufacturer's installation requirements and/or applicable state and local building codes for residential dwellings. A properly engineered foundation system is one that provides adequate support of the dwellings vertical and horizontal loads and transfers these and other imposed forces, without failure, from the dwelling to the undisturbed ground below the frost line.
  - f. All single family dwellings and permanently sited manufactured homes shall be taxed as real property.
- B. Manufactured housing not meeting the criteria established for a permanently sited manufactured homes (see definitions) shall be permitted in either a mobile manufactured home park or manufactured home subdivision.
  - a. Manufactured home parks and manufactured home subdivisions are permitted use in a R-3 residential district.

**SECTION B. MOBILE HOME PARK REQUIREMENTS**

**General Requirements:** Mobile home parks shall be constructed pursuant to the Rules of the Ohio Department of Health, Public Health Council, Mobile Home Parks, Chapter 3701-27. In addition, mobile home parks shall comply with the following:

**SECTION B. MOBILE HOME PARK REQUIREMENTS (CONT'D):**

**General Requirements (cont'd):**

- a. A mobile home park shall have a public water and sewer system and/or on the site water and wastewater treatment system acceptable to the Ohio EPA, Wood County Health Department, or other approving agency of the State of Ohio or Wood County.
- b. A mobile home park shall be developed on a site of not less than ten (10) acres. Individual sites within a park shall be developed with sites having 5,500 square feet, including a minimum width of thirty (30) feet per mobile home being served. This 5,500 square feet may be reduced by twenty percent (20%) provided that the individual site shall be equal to at least 4,400 square feet. For each square foot lost through the reduction of the site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space.
- c. The minimum setback for a park shall be fifty (50) feet from a public right-of-way. The mobile home shall be placed on the site so as to comply with the following:
  - (1) Each mobile home shall be placed upon the mobile home site so as to provide no less than fifteen (15) feet between the side of one mobile home and the side of another, fifteen (15) feet between the end of one mobile home and the side of another, and then ten (10) feet between the end of one mobile home and the end of another. In computing these distance requirements, an auxiliary room or similar accessory connected to the mobile home shall be considered as part of the mobile home. A temporary porch or canopy which is open on two or more sides shall not be considered as part of the mobile home.
  - (2) No portion of any mobile home, its appurtenances or parking structure shall be located on a mobile home site so as to be closer than fifteen (15) feet to a roadway boundary, or twenty-five (25) feet to a mobile home park boundary or property line.
- d. All mobile home spaces shall abut upon a driveway of not less than twenty (20) feet in width, which shall have unobstructed access to a private or public street.
- e. All land in a mobile home park shall comprise a single parcel. Public thorough-fares, except extensions of local and collector streets proposed as part of a mobile home site plan, shall not bisect or divide a mobile home park to avoid unwarranted public traffic from traveling through the park.
- f. Each mobile home within a mobile home park shall contain a complete bathroom, including flush toilet, kitchen facilities, sleeping accommodations and plumbing and electrical connections. Travel trailers, motor homes and other recreational vehicles shall not be occupied in a mobile home park.
- g. All areas not used for access, parking, circulation, buildings and services shall be completely and permanently landscaped and the entire site maintained in good condition.

## SECTION C. MANUFACTURED HOME SUBDIVISION

The manufactured home subdivision is intended as an area chiefly designed for single family manufactured and modular homes attached to a permanent continuous foundation as well as other buildings, erected, arranged, intended or designed to be used for one single-family dwelling. Related community facilities, including churches, kindergartens, schools, public playgrounds, and public parks shall be permitted, as well as any building or permanent structure within a manufactured home subdivision to be used exclusively to provide accessory services for residents of said manufactured home subdivision such as, but not limited to, a recreational facility.

Manufactured home subdivisions shall be constructed pursuant to the Subdivision Rules and Regulations of Wood County, Ohio. In addition, manufactured home subdivisions shall comply with the following:

1. In a manufactured home subdivision a manufactured home, modular home, single-family dwelling or any other principal building shall be situated on a lot of no less than seventy-two hundred (7,200) square feet in area and each manufactured home or single-family dwelling shall have a minimum net floor area for living quarters of seven hundred twenty (720) square feet.
2. Each dwelling, manufactured home, modular home, or principal building in a manufactured home subdivision shall be designed to meet the following criteria:
  - a. It may contain either a basement of at least two hundred eighty-eight (288) square feet, a garage of at least two hundred eighty-eight (288) square feet, or a permanently constructed storage building containing at least one hundred (100) square feet and attached to a permanent continuous foundation in compliance with the Wood County Building Code. Each garage or storage building shall be constructed with materials compatible with the principal building or manufactured home.
  - b. All roofs shall be double pitched at least three (3) feet vertical for twelve (12) feet horizontal or greater and covered with material that is residential in appearance, including, but not limited to, approved wood, asphalt, composition or fiberglass shingles but excluding corrugated aluminum, corrugated fiberglass or metal roofing.
  - c. The exterior siding shall have a dull finish, not a high gloss finish, and shall be residential in appearance, including but not limited to: brick, stone, stucco, clapboard, simulated clapboard such as conventional vinyl or metal siding, wood shingles, shakes or similar material; but excluding smooth, ribbed, or corrugated metal or plastic panels.
  - d. Each dwelling, principal dwelling, manufactured home or modular home shall be designed so that it has a front entrance and front facade facing upon a public street.
3. The minimum lot frontage and setback requirement for each dwelling, manufactured home, modular home, or other principal building in a manufactured home subdivision, shall be in accordance with the lot frontage and setback requirements of a one (1) family dwelling in an "R-2" District.
4. A manufactured home subdivision shall have a public water and sewer system and/or on-site water and wastewater treatment system acceptable to the Ohio EPA, Wood County Health Department or other approving agency of the State of Ohio or Wood County.
5. All foundations shall be constructed in accordance with Wood County Department of Building Inspection rules and regulations and inspected by same.