
ARTICLE 8. REQUIREMENTS FOR MANUFACTURED HOMES

Note: Manufactured Housing Developments, RDMH Subdivisions and SDMH Mobile Home Parks do not include 'Manufactured Home Parks' as defined in the Ohio Revised Code. The ORC imposes special requirements on sites for certain types of manufactured housing in which three or more units are placed on a single lot, and other criteria. In general, Manufactured Home Parks are more similar to SDMH Mobile Home Parks. The Village zoning regulations will probably apply to parks in which the owners of individual homes also own the property on which the unit is located, and the County health district would regulate parks where the lots are rented or leased. This paragraph is intended to encourage further study of the laws, and not to be a definitive explanation. For more information about requirements and permits, it is recommended that applicants contact both the Village Zoning Inspector and the Tuscarawas County General Health District.

Section 800. Planning Commission Approval Required for All Manufactured Homes

All Manufactured Homes, RDMH Subdivisions and SDMH Mobile Home Parks shall require approval by the Planning Commission prior to the issuance of a Zoning Certificate, subject to the provisions of this Article. (Note: Contact the Tuscarawas County General Health District for further information about 'Manufactured Home Parks'.)

Section 801. Design Standards for Residential Design Manufactured Homes (RDMH) and RDMH Subdivisions

Manufactured homes approved as Residential Design Manufactured Homes (RDMH), shall be permitted subject to requirements and limitations applying generally to such residential use in the districts, including, for example, minimum lot, setback and building spacing, percentage of lot coverage, off-street parking requirements and approved foundations as described in this Ordinance. The following standards shall be used in determinations of similarity in appearance between RDMH homes and site built housing which has been constructed in adjacent or nearby locations. (Note: Contact the Tuscarawas County General Health District for further information about 'Manufactured Home Parks'.)

(a) **Minimum Width Of Main Body.** Minimum width of the main body of the RDMH as located on the site shall not be less than twenty feet, as measured across the narrowest portion, excluding any offsetting of portions of the home.

(b) **Minimum Roof Pitch, Minimum Roof Overhang; Roofing Materials.** Minimum pitch of the main roof shall be not less than one foot to rise for each 4 feet of horizontal run and minimum roof overhang shall be one foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with roof pitches less than 1:4 and/or roof overhangs are less than one foot, then the RDMH may have less roof pitch and

overhang similar to the site built houses. Roofing material may be used which is generally used for site built houses in adjacent or nearby locations.

(c) **Exterior Finish; Light Reflection.** Any material may be used for exterior finish which is generally acceptable for site built housing which has been constructed in adjacent or nearby locations, provided however that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.

(d) **Approved Foundations Required.** No RDMH shall be placed on a site until foundation plans have been approved by the Zoning Inspector as to the appearance and durability of the proposed foundation and being acceptable, similar, or compatible in appearance to foundations of residences built on adjacent or nearby sites. No RDMH shall be occupied until the Zoning Inspector has verified that the unit has been installed in conformance to the approved foundation plan.

(e) **Site Orientation of The Manufactured Home.** RDMH shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.

(f) **Garages, carports.** In residential neighborhoods where adjacent or nearby to site-built homes includes garages and/or carports, a RDMH shall be required to be provided with a garage and/or carport compatible with the RDMH and the site built garages and/or carports constructed in adjacent or nearby locations.

Section 802. Site Design for Standard Design Manufactured Homes (SDMH) Mobile Home Parks

Standard Design Manufactured Homes (SDMH) shall be permitted only in a SDMH Mobile Home Parks. Such parks shall be constructed to meet the minimum requirements of the Subdivision Regulations of the Village of Tuscarawas, Article 5 of the Zoning Ordinance, and shall conform to the following requirements:

(Note: Contact the Tuscarawas County General Health District for further information about 'Manufactured Home Parks'.)

(a) **Group Water and Sewers.** Such mobile home parks shall be served by group water and group sewage disposal facilities.

(b) **Minimum Number of Units.** Mobile home parks shall provide for a minimum of ten (10) lots developed at time of first occupancy.

(c) **Vehicular Access.** Mobile home parks shall provide direct vehicular access to the development by means of an abutting improved public street. Each development shall be provided with streets for complete and uninterrupted traffic circulation within the its boundaries.

(d) **Parking.** Mobile home parks shall provide off-street parking spaces for each manufactured home as required in Article 6 of this Ordinance. In addition, one such parking space shall be provided at each site. The second space may be located in parking areas located on the site so as to be no more than 150 feet from the unit for which the space is designated.

(e) **Recreation and Open Space.** Mobile home parks shall provide for not less than ten (10) percent of the gross site area shall be used for open space, excluding space for community buildings and community use facilities, adult recreation and child play areas and swimming pools. Where practical, recreational facilities shall be centrally located. Land set aside for such open space or recreation purposes shall be subject to legally enforceable reservations and restrictions which shall ensure the preservation of the land in perpetuity and absolutely prohibit development of such land except for permitted recreational use by the owners and residents without profit. No area to be computed as recreation space shall have a dimension less than 20 feet, measured in any direction. Such space shall not be used for parking.

(f) **Health Department Regulations.** Mobile home parks shall conform to all County and State Health Department requirements. (Note: Contact the Tuscarawas County General Health District for further information about 'Manufactured Home Parks'.)

(g) **Skirting.** Each unit shall have a screen over the space beneath it such as skirting or other appropriate means.

(h) **Landscaping.** Mobile home parks shall be landscaped with lawns and plantings, including appropriate trees.

(i) **Buffers Between Neighboring Uses.** Mobile home parks shall provide for effective screening of the premises on all sides by means of walls, fences or plantings. Walls or fences shall be a minimum of three (3) feet and a maximum of six (6) feet in height without advertising thereon. In lieu of such wall or fence, a strip of land not less than ten (10) feet in width and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height may be substituted.

← Should be changed to 8ft in height

Section 803. Replacement of Manufactured Homes

Manufactured homes and similar structures, and mobile home parks and similar developments which were approved prior to the adoption of this Ordinance may be modified or replaced with a Replacement Manufactured Home Permit authorized by the Planning Commission prior to the issuance of Zoning Certificates, and shall be subject to certain requirements as follows: (Note: Contact the Tuscarawas County General Health District for further information about 'Manufactured Home Parks'.)

803.1 Replacement of Units in Legal, Non-conforming Mobile Home Parks. All mobile home parks or similar developments approved prior to the adoption of this Ordinance shall be legal non-conforming developments and shall be exempt from these regulations for minimum lot size, both area and width and minimum setbacks when permits are requested for replacement of existing manufactured homes or older units, provided, however, that the replacement units are RDMH or SDMH as defined in this Ordinance.

803.2 Replacement of Legal, Non-conforming Units Not Located in Mobile Home Parks. All mobile homes, trailers, or similar portable residential structures approved prior to the adoption of this Ordinance, and not located in a mobile home park or similar development, shall be legal non-conforming structures. In the event that an existing unit is to be replaced, the replacement unit must be an RDMH as defined in this Ordinance.

(a) **Legal, Nonconforming Unit Removed for 3 Months Shall Not be Replaced with an SDMH.** A mobile home, trailer or similar portable structure which is a legal, nonconforming structure which is removed for a period of six (6) months shall not be used for an SDMH (Standard Design Mobile Home).

803.3 Expiration of a Replacement Manufactured Home Permit. A Replacement Manufactured Home Permit shall expire after six (6) months if a replacement home is not placed on the site.