

**ARTICLE XVI  
(MH-R) MANUFACTURED HOME RESIDENTIAL DISTRICT**

**Section 16.01 Purpose**

The City of Greenville recognizes that manufactured housing presents residential opportunities and options, especially related to cost, which are unavailable with conventional site-built housing. Nonetheless, such manufactured housing has unique development characteristics that require special treatment in regard to location, placement and land use compatibility.

The manufactured Home Residential (MH-R) District is established to provide areas for manufactured homes so as to provide a desirable residential environment protected from adverse neighboring influences, with adequate access for vehicular traffic and circulation. These residential communities shall be developed and located so as to not promote excessive vehicular traffic on streets in adjoining neighborhoods, and shall provide overall desirability equivalent to that for other forms of residential development.

**Section 16.02 Definitions**

For the purposes of this Article, the following terms shall be defined as specified herein:

- A. “Manufactured Housing” shall mean any non-self-propelled vehicle transportable in one or more sections which, in the traveling mode is eight (8) feet or more in width or forty(40) feet or more in length, or, when erected on the site, is 320 or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. In addition, such unit shall bear a label certifying that it is built in compliance with Federal Manufactured Housing Construction and Safety Standards (1974).
- B. “Manufactured Home Community” shall mean a development constructed primarily for manufactured homes, with continuing local general management and with special facilities for common use by occupants, including such items as common recreational buildings and/or common open space.
- C. “Modular Home” means a non-site-built home that is certified as meeting the requirements of the State of Ohio Building Code for *modular housing*. For the purposes of this Ordinance, once certified by the State of Ohio, modular homes shall be subject to the same standards as site-build homes.
- D. “Mobile Home” shall mean a transportable, non-site-build dwelling unit designed to be used as a year-round residential dwelling, and

built prior to the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Because mobile homes, as herein defined, were not constructed to accepted standards, such homes shall not be considered as a permitted or conditional use in the MH-R District or any other zoning district.

### **Section 16.03 Permitted Uses**

- A. One-family detached dwellings.
- B. Individual manufactured homes on individual lots.
- C. Manufactured home communities.
- D. Public or private parks or playgrounds.

### **Section 16.04 Conditional Use**

Manufactured Home subdivisions, provided a Development Plan is approved by the Planning and Zoning Commission.

### **Section 16.05 Accessory Uses**

- A. Uses and structures incidental and accessory to specified permitted uses to include common areas, community/recreational facilities and offices for rental and management of units therein.

### **Section 16.06 Development Standards**

The following standards for the arrangement and development of land and buildings are required in the MH-R District.

#### 16.06.01 Minimum Lot Area

- A. The Minimum lot area for any manufactured home community shall be ten (10) acres. Maximum gross density shall not exceed six (6) dwelling units per acre.
- B. Individual manufactured home lots shall be not less than 3,000 square feet.
- C. For any other permitted use, the minimum lot area shall not be less than 7,5000 square feet.

#### 16.06.02 Minimum Lot Width

- A. The minimum lot width for any manufactured home community shall be not less than 300 feet. Frontage shall be provided on a publicly dedicated and improved street. The ratio of width to depth shall not exceed one to five (1:5).
- B. The minimum lot width for any individual lot within such a community shall be not less than thirty (30) feet.
- C. For any other permitted use, the minimum lot width shall be as specified in the SR-3 District.

- 16.06.03      Minimum Front Yard
- A.      The minimum front yard depth for any manufactured home community shall be not less than thirty-five (35) feet.
  - B.      For any other permitted use, the minimum front yard depth shall be twenty-five (25) feet.
- 16.06.04      Minimum Side Yard Width
- A.      The minimum side yard width for a manufactured home community shall be not less than thirty-five (35) feet.
  - B.      The minimum side yard width for any individual lot within a manufactured home community shall be not less than five (5) feet
  - C.      For any other permitted uses, the minimum side yard width shall be not less than eight (8) feet, with minimum of twenty (20) feet for the sum of side yards.
- 16.06.05      Minimum Rear Yard Depth
- A.      The minimum rear yard depth for any manufactured home community shall be not less than fifty (50) feet.
  - B.      The minimum rear yard depth for any individual lot within a manufactured home community shall be not less than ten (10) feet.
  - C.      For any other permitted use, the minimum rear yard depth shall be not less than forty (40) feet.
- 16.06.06      Minimum Lot Coverage
- Detached dwelling units and their accessory buildings shall not occupy more than forty percent (40%) of the lot area of any individual manufactured home lot.
- 16.06.07      Required Open Space and Recreational Areas
- At least twenty percent (20%) of the gross land area for any manufactured home community shall be reserved for common recreational areas and facilities, such as playgrounds swimming pools, pedestrian paths, and similar facilities. Such recreational and open space facilities shall not be a part of streets and/or parking areas, and shall be closed to motorized traffic, except for service and maintenance vehicles, such areas shall be landscaped, improved and maintained for the intended uses.
- 16.06.08      Off-Street Parking
- Off-street parking for permitted uses shall be provided as required in Article XXXIV of this Ordinance, and as herein specified.
- In manufactured home communities and conditional uses, parking spaces shall be provided for two (2) vehicles for each dwelling unit. Such parking spaces shall be located either on the same lot as the dwelling which they serve, or in specially provided common areas located not more than 600 feet from the dwelling which they serve, or some combination thereof. Required parking spaces shall not be provided on public or

private streets within and on the perimeter of the community. Parking shall be so arranged that there is no maneuvering incidental to parking in the travel land of streets

16.06.09

Access

All manufactured home communities shall have direct access to collector streets with a right-of-way of not less than sixty (60) feet in width. Principal vehicular access points shall be designed to encourage smooth traffic flow. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated traffic volumes indicate need. Minor streets shall not be connected with streets outside the district in such a way so as to encourage the use of those streets by substantial amounts of through traffic. No lot within the community shall have direct vehicular access to a street bordering the development.

16.06.10

Streets and Street Layout

All streets, whether private or dedicated to the City, providing access to the individual lots in a manufactured home community, shall be dimensioned and improved in accordance with the standards and requirements of the Subdivision Regulations of the City of Greenville

The proposed layout of streets within a manufactured home community shall be approved by the Planning and Zoning Commission. In making such determinations, the Commission may procure the assistance of an engineer or other professional. All costs associated with such approval shall be paid by the applicant prior to issuance of Certificates of Zoning Compliance.

16.06.11

Landscaping

The landscaping of side and rear lots of a manufactured home community shall be required. All required landscaping shall be in conformance with Article XXXIII and be in place prior to the granting of any Certificate of Zoning Compliance.

16.06.12

Water and Sewer

Any manufactured home community shall be provided with a water and sanitary sewer distribution system, serving each individual home lot, which is connected to the municipal water and sanitary sewage system. The design and construction of such distribution systems shall be approved by the Ohio Environmental Protection Agency and the City.

16.06.13

Storm Drainage

All areas within a manufactured home community shall be graded and drained so as to minimize standing water and surface runoff. Open drainage ditches shall be prohibited. The proposed methods for alleviation of standing water and excessive surface runoff shall be submitted by the applicant, and approved by the City. All costs associated with such approvals shall be paid by the applicant prior to the issuance of Certificates of Zoning Compliance.

16.06.14            Underground Utilities

Within any manufactured home community, all utility lines, including electricity, telephone, and cable television shall be located underground

16.06.15            Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed in a manner which provides ease of access to individual mobile home lots, while effectively screening them from view. Screening of trash and garbage areas shall meet the requirements of Article XXXIII of this Ordinance. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the manufactured home community.