

**CHAPTER 1137
Manufactured Home Park District**

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1137.01 INTENT.

The Manufactured Home (R-5) District and its regulations are established in order to achieve the following purposes:

- (a) To provide for orderly growth and development in the City of Wooster.
- (b) To preserve the character of differing neighborhoods by providing for the location of mobile homes and manufactured homes in manufactured home communities.
- (c) To regulate the bulk and location of dwellings to maintain privacy, safety and open spaces for each unit appropriate for the district.
- (d) To provide certainty to property owners, developers and neighbors about the limits of what is allowed in a manufactured home zoning district.

1137.02 USE REGULATIONS.

- (a) Uses Permitted By Right. A use listed in Table 1137.02 shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of this Planning and Zoning Code and other city codes and have been met;
- (b) Conditional Uses. A use listed in Table 1137.02 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission first makes the determination that the requirements of Chapter 1147 have been met according to the procedures set forth in Chapter 1107;
- (c) Accessory Uses. An accessory use that is clearly incidental and subordinate to a use listed in Table 1137.02 shall be permitted provided that the requirements of this Planning and Zoning Code and other city codes have been met. Accessory uses are further regulated as noted below.

- (1) Home occupations in compliance with Chapter 1125.
- (2) Off street parking spaces in compliance with this Chapter and Chapter 1169.
- (3) Signs in compliance with Chapter 1171.

(d) Table 1137.02 Permitted Uses.

Table 1137.02 PERMITTED USES IN MANUFACTURED HOME DISTRICT	
	R-5 Manufactured Home
(1) Residential	
(a) Manufactured home	P
(b) Mobile home	P
(c) Manufactured home community	P
(2) Residential/Work	
(a) Home occupation ⁵	A
(3) Recreation/Open Space	
(a) Park/playground	P
(4) Other	
(a) Day care facility, child and/or adult	C
(b) Wireless Telecommunication facility	See Chapter 1173
(5) Accessory Uses	
(a) Accessory buildings	A
(b) Office ¹	A
(c) Personal service establishment ³	A
(d) Recreation facility, indoor ²	A
(e) Recreation facility, outdoor ²	A

Table 1137.02 PERMITTED USES IN MANUFACTURED HOME DISTRICT	
	R-5 Manufactured Home
(f) Retail Business ³	A
(g) Signs	A
(h) Single-family dwelling, detached ⁴	A
<u>Notes to Table 1137.02:</u>	
¹ An office for the on-site manager shall be a permitted. All other office uses are prohibited. ² Recreation facilities that are solely utilized by the residents of the manufactured home community shall be permitted. ³ A personal service establishment and a retail business that is solely utilized by residents of the manufactured home community shall be permitted. ⁴ A single-family detached dwelling for the on-site manager shall be permitted. All other single-family detached dwellings are prohibited. ⁵ As further regulated by Chapter 1125 P = Use permitted by right; C = Conditional use; A = Accessory use; -- = Use not permitted	

1137.03 MANUFACTURED HOME COMMUNITY REQUIREMENTS.

- (a) Minimum Community Area. A manufactured home community shall contain a minimum of ten (10) acres.
- (b) Minimum Width of Community. The minimum lot width of the manufactured home community shall not be less than 250 feet.
- (c) Minimum Setbacks. All manufactured homes, mobile homes, or accessory buildings shall be setback fifty (50) feet from any property or right-of-way line bounding the manufactured home community.
- (d) Maximum Density. The maximum density shall not exceed eleven (11) manufactured or mobile homes per acre.
- (e) Streets. No street, including associated drainage facilities, shall be located closer than ten (10) feet to any property boundary of a manufactured home community. Private access drives built to the following specifications shall be permitted, provided they are constructed to conform to the City’s street construction specifications:
 - (1) One-way private access drive:
 - A. Twelve (12) foot minimum width with no parking allowed; or,
 - B. Eighteen (18) foot minimum width with parking allowed on one side.

- (2) Two-way private access drive:
 - A. Twenty-foot (20) minimum width with no parking allowed; or,
 - B. Twenty-eight (28) foot minimum width with parking allowed on one side of the private access drive.
 - C. Thirty-four (34) foot minimum width with parking allowed on both sides of the private access drive.

- (f) Sidewalks. All manufactured home communities shall have paved sidewalks at least three (3) feet in width on one side of interior streets. A private sidewalk, with a minimum width of two (2) feet, that provides a walkway from the manufactured home to a roadway or the common sidewalk system, shall be required. Additional sidewalks that connect service buildings and recreational areas to the common sidewalk system shall be provided.

- (g) Commercial, Office, and Recreational Uses. Permitted commercial, office, and recreational uses shall be designed and located to protect the character of the District and surrounding residential uses. Such facilities shall be screened and landscaped so as to be compatible with adjoining manufactured home lots. Construction of commercial uses shall not begin until twenty-five percent (25%) of the manufactured home lots have been constructed. There shall be no retail sales of manufactured or mobile homes on the premises.

- (h) Guest Parking. For guest parking, a minimum of fifteen (15) percent of the total number of required parking spaces shall be provided within the manufactured home park community.

1137.04 MANUFACTURED/MOBILE HOME LOT REQUIREMENTS.

Individual manufactured or mobile home lots within manufactured home communities shall conform to the following development requirements

- (a) Minimum Lot Area. Each manufactured home lot shall contain a minimum area of 3,600 square feet.

- (b) Minimum Lot Width. The minimum width of each manufactured or mobile home lot shall be thirty (35) feet. The minimum width of corner lots, however, shall be fifty (50) feet.

- (c) Clearance. There shall be a minimum clearance of twenty (20) feet between individual manufactured or mobile homes.

- (d) Parking. Not less than two (2) off-street parking spaces shall be provided for each dwelling unit on the same lot as the manufactured/mobile home.

1137.05 MANUFACTURED/MOBILE HOME REQUIREMENTS.

- (a) Minimum Floor Area. Each manufactured or mobile home placed within a manufactured home community shall have a minimum area of 300 square feet.
- (b) Compliance with HUD and State of Ohio Regulations. All manufactured and mobile homes shall meet or exceed federal and state manufactured and mobile home codes, including OAC ch-3701-27 inclusive, Ohio Sanitary Code, and any amendments or changes thereof.
- (c) Utilities. All mobile homes within the park shall be served by the City water supply system and City sanitary sewer system. These utilities shall conform to all City, County, and State Health Department requirements.
- (d) Skirting. Each manufactured or mobile home shall be securely skirted, entirely enclosing the bottom section at the time of occupancy. The skirting shall be of an impervious material and consistent with the characteristics of the manufactured home.

1137.06 COMMUNITY FACILITIES AND SERVICES.

- (a) Open Space and Recreation Areas. A safe, usable recreation area of at least ten percent (10%) of the gross land area of the manufactured home community, shall be reserved for recreational and open space uses. This figure is in addition to any other open areas required by minimum setback requirements or other sections of this Planning and Zoning Code. The recreation area(s) shall conform to the regulations set forth below:
 - (1) At least one-half of the required recreation and open space shall be developed as one recreation area. This recreation area shall be of a location, condition, size, and shape to be usable for a specific recreation activity. Safety buffers shall be provided for users of recreational facilities using recognized engineering and recreation standards.
 - (2) The open space shall be owned in common by the manufactured community residents or shall be made available through the use of easements to all residents of the community.
- (b) Storm Drainage. Within each manufactured home community, storm drainage shall be provided in accordance with the City's applicable codes.
- (c) Garbage and Refuse Storage. The storage and collection of garbage and refuse within each manufactured home community shall be conducted as to create no health hazards, rodent harborage, insect breeding areas, fire hazards, or air pollution. All garbage shall be stored in fly-tight, rodent-proof containers. Any building, container, or dumpster used to dispose of garbage or refuse shall be

screened in accordance with the provisions set forth in Chapter 1165, Landscaping and Land Use Buffers.

- (d) Fire Protection. Within each manufactured home community, adequate water mains, fire hydrants, gaited connections and other fire prevention and fire safety facilities shall be installed. Standard fire hydrants shall be located in accordance with the City's applicable codes. Portable fire extinguisher and smoke detectors shall be required in each manufactured home by the park management.
- (e) Service Buildings. Suitable facilities may be required by the City for repair, storage, and laundry services.

1137.07 LANDSCAPING AND SCREENING REQUIREMENTS.

The outer boundaries of the manufactured home community shall contain a buffer zone planted and maintained by the park operator. The buffer zone shall be composed of a green strip, not less than ten (10) feet in width, planted and maintained with a continuous, evergreen hedge of densely planted evergreen trees and shrubs not less than six (6) feet in height, located along all park boundaries, including the boundaries abutting a public right-of-way. This densely planted buffer zone shall completely obscure the manufactured home parking community within two (2) years of its planting.

1137.08 FENCES AND WALLS.

Fences and walls shall comply with the fence and wall regulations set forth in sub-section 1141.09 (c) Fences and Walls, in the Commercial Districts.

1137.09 PERFORMANCE STANDARDS.

All uses shall comply with the following performance standards:

- (a) Enclosure. All uses and operations, except off-street parking, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.
- (b) Regulations for Vehicles. The repainting, rebuilding, overhauling or dismantling of a vehicle or the storage of tires, motor, or body parts in an open yard is prohibited.
- (c) Stormwater Detention/Retention Facilities. Detention/retention facilities that are visible from a public street shall be integrated into a landscaped area. Such landscaped areas shall contain any combination of the following elements: shade and ornamental trees, evergreens, shrubbery, hedges, and/or other planting materials as well as ornamental fencing.

1137.10 DEVELOPMENT PLAN REVIEW.

Uses in the R-5 District shall be permitted only after development plans have been reviewed and approved according to the procedures set forth in Chapter 1107.