

340 MANUFACTURED HOME AND MANUFACTURED HOME PARK REGULATIONS

341 MANUFACTURED HOME REGULATIONS

- A. Single Family Dwellings and Permanently Sited Manufactured Homes.
 - 1. Ballville Township hereby establishes the following standards for the placement of all single-family dwellings and permanently sited manufactured homes in areas of Ballville 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, maximum height limitations for the particular district in which it will be located.
 - b. Off-street parking shall be provided according to Section 420 of the zoning resolution.
 - c. The dwellings 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.

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- B. Manufactured housing not meeting the criteria established for a permanently sited manufactured home(s) (see definitions) shall be permitted in either a manufactured home park or manufactured home subdivision.
 - 1. Manufactured home parks and manufactured home subdivisions **ARE PERMITTED IN AN AGRICULTURE DISTRICT AS WELL AS R3 DISTRICT AND ARE REGULATED BY THE SANDUSKY COUNTY DEPARTMENT OF PUBLIC HEALTH.**