

CHAPTER 1109
RFBH Factory-Built Housing Residence District

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1109.01 PURPOSE.

The purpose of this district is to provide for the placement of factory-built homes within parks for factory-built housing or upon individually subdivided lots with a lot size smaller than that allowed in other districts permitting single-family dwellings. The RFBH district also provides a location for the placement of homes which do not have a minimum building width of 20 feet.

1109.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

1109.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.

1109.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.
- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction.

- (f) Community center, subject to the requirements of Chapter 1135.
(Ord. 09-94. Passed 4-14-09.)

1109.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RR-1 district shall be permitted.
(Ord. 02-177. Passed 4-16-02.)

1109.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six.

1109.07 SPECIAL PROVISIONS.

A factory-built housing development shall be subject to the following special provisions:

- (a) In no instance shall an area zoned RFBH be less than 10 acres nor consist of less than 25 sites for factory-built homes.
- (b) A setback of 40 ft. shall be provided for all factory built dwellings from an RFBH district boundary.
- (c) Parks for factory-built homes shall comply with the requirements of the Ohio Administrative Code, Chapter 3701-3727.
- (d) Parks and subdivisions for factory-built homes shall be screened from abutting RS districts according to Subsection 1161.02(i), Screening. It shall be the responsibility of the lot owners in a subdivision to maintain the screen along the boundary of the district coincident to the lot lines.
- (e) Parks for factory-built homes shall be subject to the Special; Provisions of Subsection 1108.07(b).