

ARTICLE 23  
MANUFACTURED HOME PARK STANDARDS

Sections:

- 23-101 Purpose
- 23-102 Use Regulations
- 23-103 Development Plan Approval and Manufactured Home Park Permit Procedures
- 23-104 Lot Area and Yard Requirements
- 23-105 Performance Standards
- 23-106 Structural Quality of Manufactured Homes
- 23-107 Penalty for Noncompliance

23-101 Purpose: The standards, regulations and restrictions set forth in this Article are the standards, regulations and restrictions for Manufactured Home Parks as authorized in Article 22. These standards, regulations and restrictions are intended to accommodate the grouping of manufactured home sites for use under a rental or lease arrangement. The planning requirements in this Article are intended to provide a safe and healthful living environment and to assure the mutual compatibility of Manufactured Home Parks with adjoining land uses.

23-102 Use Regulations: Whenever a Conditional Use Permit has been granted under the provisions and procedures outlined in Article 22 authorizing a Manufactured Home Park, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered within the land or premises so authorized as a Manufactured Home Park, except for one or more of the following uses:

1. Manufactured homes located in Manufactured Home Parks used exclusively for single-family occupancy.
2. Service buildings common to Manufactured Home Parks which provide laundry facilities, sanitary facilities, recreational facilities, park management buildings, maintenance buildings and community buildings.
3. No part of any Manufactured Home Park shall be used for nonresidential purposes except such uses that are required for the direct servicing and well-being of Park residents and for management and maintenance of the Park. However, this shall in no way prohibit the sale by the owner of a manufactured home affixed to a manufactured home pad and connected to the appropriate utilities.

23-103 Development Plan Approval and Manufactured Home Park Permit Procedures: The construction, alteration or extension of any Manufactured Home Park shall not be permitted unless a Manufactured Home Park permit has been issued by the Zoning Administrator in the name of the person proposing the specific construction, alteration or extension. No permit for a Manufactured Home Park shall be issued until the site plan has been approved as a part of the Conditional Use Permit process and the proposed construction, alteration or extension is in compliance with the terms of this Article.

1. Development Plan Approval: Application for a Conditional Use Permit for a Manufactured Home Park and development plan approval shall be made in accordance with the procedures outlined in Article 22 of this Ordinance. The application shall include a development plan prepared at a scale of 1"=100' and shall include, either displayed on or attached to the development plan and in addition to the information required in Article 15, the following information:
  - a. Name and address of the owner/applicant.
  - b. Location and legal description of the Manufactured Home Park.
  - c. Topographic survey of the property with contour intervals of 2 feet, natural features and existing utilities.
  - d. The area and dimensions of the tract of land proposed for the Manufactured Home Park.
  - e. The number, location and dimensions of all manufactured home lots, including proposed setbacks of manufactured homes from the Park's exterior property lines and setbacks on individual lots; location of riser pipes and other utility hookups.
  - f. The location and width of roadways and walkways.
  - g. The number, location and size of all parking stalls and parking areas.
  - h. Plans for the water supply, refuse and sewage disposal facilities, electrical service and gas service.
  - i. The location of water, sewer, gas, electrical, and other utility lines and easements protecting these utilities.
  - j. Plans for controlling surface drainage.
  - k. The location of recreation areas, storage areas, laundry areas, and other facilities and/or service buildings common to the Manufactured Home Park.
  - l. The location and description of the lighting system.
  - m. Plans for screening through the use of plant material, fencing and other landscaping structures and features.
  - n. Other information as may be requested by the Planning Commission or the Governing Body.

The Planning Commission shall review the development plan as part of the review of the Conditional Use Permit request, and shall either approve or deny the development plan, or may request modifications to the development plan as are deemed necessary to carry out the spirit and intent of this Article.

2. Application for a Manufactured Home Park Permit: Application for a Manufactured Home Park permit to construct, alter or extend any Manufactured Home Park shall be made to the Zoning Administrator. The application shall be accompanied by the following information:

- a. Engineering plans and specifications of the water supply and internal distribution system.
- b. Plans and specifications of the internal sanitary sewer system.
- c. Plans and specifications for the lighting and electrical systems.
- d. Plans and specifications for gas lines.
- e. Plans and specifications for streets.

All review comments regarding engineering aspects from the City Engineer and other appropriate persons and agencies shall be directed to the Zoning Administrator. The Zoning Administrator shall issue a Manufactured Home Park permit when he or she is assured that the construction, alteration or extension shall be in compliance with the site plan as approved by the Governing Body and the provisions of this Article. No Manufactured Home Park permit shall be issued for the alteration or extension of an existing Manufactured Home Park, whether same is conforming or nonconforming to this Ordinance, unless the entire Manufactured Home Park is brought to the standards established in this Ordinance.

23-104 Lot Area and Yard Requirements: The location of manufactured homes, common facilities and service buildings should be arranged within the Manufactured Home Park in a manner which provides optimum open space and accessibility and compatibility of uses. Likewise, the size and orientation of individual lots within a Manufactured Home Park should be designed to provide maximum outdoor living area and a compatible relationship between the manufactured home, parking, storage building area, utility corridor and outdoor living space. The following minimum requirements shall be observed in all Manufactured Home Parks:

1. Manufactured Home Park:

- a. Size: A Manufactured Home Park shall be at least 2 acres.
- b. Density: A Manufactured Home Park shall not be developed at a gross density greater than seven (7) manufactured homes for every one (1) net acre of land, excluding road rights-of-way and common open spaces within the Manufactured Home Park.
- c. Yard Requirement: No part of any manufactured home or other building or structure shall be located within 50 feet of any public road right-of-way, nor within 25 feet of any exterior property line of the Manufactured Home Park.

1 Acre = 43,560 sq Ft

2. Individual Manufactured Home Lot:

- a. Lot Area: Each manufactured home lot to be occupied by a single-wide unit shall consist of at least 4,500 square feet, with a minimum width of 45 feet and a minimum length of 100 feet. Each manufactured home lot to be occupied by a double-wide unit shall consist of at least 5,000 square feet, with a minimum width of 55 feet and a minimum length of 90 feet.
- b. Front Yard: Each lot shall have a front yard of at least 20 feet measured from the edge of the pavement to the closest point of the lower face of the manufactured home. The front yard may be reduced to 10 feet when on-street parking is provided along the same side of the street.
- c. Side Yard: Each lot shall have a side yard. A minimum of 5 feet shall be allowed on one side of the lot, provided a minimum of 25 feet shall be maintained between manufactured homes on adjoining lots.
- d. Rear Yard: Each lot shall have a rear yard of at least 15 feet.
- e. Maximum Height: No manufactured home or other building or structure shall exceed 20 feet in height.

23-105 Performance Standards: Minimum requirements pertaining to structural, design, utility service, and maintenance features within a Manufactured Home Park shall be as follows:

- 1. Utilities: Sanitary sewer and water facilities shall be provided for each lot within the Manufactured Home Park. All manufactured homes within the Manufactured Home Park shall be served by a central water supply adequate to provide fire protection by hydrants, and by a public sanitary sewer system.

All utility lines shall be placed underground and there shall be no overhead wires or support poles except those required for street or other lighting purposes.

- 2. Streets: All internal streets shall be asphalt or concrete surface and shall be durable and well drained under normal use and weather conditions. The surface shall be maintained free of cracks, holes and other hazards by the Manufactured Home Park management. All internal streets shall be owned and maintained by the owner of the Manufactured Home Park.

Grades of all streets shall be sufficient to insure adequate surface drainage. Grades shall not exceed 8 percent.

Minimum pavement widths shall be as follows:

- a. Entrance streets and all other streets with parking allowances on both sides of the street shall be a minimum of 42 feet in width.

- b. Streets with parking allowance on one side only shall be a minimum of 32 feet in width.
  - c. Streets with no parking allowance shall be a minimum of 24 feet in width.
3. Manufactured Home Pad: Concrete runners shall be provided on every manufactured home lot to accommodate the manufactured home and its attached accessory structures. The runners shall be constructed to provide anchoring facilities for the placement and tie-down of the manufactured home to secure it against accidental uplift, sliding, rotation and over-turning shall be installed before any manufactured home is occupied.
  4. Recreation: One or more recreation areas shall be provided within every Manufactured Home Park. The size of such recreation area(s) shall not be less than 10 percent of the gross area of the Manufactured Home Park and shall be located so as to be easily accessible to all Park residents. Recreation areas shall be maintained by the Park management and may include space for community building(s) and community use facilities such as indoor recreation, meeting rooms and similar uses.
  5. Parking: Adequate parking shall be provided for the use of Park residents and guests. Each manufactured home lot shall have parking for at least two (2) motor vehicles. The parking spaces may be provided on-street or off-street. A parking space shall be a minimum of 9 feet by 19 feet.
  6. Skirting: Skirting of a durable type of material and construction shall be installed on each manufactured home to enclose the open space between the bottom of the manufactured home floor and the grade level of the manufactured home pad. Such skirting shall be constructed of noncombustible material consistent with the exterior surface of the manufactured home and maintained in a manner to enhance the appearance of the Manufactured Home Park.
  7. Screening: Effective screening shall be provided along the boundary lines of the Manufactured Home Park to serve as a buffer through the use of plantings, berms or other landscaping features.
  8. Lighting: Adequate lighting shall be provided for all streets, walkways, service buildings and other facilities subject to nighttime use.
  9. Common Storm Safety Facility: A common storm safety facility capable of providing adequate shelter from severe weather for all Manufactured Home Park residents shall be provided.

10. Storage Lot: All Manufactured Home Parks shall have an area or areas set aside for the storage of boats, boat trailers, hauling trailers, motor vehicles, snowmobiles, and other equipment for seasonal or periodic use to be noncommercially operated and for the exclusive use of residents of the Manufactured Home Park. Such items listed above shall not be stored upon a manufactured home lot nor upon the streets within a Manufactured Home Park.

Storage lots shall be screened in accordance with Section 23-105(7) herein.

11. Lot Identification: Each manufactured home lot within the Manufactured Home Park shall be numbered in an orderly fashion and in a secure and consistent manner throughout the Manufactured Home Park. The lot number shall be displayed on the lot and be visible at all times.

All items listed above shall comply, where applicable, with all other rules and regulations governing any portion of the development of said Manufactured Home Park.

23-106 Structural Quality of Manufactured Homes: All manufactured homes proposed to be placed in Valley Falls, Kansas, shall have been manufactured in compliance with National Manufactured Home Construction and Safety Standards (24 CFR 3280 et seq) promulgated by the U.S. Department of Housing and Urban Development, and the owner must show verification of such to the Zoning Administrator to assure said Administrator of compliance with this Ordinance.

23-107 Penalty for Noncompliance: Failure on the part of a Manufactured Home Park owner and/or operator to comply with the provisions and standards of this Article shall make said owner and/or operator subject to the penalties outlined in Article 30 of this Ordinance.