

ARTICLE 24
MANUFACTURED HOME SUBDIVISION STANDARDS

Sections:

- 24-101 Purpose
- 24-102 Use Regulations
- 24-103 Supplementary Use Regulations
- 24-104 Development Plan Approval and Platting Procedures
- 24-105 Lot, Area and Yard Requirements
- 24-106 Performance Standards
- 24-107 Structural Quality of Manufactured Homes

24-101 Purpose: The regulations, restrictions, requirements and standards set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this Article, are the regulations, restrictions, requirements and standards for Manufactured Home Subdivisions as authorized in Article 22 of this Ordinance by the issuance of a Conditional Use Permit. A Manufactured Home Subdivision is intended to accommodate manufactured homes on legally subdivided lots deeded to individual property owners. The planning requirements of this Article are intended to provide a safe and healthful living environment and to assure the mutual compatibility of manufactured home subdivisions with adjoining land uses.

24-102 Use Regulations: In a Manufactured Home Subdivision established with a Conditional Use Permit as authorized in Article of this Ordinance, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered within said Manufactured Home Subdivision, except for one or more of the following uses:

1. Manufactured homes used exclusively for single-family occupancy and in accordance with the provisions of this Article.
2. Service buildings, recreational facilities, maintenance buildings, community buildings and similar uses and buildings which exclusively serve the Manufactured Home Subdivision when held in common ownership by the property owners within the Manufactured Home Subdivision through a homeowners association or other similar organization.
3. Any use permitted or authorized in the "R-1B" Single-Family Residential District.

24-103 Supplementary Use Regulations: The Supplementary Uses, including permitted Accessory Uses, shall be the same as permitted or authorized for the "R-1B" Single-Family Residential District as found in Article 22 of this Ordinance.

24-104 Development Plan Approval and Platting Procedures: The construction, alteration or extension of any Manufactured Home Subdivision shall not be permitted unless a development plan has been approved as part of the approval of the Conditional Use Permit and unless the property in question has been platted in accordance with the Valley Falls Subdivision Ordinance.

1. Development Plan Approval: Application for a Conditional Use Permit for a Manufactured Home Subdivision and development plan approval shall be 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 Subdivision.
 - 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 Subdivision.
 - e. The number, location and dimensions of all manufactured home lots, location of riser pipes and/or other utility hookups.
 - f. The location and width of all streets 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 any other facilities and service buildings common to the Manufactured Home Subdivision.
 - l. The location and description of the lighting system.
 - m. Plans for screening through the use of plant materials, berming or other landscaping structures and/or 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. Platting Requirements: The construction, alteration or extension of any Manufactured Home Subdivision shall be subject to the provisions and requirements of the Valley Falls Subdivision Ordinance. No manufactured home shall be permitted in a Manufactured Home Subdivision until a final plat has been approved in accordance with said Subdivision Ordinance, after the approval of a Conditional Use Permit in accordance with Article 22 of this Ordinance. For the purpose of the Subdivision Ordinance, the development plan of the Manufactured Home Subdivision may represent the preliminary plat and approval of the development plan shall constitute approval of the preliminary plat. No additional fees will be required when the above rule is applied for a development plan/preliminary plat of a Manufactured Home Subdivision, however, all final plat requirements of the Valley Falls Subdivision Ordinance must be complied with.

24-105 Lot, Area and Yard Requirements: The location of manufactured homes, common facilities and service buildings should be arranged within the Manufactured Home Subdivision in a manner which provides optimum open space, accessibility and compatibility of uses. Likewise, the size and orientation of individual lots within a Manufactured Home Subdivision 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 a Manufactured Home Subdivision:

1. Manufactured Home Subdivision:

- a. Density: A Manufactured Home Subdivision shall not be developed at a gross density greater than one (1) manufactured home lot per 7,000 square feet, excluding road rights-of-way and common open spaces.

2. Individual Manufactured Home Lot:

- a. Lot Area: Each lot shall consist of at least 7,000 square feet.
- b. Front Yard: Each lot shall have a front yard of at least 30 feet measured from the front lot line to the closest point of the face of the manufactured home or any accessory structure.
- c. Side Yard: Each lot shall have a side yard of at least 5 feet on both sides of the manufactured home.
- d. Rear Yard: Each lot shall have a rear yard of at least 20 feet.
- e. Maximum Height: No manufactured home or accessory building shall exceed 35 feet and/or 2-1/2 stories in height.

24-106 Performance Standards: Design and construction standards for streets and all utilities, except water and sewage disposal, shall comply with the Valley Falls Subdivision Ordinance. Additional minimum requirements pertaining to structural, design, utility service and maintenance features within the Manufactured Home Subdivision shall be as follows:

1. Utilities: All manufactured homes within the Manufactured Home Subdivision shall be served by a public water supply. All manufactured homes within the Manufactured Home Subdivision shall be served by a public sanitary sewer system.
2. Streets: All internal streets within the Manufactured Home Subdivision shall comply with the requirements of the Valley Falls Subdivision Ordinance.
3. Manufactured Home Pad: Concrete runners shall be provided on every lot occupied by a manufactured home to accommodate the manufactured home and its attached accessory structures, unless the manufactured home is to be placed on a permanent foundation. 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. Parking: Adequate parking shall be provided for the use of subdivision residents and guests. Each lot within the subdivision shall have off-street parking space for at least two (2) motor vehicles. Each parking space shall be a minimum of 9 feet by 19 feet.
5. 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 site. 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 Subdivision. This rule shall not apply if the manufactured home is placed on a permanent foundation on the manufactured home lot.
6. Screening: Effective screening shall be provided along the boundary lines of the Manufactured Home Subdivision to serve as a buffer through the use of plantings, berms or other landscaping features.
7. Lighting: Adequate lighting shall be provided for all streets, walkways, service buildings and other facilities subject to nighttime use.

All items previously cited, and any other issue concerning the placement of the manufactured home, shall comply, where applicable, with all other rules and regulations governing any portion of the development of the Manufactured Home Subdivision.

24-107 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.