

ARTICLE 14

MANUFACTURED HOME SUBDIVISION DISTRICT (MHS)

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SECTION 14-1 INTENT

14-101. The intent of the MHS District is to provide low density manufactured housing development which would be compatible with the character of the surrounding neighborhood. For purposes of these regulations the terms “manufactured housing” or “manufactured homes” shall include mobile homes, as defined in these regulations.

SECTION 14-2 PERMITTED USES

14-201. In the MHS District no building shall be used and no building or structure shall be altered, enlarged or erected, which is arranged, intended or designed for other than one of the uses listed below:

- a. Churches, synagogues and other similar places of worship.
- b. Manufactured housing, single-family occupancy.
- c. Public park and recreation areas.

SECTION 14-3 CONDITIONAL USES

14-301. In the MHS District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26:

- a. Any public building or land used by any department of the city, county, state or federal government.
- b. Telephone exchange, electric substations, cable television or other similar utilities.
- c. Public or private schools, elementary, junior high and high schools.

SECTION 14-4 INTENSITY OF USE

14-401. No manufactured housing shall be placed on a lot having less than six thousand (6,000) square feet of lot area. The maximum lot coverage by the principal building shall be forty (40) percent.

SECTION 14-5 HEIGHT REGULATIONS

14-501. No building shall exceed thirty-five (35) feet in height except as otherwise provided in Article 20.

SECTION 14-6 YARD REGULATIONS

14-601.

a. *Front yard.*

1. Front yards on arterial or collector streets shall conform with the provisions of Article 24.
2. In all cases not provided for in Article 24, there shall be a front yard of not less than twenty-five (25) feet.

b. *Side yard.* Except as otherwise provided in Article 20, there shall be a side yard on each side of a principal building of not less than eight (8) feet. Accessory structures that are at least ten (10) feet from the main building may be located within five (5) feet of a side property line.

c. *Rear yard.* Except as otherwise provided in Article 20, there shall be a rear yard having a depth of not less than twenty (20) feet or twenty (20) percent of the average depth of the lot, whichever amount is smaller.

SECTION 14-7 SIGN REGULATIONS

14-701. Sign regulations for the MHS District are set out in Article 27.

SECTION 14-8 PARKING REGULATIONS

14-801. Parking regulations for the MHS District are set out in Article 22.

SECTION 14-9 PERFORMANCE STANDARDS

14-901. The following performance standards shall apply to all manufactured housing lots in the MHS District:

- a. *Minimum size.* Manufactured housing shall have a minimum width of ten (10) feet and contain a minimum of four hundred-fifty (450) square feet.
- b. *Fences.* Fencing on each lot shall comply with the fence regulations of the City of Emporia.
- c. *Skirting.* Unless placed on a permanent foundation, manufactured housing shall be provided with skirting on all sides and shall be of material harmonious to the manufactured home.
- d. *Blocking.* Unless placed on a permanent foundation, manufactured housing shall be blocked at a maximum of ten (10) foot centers around the perimeter of each manufactured home and this blocking shall provide sixteen (16) inches of sixteen (16) inches bearing upon the stand.
- e. *Utilities.* All utility connections shall be in conformance with city and county codes.
- f. *Tie-downs and ground anchors.* Unless placed on a permanent foundation, manufactured housing shall be secured to the ground by tie-downs and ground anchors in accordance with the Mobile Home and Recreational Vehicle Code K.S.A. 75-1211 to 75-1234.
- g. *Area.* The tract to be used for manufactured home subdivision shall not be less than five (5) acres.
- h. *Platting.* The area shall be platted in accordance with the subdivision regulations.