

ARTICLE 13

MANUFACTURED HOME PARK DISTRICT (MP)

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SECTION 13-1 INTENT

13-101. The intent of the MP District is to provide for manufactured home park developments, of rented or leased manufactured home spaces, that are compatible with the character of the surrounding neighborhood in which they are located. The purpose of these standards is to help ensure an acceptable environment for occupants and owners of manufactured homes who rent or lease their manufactured home spaces from the owner of the manufactured home park. Manufactured home parks are residential uses and should be located in areas where services and amenities are available such as those services and amenities found in residential areas comprised of site-built houses. For purposes of this Article the term “manufactured housing” shall not include “mobile home,” as defined in these regulations.

SECTION 13-2 PERMITTED USES

13-201. In the MP District no building land or premises shall be used and no building or structures shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a. Manufactured homes.
- b. Public park and recreation areas.

- c. One single-family dwelling for use of the manufactured home park operator, provided that the dwelling meets all lot area and setback requirements as if it were in the R-1, Low Density Residential District. SECTION 13-3 CONDITIONAL USES

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13-301. In the MP 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. Churches, synagogues and other similar places of worship.
- c. Telephone exchange, electric substations, cable television or other similar utilities.
- d. Public or private, elementary and secondary schools.

SECTION 13-4 HOME OCCUPATIONS

13-401. Regulations relating to home occupations in the MP District are set out in Article 20.

SECTION 13-5 ACCESSORY USES

13-501. Regulations relating to accessory uses in the MP District are set out in Article 20.

SECTION 13-6 GENERAL REQUIREMENTS

13-601. The requirements of this section shall apply to all manufactured home parks established after the effective date of these regulations. The requirements of 13-603:605 shall apply to the area of any expansions of manufactured home parks which were lawfully established prior to the effective date of these regulations. For purposes of this Article “expansion” means any new development which results in an increase in land area devoted to manufactured home park uses.

13-602. The tract to be used for a manufactured home park shall not be less than two (2) contiguous acres, unless it is an extension of, and adjoining to, an existing manufactured home park.

13-603. Manufactured homes shall be placed on leased spaces and not permitted to be placed on permanent foundations.

13-604. Construction shall commence within a period of one year following the approval of the governing body of the final plan and shall be completed within a period of two (2) years. If construction is not completed within two (2) years, the applicant may request an extension from the Governing Body. Approval of an extension shall not be withheld by the Governing Body without good cause.

13-605. No manufactured home manufactured on or after June 15, 1976 shall be located, relocated, stored or parked in the MP District unless such home complies with the provisions of K.S.A. 75-1211:1234, and amendments thereto, and rules and regulations adopted thereunder. No manufactured home manufactured prior to June 15, 1976 shall be located, relocated, stored or parked in the MP District.

SECTION 13-7 SPECIFIC REQUIREMENTS

13-701. Except where otherwise expressly provided, the requirements of Section 13-7 shall apply to all manufactured home parks, whether operating prior to the effective date of these regulations or established thereafter.

13-702. Water. All parks shall be connected to a public water supply. Individual water service connections shall be provided at each manufactured home space and the size, location and installation shall be in accordance with the applicable plumbing code.

13-703. Sewage disposal. All parks shall be connected to a public sewage disposal system where such public sewer is within 500 feet of the boundary of the MP District. The individual sewage connections shall be provided at each manufactured home space and the size, location and installation shall be in accordance with the applicable plumbing code.

13-704. Community buildings and grounds. All community buildings and common grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition menacing the health of any occupant of the park or the public or constituting a nuisance.

13-705. Utilities. Electric, telephone and cable television service lines installed in parks established or expanded after the effective date of these regulations shall be installed underground and shall be in accordance with city codes and utility company specifications.

13-706. Refuse and garbage. The park operator shall ensure that the storage, collection, and disposal of refuse in the park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accidents, fire hazards or air pollution. All refuse shall be stored in flytight, watertight, rodent-proof containers in racks designed so as to prevent the containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them. Refuse and garbage shall be removed from the park at least once a week.

13-707. Blocking. All manufactured homes placed in a park after the effective date of these regulations 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 by sixteen (16) inches bearing upon the stand.

13-708. Tie-downs and ground anchors. All manufactured homes shall be secured to the ground by tie-downs and ground anchors in accordance with the Mobile Home and Recreation Vehicle Code K.S.A. 75-1211 to 75-1234, and amendments thereto.

13-709. Skirting. Each manufactured home shall be provided with skirting on all sides and such material used as skirting shall be harmonious with the composition, color and texture of the material used in the construction of the manufactured home.

13-710. Location of improvements to manufactured home spaces. No paved patios, parking areas, accessory structures or other improvements made after the effective date of these regulations shall be located within eight (8) feet of the perimeter of any manufactured home space.

SECTION 13-8 APPLICATION FOR PRELIMINARY APPROVAL

13-801. An applicant for zoning for the MP District after the effective date of these regulations shall prepare a preliminary manufactured home park plan, drawn to a scale of not less than one inch equals one hundred (100) feet, and five (5) copies of said plan shall be submitted to the Planning Commission for its review and recommendation. Said plan shall be designed in accordance with Section 13-6, General Requirements, and Section 13-7, Specific Requirements, shall have contours at two (2) foot intervals and shall conform with the following requirements:

- a. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
- b. The park shall have a maximum density of eight (8) manufactured homes per gross acre and space shall be provided for each manufactured home consisting of a minimum of three thousand (3,000) square feet.
- c. Each manufactured home space shall be at least thirty feet (30') wide and clearly defined.
- d. Manufactured homes shall be so located on each space that there shall be at least a twenty (20) foot clearance between manufactured homes; provided, however, that with respect to manufactured homes parked end-to-end, the end-to-end clearance shall be not less than fifteen (15) feet. No manufactured home shall be located closer than twenty-five feet (25') from any building within the park or from any property line bounding the park. No park shall be located closer than ten feet (10') from any paved roadway.
- e. All manufactured home spaces shall front upon a private roadway of not less than twenty-four (24) feet in width, which shall have unobstructed access to a public street. Thirty (30) feet of private roadway shall be required where parking is allowed in the roadway.

- f. Walkways not less than thirty-six inches (36") wide, and surfaced with concrete, shall be provided from the manufactured home spaces to service, community buildings or storm shelters.
- g. All roadways within the park shall be graveled or surfaced with asphalt, concrete or asphaltic concrete and adequately lighted at night with electric lamps.
- h. Off-roadway parking shall be provided at the rate of two (2) spaces for each manufactured home space. Parking areas will be surfaced with gravel, asphalt, concrete or asphaltic concrete.
- i. A community building may be provided which may include recreation facilities, laundry facilities and other similar uses.
- j. A recreational area shall be provided at a central location in the park at the minimum rate of two hundred (200) square feet for each manufactured home space but in no event shall an individual recreational area be less than five thousand (5,000) square feet. The square footage of clearances between homes, buffer areas or similar requirements of this Article shall not be counted towards this 5,000 square foot requirement.
- k. Each manufactured home park shall be provided with a storm shelter for those persons living within the park. The shelter shall be based upon the following criteria or a protection plan approved by the Arkansas City Civil Defense Director or representative of the Director.
 - (1) Storm shelters shall be provided one (1) shelter for each forty (40) manufactured home spaces. A minimum of one (1) shelter shall be provided for each manufactured home park.
 - (2) A minimum of five hundred (500) cubic feet of air space shall be provided in the storm shelter for each manufactured home space and shall be provided with an auxiliary forced air ventilation system.
 - (3) Storm shelter plans shall be approved by the Building Inspector before the shelter is constructed.
- l. A solid or semi-solid fence or wall and a ten (10) foot landscaped buffer area shall be provided between the park and any adjoining residential zoning district. Said fence or wall shall not be less than six (6) feet high nor more than eight (8) feet high and shall have a visual density of at least ninety (90) percent. The operator of the park shall be responsible for the maintenance of the fence or wall and the landscaped buffer area.
- m. Each manufactured home space shall be provided with a paved patio or equivalent, other than parking space, of not less than two hundred (200) square feet. No open storage of any unsightly material shall be permitted within the park.

SECTION 13-9 FINAL PLAN

13-901. Upon approval of the preliminary plan by the Planning Commission, the applicant shall prepare and submit a final plan, which shall incorporate any changes or alterations requested by the Planning Commission. The final plan shall be reviewed by the Planning Commission and its recommendations shall be forwarded to the City Commission for review and approval. The final plan shall be filed and recorded with the Cowley County Register of Deeds as if it were a final subdivision plat.

SECTION 13-10 DEVIATION FROM FINAL PLAN

13-1001. Any substantial deviation, as determined by the Zoning Administrator, from the approved final plan shall constitute a violation of the zoning approval. Substantial changes in the approved final plan must be resubmitted to the City Commission for its approval prior to any installation.

SECTION 13-11 DISCONTINUANCE OF USE AS A MANUFACTURED HOME PARK

13-1101. Whenever a park ceases to be used for such purpose for a period of twelve (12) consecutive months, the Planning Commission shall initiate action and hold a public hearing to consider rezoning said property back to its former district classification or to a more appropriate district.

SECTION 13-12 SIGN REGULATIONS

13-1201. Sign regulations for the MP District are set out in Article 27.

SECTION 13-13 PARKING REGULATIONS

13-1301. Parking regulations for the MP District are set out in Article 22.

SECTION 13-14 VISIBLE LOT NUMBERS

13-1401. All manufactured home lots shall be clearly numbered with a permanent marker placed at the front of the lot line or on the street side of the manufactured home. All such numbers shall follow a consecutive numbering system for manufactured homes fronting on the same roadway. All such numbers shall be clearly visible and at least four (4) inches in height. The numbering system will be designated on the final plat of the park and approved by the Planning Commission. It shall be the park operator's responsibility to ensure the numbering system is installed and maintained.