

ARTICLE 11

MANUFACTURED HOME SUBDIVISION DISTRICT (MHS)

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SECTION 11-1 INTENT

11-101. The intent of the MHS District is to provide manufactured housing development compatible with the character of the surrounding neighborhood. For purposes of this Article the term “manufactured housing” shall not include “mobile homes,” as defined in these regulations.

SECTION 11-2 PERMITTED USES

11-201. In the MHS District no building or land shall be used and no building or structures shall be hereafter altered, enlarged or erected for other than one of the uses listed below:

- a. Churches, synagogues and other similar places of worship.
- b. Single-family dwellings, including but not limited to manufactured housing.
- c. Public park and recreation areas, including recreation-related buildings.

SECTION 11-3 CONDITIONAL USES

11-301. 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 exchanges, electric substations, cable television, pumping stations, or other similar utilities.
- c. Public or private elementary and secondary schools.

SECTION 11-4 INTENSITY OF USE

11-401. 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 fifty percent (50%).

SECTION 11-5 HEIGHT REGULATIONS

11-501. No building shall exceed thirty-five (35) feet in height except as otherwise provided in Article 20.

SECTION 11-6 YARD REGULATIONS

11-601.

- a. *Front yard.* Front yards on arterial or collector streets shall conform with the provisions of Article 24. In all cases not provided for in Article 20, there shall be a front yard of not less than fifteen (15) 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 percent (20%) of the average depth of the lot, whichever amount is smaller.

SECTION 11-7 SIGN REGULATIONS

11-701. Sign regulations for the MHS District are set out in Article 27.

SECTION 11-8 PARKING REGULATIONS

11-801. Parking regulations for the MHS District are set out in Article 22.

SECTION 11-9 PERFORMANCE STANDARDS

11-901. 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 twelve (12) feet and contain a minimum of six hundred (600) square feet.
- b. *Fences.* Fencing on each lot shall comply with the fence regulations of the City of Fort Scott.
- 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-adopted 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.* Following the effective date of these regulations, a tract or tracts to be zoned as MHS District shall not be less than five (5) acres.