

ARTICLE XVII

“M – H” MANUFACTURED HOUSING DISTRICT

SECTION 1. INTENT. The intent of this district is to provide low-density manufactured home development which would be compatible with the character of the surrounding community. Individuals can purchase lots for the placement of manufactured homes on permanent foundations. Other types of support systems will not be permitted.

SECTION 2. USE REGULATIONS. In District “M - H”, 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:

1. Churches, synagogues and other similar places of worship.
2. Home occupations.
3. Manufactured homes, single-family occupancy.
4. Manufactured homes, residential design.
5. Single family detached dwellings.
6. Group homes.
7. Foster homes.
8. Parks and playgrounds, public.
9. Schools, public and private.
10. Any additional uses allowed in the “R – I” zone.
11. The following uses shall be allowed by special use permit when reviewed and approved by the Board of Zoning Appeals subject to conditions and limitations as may be established by the Board.

A. Any special use allowed in the “R – I” zone.

SECTION 3. INTENSITY OF USE. No manufactured home shall be placed on a lot having less than five thousand five hundred (5,500) square feet of lot area. The maximum lot coverage by the principal building shall be forty percent (40%).

SECTION 4 HEIGHT REGULATIONS. No building shall exceed thirty-five (35) feet in height except as otherwise provided in Article XIV.

SECTION 5. YARD REGULATIONS:

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

Except as otherwise provided in Article XIV there shall be a side yard on each side of a principal building of not less than six (6) feet.
3. Rear Yard.

Except as otherwise provided in Article XIV there shall be a rear yard having a depth of not less

than twenty-five (25) feet.

SECTION 6. SIGN REGULATIONS. See Article XXV.

SECTION 7. PARKING REGULATIONS: See Article XXVI.

SECTION 8. LANDSCAPING REGULATIONS. See Article XXVII.

SECTION 9. USE LIMITATIONS. The following performance standards shall apply to all manufactured home lots.

1. Minimum Manufactured Home Size. Any manufactured home shall have a minimum width of ten (10) feet and contain a minimum of four hundred fifty (450) square feet.
2. Fences: Fencing on each lot shall comply with the Fence Regulations of the City of Ulysses.
3. Utilities: All utility connections shall be in conformance with City and County codes.
4. Tie Downs and Ground Anchors: All manufactured homes shall be secured to the foundation by tie downs and ground anchors in accordance with the Manufactured Home and Recreational Vehicle K.S.A. 75-1211 to 75-1234.
5. Area: The tract to be used for a manufactured home subdivision shall not be less than five (5) acres.
6. Platting: The area shall be plated in accordance with the Subdivision Regulations.
7. Age of Unit: Proof of year of manufactured home must be provided before any permits are issued.

SECTION 10 SPECIAL MANUFACTURED HOUSING REQUIREMENTS: Manufactured housing units sited on individually owned lots shall be subject to the following special requirements:

1. All open space below such manufactured housing units not completely enclosed by the permanent foundation shall be skirted, blocked or otherwise screened using solid weather resistant materials which will assure positive rigid closure and finished to conform with the structure's exterior.
2. Each manufactured housing unit shall be an independent dwelling, connected to all available utilities.
3. Each manufactured housing unit shall be provided with anchors and tie-downs of adequate capacity to provide stability against high winds and adverse weather conditions.
4. Each independent manufactured unit shall be sited in such a manner as to preserve the visual character of the neighborhood, which shall include provisions for landscaping and other site improvements as well as off-street parking.
5. Each manufactured home shall bear a certification plate pursuant to the "National Housing

Construction and Safety Standards Act of 1974”, 47 U.S.C. 5401 et seq., as amended.

6. No manufactured home older than 25 years of age may be moved into Ulysses zoning jurisdiction. Proof of year of manufactured home must be provided before any permits are issued.
7. Nonconforming manufactured homes shall not be relocated or otherwise moved within the municipal zoning jurisdiction of the City of Ulysses.