

SECTION 31

MANUFACTURED HOMES AND RESIDENTIAL - DESIGN
MANUFACTURED HOMES

31-010 MANUFACTURED HOMES

Nothing in this ordinance shall have the effect of excluding manufactured homes from the entire zoning jurisdiction set forth in this ordinance.

Nothing in this zoning ordinance shall be interpreted to have the effect of excluding residential-design manufactured homes from single-family residential districts solely because they are a manufactured home.

31-011 REQUIREMENTS (ORDINANCE #1030 4/24/00): The following standards are required for placement of a manufactured home in a residential district:

- a. The minimum dimension of either the width or length of the home shall be 22 feet.
- b. The minimum roof pitch shall be 3 inches of rise in 12 inches of run.
- c. The home shall be sided in wood, masonry, composition board or finished aluminum lap siding. Other materials will be allowed if they are normally used in site built residential construction.
- d. The roofing material shall be wood shingles, composition or fiberglass shingles, asphalt shingles, clay or concrete tile or slate. Other materials will be allowed if they are normally used in site built residential construction.
- e. The main floor shall be no higher than 20 inches above the finished grade at the foundation.
- f. The home must be permanently mounted on a foundation or basement similar in appearance to other site built homes. Foundation must be constructed to meet the Uniform Building Code as adopted by the City of Tonganoxie.
- g. If 70% of the homes on the block where the home is to be placed have garages, the manufactured home will need to also provide a garage constructed according to the Uniform Building Code as adopted by the City of Tonganoxie.

31-012 RESTRICTIVE COVENANTS

Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land.