

ORDINANCE NO. 484A

AN ORDINANCE CONCERNING MANUFACTURED HOUSING IN RESIDENTIAL AREAS:  
AMENDING THE DEFINITIONS SECTION AND ARTICLE 4 OF ORDINANCE NO. 440. THE CITY'S  
ZONING ORDINANCE; AND REQUIRING ZONING COMPLIANCE DOCUMENTS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAVEN:

ARTICLE ONE

SECTION 1. DEFINITIONS. The definitions section of the CITY ZONING ORDINANCE (Ordinance No. 440 is amended by adding the following terms and definitions:

(a) Dwelling Unit, Single Family. An enclosure containing sleeping, kitchen and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

(b) Manufactured House. A single family dwelling unit substantially assembled in an off-site manufacturing facility for installation or assembly at the dwelling site, bearing a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards (24CFR3280 et. seq.) promulgated by the U.S. Department of Housing and Urban Development.

SECTION 2. Article 4, of Ordinance No. 440 the City's Zoning Ordinance shall be amended to permit the following in Zone "B" Single Family Dwelling.

(5) Manufactured House. A manufactured house constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfied the following additional criteria:

(1) The manufactured house has length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis.

(2) The manufactured house has a minimum of one thousand (1,000) square feet of enclosed and heated living area.

(3) The pitch of the roof of the manufactured house has a minimum vertical rise of two point two (2.2) feet for each twelve (12) feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction in the city.

(4) All roof structures shall provide an eaves projection of no less than six (6) inches, which may include a gutter.

(5) The exterior siding consists predominantly of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the city.

(6) The manufactured house is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home installation, 1987" (NCS BCS A225.1), and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home.

(7) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the city building code and attached firmly to the primary structure and anchored securely to the ground; and

(8) The moving hitch, wheels and axles, and transporting lights have been removed.

It is the purpose of these criteria to ensure that a Manufactured House, when installed, shall have substantially the appearance of an on-site conventionally built, single- family dwelling in this city.

SECTION 3. ZONING COMPLIANCE DOCUMENTS. A zoning compliance permit must be secured by the owner of a manufactured house from the city (zoning enforcement) officer before a manufactured house may be placed on a lot zoned for residential purposes. A building permit must also be secured by the owner of the house. The building permit shall state all applicable conditions and requirements and state that any violations will be subject to appropriate enforcement action. Once installation and construction is complete and necessary inspection have been performed, and before occupancy and use, a certificate of occupancy must be secured from the city. The certificate shall state that the house owner is responsible for assuring and all applicable conditions and requirements continue to be satisfied, and that appropriate enforcement actions will be taken if violations occur.

The permits required under this ordinance shall be in addition to any other permits required under the law of the city.

SECTION 4. PENALTY. Any person, firm or corporation who violates, neglects or refuses to comply with any provision of this ordinance, or who shall maintain, use or construct any building or premises in violation of any of the provisions of this ordinance shall, upon conviction, be fined in a sum not exceeding two hundred fifty dollars (\$250) for each offense. Each day that a violation is committed, cause or continued to exist, shall constitute a separate offense.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective upon publication in the official city newspaper and shall apply to the placement of any manufactured house on or after May 5, 1992.

Adopted this 4th day of May, 1992 by the governing body of the City of Haven, Kansas.

/s/ Lloyd Schmidt,  
Mayor

ATTEST:  
/s/ Vera R. Hiatt,  
City Clerk