

any residence district, and shall be shaded so that no direct light is cast upon the adjoining property.

(i) *Minimum building area for each dwelling unit.* Every dwelling unit in the R-4 District shall have a minimum building area of five hundred (500) square feet, exclusive of basements, open or screened porches, and garages; except:

- (1) That a building containing only one (1) dwelling unit or two (2) dwelling units shall provide a minimum building area of six hundred fifty (650) square feet for each dwelling unit.
- (2) Efficiency apartments as defined in section 27-6 shall provide a building area from three hundred (300) to five hundred (500) square feet per dwelling unit.

(j) *Off-street parking and loading requirements.* Requirements for off-street parking and loading, and setbacks for parking areas, loading spaces and internal driveways are set forth in section 27-400, Off-street parking and loading requirements.

(k) *Sign regulations.* Sign regulations are set forth in section 27-500, Sign regulations. (Ord. No. 2748, § 2, 6-22-92; Ord. No. 3159, §§ 1, 2, 7-22-96; Ord. No. 3349, § 2, 8-10-98; Ord. No. 3601, §§ 2, 4, 2-12-01; Ord. No. 4063, § 4, 10-10-05)

**Secs. 27-109—27-111. Reserved.**

**Sec. 27-112. R-MH manufactured home residence district regulations and design standards.**

(a) *Statement of intent.* The R-MH manufactured home residence district is designed to allow Class A and Class B manufactured homes within exclusive manufactured home developments.

(b) *Development plan required.* A site plan is required for manufactured home developments. Section 27-350 presents submission requirements for site plans.

(c) *Permitted land uses and developments.* Land uses and developments permitted within the R-MH district are denoted on the table of permissible uses, section 27-200.

(d) *Conditional land uses and developments.* The table of permissible uses sets forth land uses and developments which are allowable under conditional use permits.

(e) *Accessory land uses and developments.* Subject to compliance with the procedures of this section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development, when such accessory building, structure or use is customarily found in conjunction with the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (1) Structures such as detached garages, carports, arbors, gazebos, swimming pools, and other accessory structures which are subordinate in use to the permitted use.
- (2) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (3) Recreation facilities for residents.
- (4) Laundry and other service facilities.
- (5) Management office.
- (6) Off-street parking and driveways.
- (7) Satellite antennas, when located in side the setback lines of a side yard or rear yard.
- (8) Home occupations, as permitted by section 27-203.
- (9) Signs, as permitted by section 27-500.

(f) *Class C mobile homes prohibited.*

- (1) Class C mobile homes are not permitted in manufactured home developments.
- (2) A Class C mobile home located in a mobile home park in existence on the effective date of this chapter may remain under the conditions outlined in section 27-28, Nonconforming uses.

(g) *Height limitations.* The maximum height of structures in the R-MH residence district shall be as set out below:

- (1) The total height of buildings shall not exceed two (2) stories above the average finished ground elevation at the perimeter of such structure.
- (2) The total height of other structures, including equipment attached to buildings or structures, shall not exceed thirty-five (35) feet above the average finished ground elevation at the perimeter of such structure.
- (3) Accessory structures or buildings shall not exceed the height of the principal building.
- (4) A public utility tower or other structure determined to be an "essential service" as defined in section 27-6 may be erected to any height when authorized by conditional use permit.

(h) *Minimum development size.* The minimum size of the site on which a manufactured home development may occur shall be three (3) acres.

(i) *Lot size.*

- (1) The size of lots within manufactured home developments shall be determined by the size of the manufactured home units, and the "occupied lot area ratios."
- (2) Occupied lot area ratios shall be determined as follows: A manufactured home shall not occupy an area in excess of one-third of its respective lot area. The total occupied area of a manufactured home and its accessory buildings on a manufactured home lot shall not exceed two-thirds of the lot area.

(j) *Installation/foundation.* All manufactured homes shall be installed on a properly engineered foundation system that meets or exceeds the requirements of the State of Missouri and applicable code for the City of Warrensburg.

(k) *Patios.* Each manufactured home space shall be provided with a patio, minimum size to be ten (10) feet by fifteen (15) feet, constructed of rein-

forced portland cement concrete at least four (4) inches thick, or brick of equivalent depth, or construction masonry block of equivalent depth.

(l) *Manufactured home setback and separation.*

(1) Setback from private roadways:

- a. No structure shall be closer than five (5) feet to a private roadway.
- b. Patios shall be located no closer than five (5) feet from a private roadway.

(2) Setback from side and rear lot lines; unit separation:

- a. A manufactured home unit shall be located no closer than twenty (20) feet from any other manufactured home.

- b. An accessory building shall be located no closer than ten (10) feet from a manufactured home unit.
- c. An accessory building shall be located no closer than ten (10) feet from any other accessory building.
- d. Zero lot line siting. One (1) side yard may be "0" if the remaining side yard is a minimum of twenty (20) feet. A patio shall be located no closer than ten (10) feet from any other patio.
- e. Developments not utilizing zero lot line siting shall provide a minimum setback from side lot lines of fifteen (15) feet. Patios shall be located no closer than five (5) feet from rear or side lot lines.

(m) *Perimeter requirements.*

- (1) Manufactured home lots and structures shall be located no closer than fifty (50) feet from any abutting public street right-of-way line.
- (2) Setback from abutting property. Manufactured home lots and structures shall be set back at least thirty (30) feet from any other abutting property line.
- (3) A ten-foot landscape easement shall be provided around the perimeter of the development, which shall provide for continuous screening. A landscape plan is required. It shall be the responsibility of the property owner to install and maintain the required landscape easement as a condition of use.

(n) *Common open space and facilities.* Not less than ten (10) percent of the total area of a manufactured home development, exclusive of buffer yards and road right-of-way, shall be devoted to accessible open space and recreation areas. At least fifty (50) percent of the recreational open space land shall be usable.

(o) *Landscaping.*

- (1) Exposed ground surfaces in all parts of a manufactured home development shall be paved, covered with stone screening, or other solid material, or protected with a

vegetative growth capable of preventing soil erosion and objectionable dust. All areas not used for access, parking, circulation, buildings or service shall be completely and permanently landscaped, and the entire site maintained in good condition. Planting of trees and shrubs is required to the extent needed to provide for:

- a. Screening of objectionable views,
- b. Adequate shade,
- c. A suitable setting for the manufactured homes in the development as well as neighboring uses.

- (2) Landscaping shall relate harmoniously to the topography of the site and, where feasible, make suitable provisions for preservation of water courses, wooded areas, rough terrain, and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to the best advantage.

(p) *Lighting.* A manufactured home development shall be provided with general outdoor lighting of entrances, exits, roadways, streets, and general storage areas.

(q) *Streets and sidewalks.*

- (1) A manufactured home development shall have an entrance drive from a public street. The width and design of the entrance drive and all internal roadways shall be adequate to accommodate fire protection vehicles and equipment.
- (2) Each manufactured home space shall be directly accessible from an internal private road, with no direct access to public streets.
- (3) Sidewalks, two (2) feet wide for individual manufactured home spaces, and three (3) feet wide for common areas, shall be provided for safe and convenient pedestrian access. They shall be smooth-surfaced with concrete and shall be free from mud, dust, and standing water at all times. Sidewalks serving manufactured home lots need only be provided on one (1) side of

the street; sidewalks connecting manufactured home lots to common areas need not follow the street.

(r) *Parking of vehicles.*

- (1) No parking shall be allowed on private roadways or public streets. No person shall park any vehicle on the surface of any roadway or any public street within a manufactured home development.
- (2) Off-street parking shall be provided in the amounts indicated in section 27-406, Table of parking requirements.
- (3) Parking spaces for residents shall [be] located on the lot, be adjacent to, or conveniently near, each manufactured home lot. Guest parking spaces shall be evenly distributed throughout the development.

(s) *Sign regulations.* Sign regulations are set forth in section 27-500, Sign regulations.

(t) *Construction standards.* Standards for construction of driveways, private roadways, and utility facilities are on file in the department of public works.

(u) *Drainage.* Places for the collection and disposal of surface and subsurface water shall be provided to protect the manufactured homes, buildings or structures, roadways, off-street parking areas, and to provide safe and convenient use of the entire manufactured home development.

(v) *Water supply.* Every manufactured home development and every manufactured home space therein shall be connected to and served by the water supply and distribution system owned or franchised by the City of Warrensburg.

(w) *Sanitary sewer system.* Every manufactured home development shall be connected to the municipal sanitary sewer system.

(x) *Certain utility facilities and equipment to be underground.* Every tank, barrel or other container for storage and supply of fuel oil or liquefied petroleum gas shall be completely buried underground and covered by earth supporting a permanent stand of grass.

(y) *Individual utility connections.* Individual utility connections shall be provided for each manufactured home space and shall be constructed so that they will not be damaged by the placement or removal of a manufactured home. Connections shall be so constructed that they can be closed when not linked to a manufactured home. Utility connections and fittings shall be in accordance with specifications on file in the department of public works.

(z) *Refuse disposal facilities.* Containers in sufficient number and capacity to properly store all refuse shall be provided by the developer at various points and various places throughout the manufactured home development. Such containers shall be flytight, watertight, and rodent-proof. At least one (1) such refuse container of adequate capacity shall be located within one hundred fifty (150) feet of each manufactured home space. The type of and locations of refuse containers shall be specified in the site plan.

(aa) *Fire hydrants.* Standard fire hydrants shall be provided throughout the manufactured home development in compliance with the Fire Underwriters Code.

(bb) *Building permits; amended site plan.*

- (1) Additions to individual manufactured homes or construction of individual accessory buildings not shown on the approved site plan shall require a building permit.
- (2) Construction or reconstruction involving more than one (1) manufactured home space shall require submission of an amended site plan.

(cc) *Rules for occupancy and operation of manufactured home developments.*

- (1) *Business license.* No business license shall be required for any manufactured home development. Recreational facilities, service buildings and other permitted uses for which a separate charge is made shall be licensed as required for businesses.
- (2) *Inspection and entry by public officials.* Public officials in the performance of their duties shall have the same right, powers

