



## **M – H Manufactured Home District**

It is intended that this district be established to permit manufactured homes on permanent foundations where a lot or group of lots is owned by the manufactured home owner. This district is intended to be appended as an overlay to any of the residential districts to provide an opportunity for individual siting and use of manufactured homes for single-family dwellings consistent with the use and density characteristics of the surrounding developments.

### Some of the Regulations in District M - H are:

No building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed below:

1. Manufactured homes (certified) on permanent foundations.
2. Uses and structures permitted under the provisions of the regulations of the parent district, of which this district is made a part.

### Other Use Regulations

- A manufactured home in an "M - H" District shall be located on a lot which conforms with the minimum lot size requirements of the **parent district**, of which this district is made a part.
- Manufactured home and accessory buildings shall not cover more than forty (40) percent of the lot area.

- Height requirements of the parent district, of which this district is made a part, shall be the maximum height requirements.
- Yard requirements of the parent district, of which this district is made a part, shall be the minimum yard requirements.
- Sign regulations of the parent district, of which this district is made a part, shall be the minimum requirements for signs unless otherwise approved by the Planning Commission and the Governing Body.
- Parking and Loading Requirements of the parent district, of which the district is made a part, shall be the minimum requirements unless otherwise prescribed and /or approved by the Planning Commission and the Governing Body.

Special Manufactured  
Home Requirements:

- Manufactured homes sited on individually owned lots shall be subject to the following special requirements listed below:
  1. Manufactured homes shall be mounted on a foundation of permanent design.
  2. All open space below such manufactured home not completely enclosed by the permanent foundation shall be skirted, blocked, or otherwise screened using solid materials which will assure positive closure.
  3. Manufactured homes shall be an independent dwelling unit, connected to all available utilities.
  4. Manufactured homes shall be provided with anchors and tie-downs of adequate capacity to provide stability against high winds and adverse weather conditions.
  5. Manufactured homes 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.
  6. Manufactured homes shall display evidence of HUD certification.

The information provided in this brochure is intended to provide general information only. Each individual situation may have additional restrictions or requirements.

The Zoning Regulations for Russell County are available for inspection or purchase from the Russell County Zoning Office. Application forms and fee schedules are also available.

The Russell County Zoning Office is located on the first floor of the Russell County Courthouse. We may be reached at: (785) 483-6650 from Monday through Friday, 8:00 A. M. until 5:00 P.M.

Or, contact us by mail at:

Russell County Zoning  
P.O. Box 113  
Russell, KS 67665

Please contact our office for help with any questions you have concerning your specific project. We will be happy to assist you!