

ORDINANCE NO 969

AN ORDINANCE SETTING SINGLE-FAMILY DETACHED DWELLINGS DESIGN REQUIREMENTS.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COTTONWOOD FALLS, KANSAS that:

SECTION 1. A residential-design manufactured home, as defined by these regulations shall meet the following architectural aesthetic design standards, and shall be considered a single-family detached dwelling:

When built: The original structure/manufactured home shall not have been built more than 5 years prior to the date of requested placement within the City of Cottonwood Falls.

Roof: The roof shall be covered with material that is customarily used on site-built dwellings, including but not limited to approved wood, asphalt composition shingles, or fiberglass. The roof shall have a minimum eave projection and roof overhang of 10 inches, which may include a gutter.

Exterior Siding: Exterior siding shall be of a material customarily used on site-built dwellings, which does not have a high gloss finish, such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, corrugated metal or plastic panels. Siding materials shall extend below the top of the exterior of the foundation or curtain wall or the joint between siding.

Main Entrance: At the main entrance door there shall be a landing that is a minimum of three feet by three feet.

Floor Level: The finished floor of the residential-design manufactured home shall be a maximum of 24 inches above the exterior finish grade of the lot on which it is located, as measured at the main entrance into the dwelling.

Disallowed items: Manufactured homes shall not have wheels, Suspension or tongues or other towing apparatuses'.

Dimensions: The minimum allowable dimension of the length or the width of any single family detached dwelling shall not be less than 12'-0" overall as measured from outside to outside of structure.

Length: The longest dimension of any single family detached dwelling shall not be less than 25'-0" as measured from outside to outside of structure.

Orientation: All single family detached dwellings shall be oriented on the lot with the longest dimension of the structure being mostly parallel to the street on which the address of the lot is.

Roof: The roofline of all single family detached dwellings shall not be a single plane on the address street side.

Foundation: Manufactured home shall be affixed to a permanent foundation.

These design requirements shall be in addition to the building code adopted at the time the manufactured home is moved into the City of Cottonwood Falls.

SECTION 2. Any ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect upon its adoption and publication in the official City newspaper, the Chase County Leader-News.

PASSED and ADOPTED this 21st day of November, 2016.



Boyce Baumgardner, Mayor

ATTEST:



Tiffany Bohnen, City Clerk

