

SUBCHAPTER 62

MANUFACTURED DWELLING SUBDIVISION REGULATIONS

62.010 Compliance Required

Except as modified by this ordinance, manufactured dwelling subdivisions shall comply with the provisions of Chapter 90 of the Independence City Code, the Land Division Ordinance, and the Zoning Ordinance.

62.020 Code Conformance

Mobile homes in manufactured dwelling subdivisions shall conform in all respects to local, state, and federal requirements in effect at the time of their installation.

62.030 Permitted Locations

Manufactured dwelling subdivisions are conditional uses in the Medium Density Residential (RM) Zone and High Density Residential (RH) Zone pursuant to Subchapters 21 and 22 of the Independence Zoning Code.

62.040 Application and Processing

Manufactured dwelling subdivisions shall be subject to the same provisions of Chapter 90 of the Independence City Code as conventional residential subdivisions in terms of application and processing, except the tentative plan shall include the following additional information:

- A. The approximate location and orientation of each manufactured dwelling stand on each lot and the approximate dimensions of the maximum sized mobile home and accompanying carport or garage that can be sited on the lot while still meeting all setback requirements set forth in Subchapter 61 of the Independence Zoning Code.
- B. The approximate location of any manufactured dwelling accessory structure, carport, or garage on a mobile home lot.

62.050 Dwelling Types Restricted

Unless approved as part of a planned development pursuant to Subchapter 60 of the Independence Zoning Code, only manufactured dwellings shall be permitted in manufactured dwelling subdivisions.

62.060 Minimum Lots

The minimum number of lots allowed in a manufactured dwelling subdivision shall be ten contiguous lots developed solely for manufactured dwelling use.

62.070 Buffer Strip

Any portion of a manufactured dwelling subdivision which is within 50 feet of a railroad, a general industrial area, or a commercial area shall be provided with a landscaped buffer strip designed to protect residents of the subdivision from noise, glare, or other noxious occurrences. The buffer strip shall be at least 20 feet in depth and shall be fenced, planted, and/or bermed to meet the intent of this section. City approval of maintenance provisions shall be required.