**CITY OF BONNER SPRINGS**
**MANUFACTURED HOME RESIDENTIAL DESIGN CRITERIA**

1. A manufactured home-residential design shall be a minimum of 22 feet in width. The longest exterior dimension shall be not more than two and one-half (2 ½) times the shortest exterior dimension. (Revised Ordinance No. 1636)

2. The roof shall be double pitched and have a minimum vertical rise of three (3) inches for each twelve (12) inches of horizontal run. The roof shall be covered with roof material that is commonly used in standard residential construction, which is residential in appearance, including but not limited to, a rate of Class C or better, wood, asphalt, composition or fiberglass shingles or an approved equivalent; excluding, corrugated aluminum, fiberglass, or metal roofing material. (Revised Ordinance No. 1636, No. 1646 and No. 1826)

3. The roof shall have a minimum eaves projection and overhang of a minimum of twelve (12) inches, which may include a four (4) inch gutter. The roof shall have more than one roof line.

4. The exterior siding shall be made of non-reflective (whose reflectivity does not exceed that of gloss white paint), material customarily used on site-built dwellings, such as wood, composition or simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials; but excluding smooth, ribbed or corrugated metal or plastic panels. Siding material shall extend below the top of the exterior foundation or curtain wall. The joint shall be flashed in accordance with the adopted ordinances and building codes of the City of Bonner Springs.

5. The manufactured home-residential design shall be installed in accordance with the recommended installation procedures of the manufacturer and the standards met by the International Conference of Building Officials (ICBO) and published in the most current edition of "Guidelines for Manufactured Housing Installations", and the adopted City ordinances and building codes.

6. The running gear, tongue, axles, and wheels shall be removed from the unit at the time of installation and shall not be stored on the lot.

7. A continuous, permanent masonry or concrete foundation or masonry or concrete curtain wall, unpierced except for required ventilation and access, which may include walk out basement and garages shall be installed under the perimeter of the home, also in accordance with the above references ICBO "Guidelines for Manufactured Housing Installations".

8. Manufactured housing units may be of new or used construction. No previously owned or occupied manufactured housing units shall be occupied manufactured housing units until such time as the unit has received a Certificate of Occupancy in compliance with all codes and ordinances as adopted. Previously owned or occupied units shall not be more than fifteen (15) years old and the owner shall provide proof that the HUD seal is affixed to the unit.

9. The manufactured home-residential design shall have an attached garage, if fifty (50) percent or more of the existing homes on the same and/or adjacent block face have garages. A detached garage shall be allowed on a lot of record on which an attached garage cannot be constructed to meet the yard regulations of the district, or if less than 50% of the existing homes on the same and/or adjacent block face do not have attached garages. Where required to be installed, the roofing and siding material must be the same as that of the manufactured home itself.