

ARTICLE 12.
PLANNED RESIDENTIAL DISTRICTS

Section 1. INTENT AND GENERAL PROVISIONS:

The zoning of property to the Planned Residential Districts is intended to provide for the planned development of single-family residential neighborhoods and multi-family residential areas that are compatible with the residential character of these Planned Residential Districts. The zoning of property to these Planned Residential Districts is intended to provide for residential development in areas where adequate public facilities and services exist for such development and such development is appropriate given the surrounding land uses and neighborhood. Property zoned to a Planned Residential Urban District or to a Planned Residential Manufactured Home District shall be provided with public sanitary sewers, or suitable alternatives, prior to development. These districts are established to govern the intensity and patterns of development for residential uses in the County and to provide for efficiency in the provision of public facilities and services needed for development in the County. The regulations for these districts are intended to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives.

The uses permitted and certain development regulations are set forth in Sections 2 through 6 below.

Applications for these planned districts shall require the submittal of a preliminary plat or development plan subject to the requirements of Articles 11, 15, and 25 through 31, of these regulations.

Section 2. PLANNED RESIDENTIAL LOW DENSITY DISTRICT, (PRLD):

- A. Purpose: The zoning of property to the Planned Residential Low Density District is intended to
- a). provide for the planned development of low density residential neighborhoods that retain the character of a rural area with limited residential development.
 - b). maintain and provide for accessory limited garden uses, and
 - c). to serve as a holding zone for lands where urban expansion may be proposed but is not yet appropriate due to inadequately available facilities or services. This district is suitable in locations where paved public roads, schools, central water supply with adequate capacity for domestic and reasonable fire fighting purposes as required by the County Fire Code, all usual residential utility services, and public safety services are readily available as required by the minimum infrastructure requirements in Articles 11 and 31 of these regulations. This district is not suitable in all rural locations; it is inappropriate in areas predominantly agricultural in character where public facilities and services are adequate only to meet the needs of farm residences and farm operations. In general, this district is intended to have lots which are served by local or collector streets without fronting onto arterial streets unless such frontage would be clearly of an interim or temporary nature. The allowed development intensity is intended to prevent urban sprawl, control the public cost of providing facilities and services and reduce residential-rural conflicts which arise as a result of development. This district is further intended to preserve open space, to protect watersheds and water supplies, to protect woodlands and naturally scenic areas and to conserve areas for fish and wildlife. This district may provide for accessory limited garden uses on at least part of the tract so zoned as an alternative to the conversion of entire agricultural tracts to non-farm use and development. To these ends, this district provides for flexibility in the establishment of allowed development densities as part of the zoning of land to this district.
- B. Permitted Uses; Conditional Uses; Special Permits; Height, Area and Bulk Regulations; Parking Requirements; and Sign Regulations shall be the same as required for the Residential Low Density District.

C. Planning Considerations:

1. Alternate height, bulk, parking and sign requirements may be established through the development plan process, and
2. The layout of the lots on a Preliminary Plat may be altered from standard requirements such as minimum lot depth, minimum lot width, length of cul-de-sac streets, length of blocks, and other such design guidelines in the subdivision regulations in Articles 25 through 30 of these regulations, and
3. The minimum lot size shall be two and one-half (2-1/2) acres and every lot shall provide a Nominal Lot Area of not less than three (3) acres.

D. Minimum Infrastructure: After the effective date of these regulations, within this zoning district, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Residential Low Density District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.

Section 3. PLANNED RESIDENTIAL NEIGHBORHOOD TWO DISTRICT, (PRN-2):

A. Purpose: The zoning of property to the Planned Residential Neighborhood Two District is intended to provide for the development of exurban low-density single-family residential neighborhoods that retain the character of a rural area yet allow an influx of residential development at densities greater than those in low-density residential districts but lesser than the densities in the residential neighborhood one districts. This district is suitable in locations where paved public roads, schools, central water supply with adequate capacity for both domestic and fire fighting purposes, all usual residential utility services, and public safety services are readily available as required by the minimum infrastructure requirements in Articles 11 and 31 of these regulations. This district is not suitable in all locations; it is inappropriate in areas predominantly agricultural in character where public services and facilities are adequate only to meet the needs of farm residences and farm operations. Lots in this district shall be served by local or collector streets and shall not front onto arterial streets. This district is also intended to serve as a holding zone for lands where future urban expansion is possible but not yet appropriate due to inadequately available urban level facilities and services.

B. Permitted Uses; Conditional Uses; Special Permits; Height, Area and Bulk Regulations; Parking Requirements; and Sign Regulations shall be the same as required for the Residential Neighborhood Two District.

C. Planning Considerations:

1. Alternate height, bulk, parking and sign requirements may be established through the development plan process, and
2. The layout of the lots created may be altered from the standard requirements as part of the Preliminary Plat submitted as the development plan as provided in these regulations with respect to such usual requirements as the minimum lot depth, minimum lot width, length of cul-de-sac streets, the length of blocks, and other such design guidelines in the subdivision regulations in Articles 25 through 30 of these regulations, and

3. The minimum lot size shall be the same as required for the Residential Neighborhood Two District.
- D. **Minimum Infrastructure:** After the effective date of these regulations, within this zoning district, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Residential Neighborhood Two District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.

Section 4. PLANNED RESIDENTIAL NEIGHBORHOOD ONE DISTRICT, (PRN-1):

- A. **Purpose:** The zoning of property to the Planned Residential Neighborhood One District is intended to provide for the development of low-density single-family residential neighborhoods that retain the character of a rural area yet allow an influx of residential development. This district is suitable in locations where paved public roads, schools, central water supply with adequate capacity for both domestic and fire fighting purposes, all usual residential utility services, and public safety services are readily available as required by the minimum infrastructure requirements in Articles 11 and 31 of these regulations. This district is not suitable in all locations; it is inappropriate in areas predominantly agricultural in character where public services and facilities are adequate only to meet the needs of farm residences and farm operations. Lots in this district shall be served by local or collector streets and shall not front onto arterial streets. This district is also intended to serve as a holding zone for lands where future urban expansion is possible but not yet appropriate due to inadequately available urban level facilities and services.
- B. **Permitted Uses; Conditional Uses; Special Permits; Height, Area and Bulk Regulations; Parking Requirements; and Sign Regulations** shall be the same as required for the Residential Neighborhood One District.
- C. **Planning Considerations:**
 1. Alternate height, bulk, parking and sign requirements may be established through the development plan process, and
 2. The layout of the lots created may be altered from the standard requirements as part of the Preliminary Plat submitted as the development plan as provided in these regulations with respect to such usual requirements as the minimum lot depth, minimum lot width, length of cul-de-sac streets, the length of blocks, and other such design guidelines in the subdivision regulations in Articles 25 through 30 of these regulations, and
 3. The minimum lot size shall be the same as required for the Residential Neighborhood One District.
- D. **Minimum Infrastructure:** After the effective date of these regulations, within this zoning district, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Residential Neighborhood One District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.

Section 5. PLANNED RESIDENTIAL URBAN SINGLE-FAMILY 1A DISTRICT (PRU-1A), PLANNED RESIDENTIAL URBAN SINGLE-FAMILY 1B DISTRICT (PRU-1B), PLANNED RESIDENTIAL URBAN TWO-FAMILY DISTRICT (PRU-2), PLANNED RESIDENTIAL URBAN TOWNHOUSE DISTRICT (PRU-3), PLANNED RESIDENTIAL URBAN APARTMENT DISTRICT (PRU-4):

- A. Purpose: The zoning of property to the Planned Residential Urban Single-Family 1A District (PRU-1A), Planned Residential Urban Single-Family 1B District (PRU-1B), Planned Residential Urban Two-Family District (PRU-2), Planned Residential Urban Townhouse District (PRU-3), and Planned Residential Urban Apartment District (PRU-4) is intended to provide for higher density residential development in areas where adequate public services and facilities exist for such development and where such development is appropriate with the surrounding land uses and neighborhood. Generally, locations appropriate for the Planned Residential Urban District classification shall be adjacent to cities and shall be served by public sanitary sewers and an adequate arterial and collector street network. These districts may be appropriate in the Urban Fringe Policy Area when the district is consistent with the provisions of adopted land use plan(s) for the general area.
- B. Permitted Uses: In the Planned Residential Urban Districts, no building, structure, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed moved or altered, except for one or more of the following uses:
1. Uses by District:
 - a. In the Planned Residential Urban Single-Family 1A District (PRU-1A) and in the Planned Residential Urban Single-Family 1B District (PRU-1B) permanent single-family dwellings.
 - b. In the Planned Residential Urban Two-Family District (PRU-2) permanent two-family duplex dwellings.
 - c. In the Planned Residential Urban Townhouse District (PRU-3) permanent townhouse dwellings and attached single-family residential structures including zero lot line development of residential dwellings.
 - d. In the Planned Residential Urban Apartment District (PRU-4) permanent garden apartments, apartment complexes, and other such multi-family development.
 2. Accessory buildings and uses customary and incidental to the uses listed above, as set out in Article 18 of these regulations.
 3. Home Occupations as set out in Article 18 of these regulations.
 4. Parks, playgrounds and neighborhood buildings open to residents of the neighborhood.
 5. Supplementary uses as set out in Article 16.
- C. Conditional Uses and Special Permits: Certain uses may be allowed by Conditional Use Permit or Special Permit. See Article 23 and Article 33.
- D. Planning Considerations:
1. Alternate height, bulk, parking and sign requirements may be established through the development plan process, and

2. The layout of the lots on a Preliminary Plat may be altered from standard requirements such as minimum lot depth, minimum lot width, length of cul-de-sac streets, length of blocks, and other such design guidelines in the subdivision regulations in Articles 25 through 30 of these regulations,
 3. Notwithstanding the minimum lot sizes required by Subsection E(4) below, the minimum lot size and the maximum number of lots allowed may be established for developments such as planned cluster developments as follows:
 - a. The minimum lot size may be as small as ninety (90) percent of the minimum lot size otherwise allowed in this district by these regulations.
 - b. The maximum number of allowed lots shall not exceed the number of lots which would be allowed if the entire area of the tract exclusive of rights-of-way, easements or open space were divided into lots of the minimum lot size otherwise allowed in this district by these regulations.
 - c. The maximum number of allowed lots, including any lot or tract retained as open space, may be increased and the minimum lot size may be decreased by density bonuses which may be approved.
- E. Height, Area, and Bulk Regulations: Unless otherwise approved with the development plan approval, as provided herein, the maximum height, minimum yard areas, and the bulk regulations in these districts shall be as follows:
1. Height Regulations:
 - a. Maximum height of residential structures shall be thirty-five (35) feet.
 - b. Maximum number of stories of residential structures shall be two and one-half (2-1/2) stories.
 - c. Maximum height of accessory structures and uses shall be as provided in Article 18 of these regulations.
 2. Yard Regulations:
 - a. Front Yard: Depth of the front yard shall be at least thirty-five (35) feet.
 - b. Side Yard: There shall be a side yard on each side of a building; the sum total of the side yards shall be at least twenty-five (25) feet, with one side yard allowed to be a minimum of ten (10) feet.
 - c. Rear Yard: The depth of the rear yard shall be at least twenty-five (25) feet.
 3. Minimum Lot Dimensions: The minimum width of a lot shall be seventy-five (75) feet for single-family lots, one-hundred (100) feet for two-family lots, and shall have sufficient width for the proposed buildings and the required yard areas for all other uses. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
 4. Minimum Lot Area: Except as provided in Article 12, Section 4, (D)(3), every detached single-family dwelling and every two-family dwelling shall be on a separate lot with a minimum lot area as follows:

- a. In the Planned Residential Urban Single-Family 1A District (PRU-1A), twenty thousand (20,000) square feet per dwelling.
 - b. In the Planned Residential Urban Single-Family 1B District (PRU-1B), ten thousand (10,000) square feet per dwelling.
 - c. In the Planned Residential Urban Two-Family District (PRU-2), ten thousand (10,000) square feet per dwelling.
 - d. In the Planned Residential Urban Townhouse District (PRU-3), four thousand five hundred (4,500) square feet per dwelling.
 - e. In the Planned Residential Urban Apartment District (PRU-4) three thousand five hundred and seventy-five (3,575) square feet per dwelling.
5. Supplementary Height, Area and Bulk Regulations are set out in Article 17.
- F. Parking Regulations: Two (2) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 19, Off-Street Parking Requirements.
- G. Sign Regulations: See Article 20, Sign Regulations.
- H. Minimum Infrastructure: After the effective date of these regulations, within these zoning districts, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Residential Urban Single-Family 1A District, the Planned Residential Urban Single-Family 1B District, the Planned Residential Urban Two-Family District, the Planned Residential Urban Townhouse District, and the Planned Residential Urban Neighborhood Apartment District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.

**Section 6. PLANNED RESIDENTIAL MANUFACTURED HOME PARK DISTRICT, (PRMHP):
PLANNED RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT, (PRHMS):**

- A. Purpose: The zoning of property to the Planned Residential Manufactured Home Park District, (PRMHP) district is intended to accommodate the grouping of manufactured home sites for use on lots rented or leased to the occupant of the manufactured home. The zoning of property to the Planned Residential Manufactured Home Subdivision District (PRHMS) is intended to accommodate manufactured homes on subdivided lots deeded to individual property owners. These districts are intended to provide a safe and healthy living environment and to assure the mutual compatibility of Manufactured Home Parks and Manufactured Home Subdivisions with adjoining land uses.
- B. Permitted Uses: No building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one more of the following uses:
- 1. Manufactured homes and mobile homes used for single-family occupancy.
 - 2. Accessory buildings and uses customarily incidental to the Manufactured Home Park or Manufactured Home Subdivision such as service buildings which provide laundry facilities,

recreational facilities, park management buildings, maintenance buildings and community buildings as set out in Article 18.

3. Home occupations as set out in Article 18.
 4. Parks, playgrounds and neighborhood buildings open to residents of the neighborhood.
 5. Supplementary uses as set out in Article 16.
- C. Conditional Uses: Certain uses may be allowed in the Planned Residential Manufactured Home Park District and the Planned Residential Manufactured Home Subdivision District by Conditional Use Permit. See Article 23.
- D. Height, Area and Bulk Regulations:
1. Height Regulations: The maximum height of all buildings and structures shall not exceed thirty (30) feet.
 2. Yard Regulations:
 - a. Front Yard: The depth of the front yard shall be at least twenty-five (25) feet.
 - b. Side Yard: There shall be a side yard on each side of any structure such that manufactured homes on adjoining lots shall be at least thirty (30) feet apart. Manufactured homes shall be at least ten (10) feet from all side lot lines. Accessory buildings and structures shall be at least five (5) feet from the side lot line and shall be at least twenty (20) feet from manufactured homes on adjoining lots.
 - c. Rear Yard: A rear yard shall be provided such that manufactured homes on adjoining lots shall be at least thirty (30) feet apart. Manufactured homes shall be at least ten (10) feet from the rear lot line.
 - d. Perimeter Yard Requirement: No part of any manufactured home or other building or structure shall be located within fifty (50) feet of any public road right-of-way, nor within twenty-five (25) feet of any exterior property line of the Manufactured Home Park or Manufactured Home Subdivision.
 3. Minimum Lot Area, Dimension, and Layout Requirements:
 - a. Planned Residential Manufactured Home Park District:
 - 1). Individual Lot: Each manufactured home lot to be occupied by single-wide unit (units not wider than fourteen (14) feet) shall consist of at least four thousand five hundred (4,500) square feet for the exclusive use of the occupant. The minimum width of each lot shall not be less than forty-five (45) feet and the minimum depth shall not be less than one hundred (100) feet. Each manufactured home lot to be occupied by a double-wide unit (units exceeding fourteen (14) feet in width) shall consist of at least five thousand (5,000) square feet, and the minimum width of each lot shall not be less than fifty-five (55) feet and the minimum depth shall not be less than ninety (90) feet.
 - 2). Manufactured Home Park: A Manufactured Home Park shall contain at least ten (10) acres.

b. Planned Residential Manufactured Home Subdivision District:

- 1). Individual Lot: Each manufactured home lot to be occupied by a single-wide unit (units not wider than fourteen (14) feet) shall consist of at least seven thousand five hundred (7,500) square feet. The minimum width of each lot shall not be less than seventy-five (75) feet and the minimum depth shall not be less than one hundred (100) feet. Each manufactured home lot to be occupied by a double-wide unit (units exceeding fourteen (14) feet in width) shall consist of at least ten thousand (10,000) square feet, and the minimum width of each lot shall not be less than eighty-five (85) feet and the minimum depth shall not be less than one hundred (100) feet.
- 2). Manufactured Home Subdivision: A Manufactured Home Subdivision shall contain at least twenty-five (25) acres.

c. Density: A Manufactured Home Park or Manufactured Home Subdivision shall not be developed at a gross density greater than five (5) manufactured home lots per acre.

d. Lot Layout Requirements: The location of manufactured homes, common facilities and service buildings shall be arranged within the Manufactured Home Park or Manufactured Home Subdivision in a manner which provides optimum open space, accessibility and compatibility of uses. Likewise, the size and orientation of individual lots within a Manufactured Home Park or Manufactured Home Subdivision shall be designed to provide maximum outdoor living area and compatible relationships between the manufactured home, parking, storage building area, utility corridor and outdoor living spaces.

4. Supplementary Height, Area and Bulk Regulations: As set out in Article 17.

E. Parking Regulations: Two (2) off-street parking spaces shall be provided on the premises for each manufactured home unit. See Article 19, Off-Street Parking Requirements.

F. Sign Regulations: See Article 20, Sign Regulations.

G. Development Plan Requirements: The zoning of land or the construction, alteration or extension of any Manufactured Home Park or Manufactured Home Subdivision shall not be permitted unless a Development Plan has been approved as provided in Article 15 of these regulations and the proposed construction, alteration or extension is in compliance with the provisions of this Article and the provisions and procedures for rezonings to planned districts as provided in Article 11 of these regulations.

Required Development Plan Submittal Contents: The Development Plan shall contain the following minimum information:

1. The number, location and dimensions of all manufactured home lots, including proposed setbacks of manufactured homes from the Park's exterior property lines and setbacks on individual lots; location of riser pipes and other utility hookups.
2. The location and width of roadways and walkways.
3. The number, location and size of all parking stalls and parking areas.
4. A Preliminary Plat Analysis Report as provided in Article 26 of these regulations and addressing such development features as water supply, refuse and sewage disposal facilities, electrical service and gas service.

5. The location of recreation areas, storage areas, laundry areas, and other facilities or service buildings common to the Manufactured Home Park.
 6. The location and description of the concept for any proposed lighting system.
- H. Development Standards: Minimum requirements pertaining to structural, design, utility service, and maintenance features within the Manufactured Home Park or Manufactured Home Subdivision shall be as follows:
1. Utilities: Sanitary sewer and water facilities shall be provided for each lot within the Manufactured Home Park or Manufactured Home Subdivision. All manufactured homes within the Manufactured Home Park or Manufactured Home Subdivision shall be served by a central water supply adequate to supply fire protection by hydrants, and a central wastewater sewer system.

All utility lines shall be placed underground and there shall be no overhead wires or support poles except those required for street or other lighting purposes.
 2. Streets: All internal streets shall comply with the Street Construction Standards adopted by the County. Streets shall be laid out in a pattern which conforms to the subdivision design requirements in Article 30 of these regulations, provided that the maximum block lengths and maximum cul-de-sac street lengths shall not exceed 660 feet and 350 feet respectively. Streets shall be arranged with due consideration and care to assure ready access for emergency vehicles and convenient circulation patterns for residents of the development. In manufactured home parks such streets shall be private streets in accordance with the County adopted standards and policies therefor. Streets in manufactured home subdivisions may be private or public streets in accordance with county adopted standards and policies therefor.
 3. Manufactured Home Pad: A pad shall be provided on every manufactured home lot to accommodate the manufactured home and its attached accessory structures. The pad shall be graded to insure adequate surface drainage. Anchoring and tie-down facilities to secure and tie-down the manufactured home against uplift, sliding, rotation and overturning shall be installed before any manufactured home is occupied.
 4. Recreation: At least one private recreation area shall be provided within every Manufactured Home Park or Manufactured Home Subdivision. The size of such recreation area(s) shall not be less than ten (10) percent of the gross area of the Manufactured Home Park or Manufactured Home Subdivision depending on the development plan, provided, that no developer shall be required to provide more than ten (10) percent of the gross area of the development as recreation space. Such recreation area(s) shall be located so as to be easily accessible to all residents of the development. Recreation areas shall be maintained by the park management in Manufactured Home Parks and by a duly organized homeowners association in Manufactured Home Subdivisions and may include space for community building and community use facilities such as indoor recreation, meeting rooms and similar uses.
 5. Parking: Adequate parking shall be provided for the use by residents and guests. Each manufactured home lot shall have off-street parking space for at least two (2) automobiles. If parking spaces are provided in driveways, such driveways shall have sufficient depth to allow vehicles to be parked without blocking sidewalks or extending into the street. Each parking space shall be a minimum of nine (9) feet by eighteen (18) feet and all parking areas shall be constructed with asphalt or concrete and provide adequate drainage. In addition, each Manufactured Home Park shall maintain off-street parking area(s) or on-street parking lanes

for guests in the amount of at least one (1) parking space for every three (3) manufactured home lots and such parking areas shall be located within three hundred (300) feet of the manufactured home units to be served.

6. Skirting: Skirting of a durable type of material and construction shall be installed on each manufactured home within thirty (30) days of the placement of the manufactured home to enclose the open space between the bottom of the manufactured home floor and the grade level of the manufactured home pad. Such skirting shall be constructed of non-combustible material consistent with the exterior surface of the manufactured home and maintained in a manner to enhance the appearance of the Manufactured Home Park or Manufactured Home Subdivision.
7. Screening: Effective screening shall be provided along the boundary lines of any Manufactured Home Park or Manufactured Home Subdivision adjoining industrial, commercial or lower density residential uses or zoning districts to serve as a buffer through the use of plantings, fencing, berms or other landscaping features. At a minimum, the perimeter of the Manufactured Home Park or Manufactured Home Subdivision shall be planted with shade and ornamental trees to accent and help visually screen the development.
8. Lighting: All streets, walkways, service buildings and other facilities subject to night-time use shall be lighted to the illumination levels recommended by the *IES Lighting Handbook, 1987 Application Volume* as published by the Illuminating Engineering Society of North America.
9. Common Storm Safety Facility: A common storm safety facility or facilities capable of providing shelter from severe weather for all Manufactured Home Park or Manufactured Home Subdivision residents shall be provided at a rate of at least one such facility per four and one-half (4.5) acres of development and such facility or facilities shall be provided within two-hundred fifty (250) feet of each lot.
10. Walkways: The provision and maintenance of an all-weather surfaced walk system shall be provided for pedestrian traffic along at least one side of all streets in the development and along streets adjacent to the development.
11. Storage Lot: All Planned Manufactured Home Parks shall have an area or areas set aside for the storage of boats, boat trailers, hauling trailers, automobiles, snowmobiles, and other equipment for seasonal or periodic use. Such storage areas shall not be commercially operated and shall be for the exclusive use of residents of the Planned Manufactured Home Park. Such equipment shall not be stored upon a manufactured home lot nor upon the streets within the Manufactured Home Park. Such storage areas are encouraged in Manufactured Home Subdivisions.

Storage lots shall be screened in accordance with Article 16 of these regulations.

12. Lot Identification: Each manufactured home lot within the Manufactured Home Park or Manufactured Home Subdivisions shall be numbered in an orderly fashion and in a consistent manner throughout the development. The lot number shall be displayed on the lot and be visible at all times.
13. Landscaping: The perimeter of the manufactured home development shall be planted with shade and ornamental trees to screen and accent the development as required in "Item H(7)" above. Shade and ornamental trees shall also be provided within Manufactured Home Parks at a ratio of one tree for each three lots and shall be located wherever practicable within the development. Entrances to Manufactured Home Parks shall be accented with plantings of

shrubs, ornamental trees, or shade trees. Such landscaping within the development and at the entrance(s) is encouraged for Manufactured Home Subdivisions.

14. Storm drainage facilities shall be provided in accordance with the County adopted Design Criteria for Storm Drainage Systems.

I. Minimum Infrastructure: After the effective date of these regulations, within these zoning districts, all Minimum Infrastructure Requirements set forth in Article 31 shall be met prior to rezoning or development of any site in the Planned Residential Manufactured Home Park District and the Planned Residential Manufactured Home Subdivision District. Compliance with the highly recommended infrastructure factors established by Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. See Minimum Infrastructure Requirements in Article 31 of these regulations.

J. Prerequisites for Construction of Manufactured Home Developments:

1. Planned Manufactured Home Parks, Development Permit Requirement: Construction shall not be commenced until a Development Permit has been issued to authorize the construction, alteration or extension of any Manufactured Home Park. Applications for such Development Permit shall be made to the Zoning Administrator. The permit application shall not be submitted until after zoning and the development plan have been fully approved as provided in these regulations and the application shall include the following information:

- a. Engineering plans and specifications of the water supply and distribution system approved by the water supplier.
- b. Engineering plans and specifications of sewage disposal facilities and sewer lines approved by the Unified Wastewater Districts.
- c. Plans and specifications for the lighting and electrical systems.
- d. Plans and specifications for gas lines.
- e. Plans and specifications for streets, parking areas and storm drainage systems.

The Zoning Administrator shall forward all submitted Development Permit applications to the appropriate agencies for review, including the Johnson County Environmental Department, Kansas State Department of Health and Environment, Johnson County Engineer, Johnson County Wastewater District, and any other agency or personnel considered appropriate by the Zoning Administrator. Comments from such reviews shall be directed to the Zoning Administrator.

The Zoning Administrator will issue a Development Permit after receipt of assurances that the construction, alteration or extension will be in compliance with the site plans as approved by the Board, the provisions of these regulations, the comments received from the above referenced agencies or personnel concerning the Development Permit application, the then applicable street standards and policies adopted by the Board, and the then applicable design criteria for storm drainage system standards adopted by the Board.

In the event a Development Permit is issued by the Zoning Administrator, it shall be effective for a period of time not to exceed twelve (12) months from the date of its issue, and if substantial construction under the permit is not commenced within the twelve (12) month period, the permit shall expire. However, a one (1) time 12-month extension may be

administratively granted by the Zoning Administrator if such extension is applied for thirty (30) days prior to the expiration of the original permit and good cause is shown why the extension should be granted. All development shall be constructed in accordance with the then applicable County standards in effect at the time of issuance of the original permit, however, if an extension is applied for and granted as provided for above, all development shall be constructed in accordance with the then applicable County standards in effect at the time the extension is granted.

2. Planned Manufactured Home Subdivisions, Platting Requirement: Construction shall not be commenced until a Final Plat has been approved as required in these regulations, and the construction, alteration or extension of any Planned Manufactured Home Subdivision shall be subject to the provisions and requirements of the subdivision regulations. No manufactured home shall be permitted within a Planned Manufactured Home Subdivision until a final plat has been approved and all required improvements have been completed in accordance with the subdivision regulations and applicable construction standards adopted by the County. For the purpose of compliance with the subdivision regulations, the development plan may be submitted as the preliminary plat and approval of the development plan may constitute approval of the preliminary plat. No additional fees will be required when the development plan is submitted as the preliminary plat of a Planned Manufactured Home Subdivision, however, all final plat requirements of the subdivision regulations must be complied with.
- K. Structural Quality of Manufactured Homes: All manufactured homes placed in unincorporated Johnson County, Kansas, shall either:
1. have been manufactured after September 1, 1973; or
 2. be certified as being in compliance with the "Uniform Standards Code for Mobile Homes" and Recreational Vehicles K.S.A. 75-1211 *et seq.* and any amendments thereto, if any.
 3. Should the manufactured home have been built prior to September 1, 1973, the owner of the home shall show sufficient evidence and verification to the Zoning Administrator that the home is in compliance with the above-referenced code. If a manufactured home is in compliance with the above-referenced code, the Board shall not require the home to comply with any building, plumbing, heating or electrical code other than the code established in K.S.A. 75-1211 *et seq.*, and any amendments thereto, if any. However, manufactured homes shall be subject to the zoning regulations of the Board. If the home is not in compliance with the above-referenced code, the Board shall require the home to comply with the Board's building and other similar applicable codes.
- L. Phasing Plan: Sites in this district may be developed in phases. The proposed phases shall be depicted on the development plan and the proposed development schedule shall be submitted for consideration with the rezoning and development plan applications. See also Article 15, Section 3, (N) and Section 5 regarding development plan requirements for phased developments. See also Article 19, Section 3, (A)(9) regarding off-street parking requirements for phased developments. See also Article 31, Section 2 regarding minimum infrastructure requirements for phased developments.