

Guidelines for Modular & Manufactured Housing

All detached houses shall be subject to the residential design standards of the *Clay County, Missouri Land Development Code*.

Modular homes must have a seal on them from the “Missouri Public Service Commission.”

Detached houses shall have a minimum exterior dimension of 22 feet on any side. Each detached house shall comply with the minimum living area standard of the underlying zoning district.

ROOF

Pitch. The roof shall have a minimum 5:12 pitch.

The roof must be covered with material that is customarily used on site-built houses in Clay County, including approved wood, asphalt or fiberglass composition shingles, but excluding aluminum, corrugated fiberglass & metal roofs.

The roof shall have a minimum eave projection and roof overhang of 12 inches on each of the exterior walls. Eave projections and roof overhangs shall be architecturally integrated into the design of the house. Gutters shall not be counted in calculating roof overhang.

EXTERIOR SIDING

Exterior siding shall be made of materials customarily used on site built houses.

Smooth ribbed or corrugated metal or plastic panels and materials of a high gloss finish are not permitted.

SITING & PLACEMENT

Manufactured housing units shall be installed in accordance with the recommended installation procedures of the manufacturer and the standards set by the *International Conference of Building Officials* and published in the most recent edition of “Guidelines for Manufactured Housing Installations.”

A continuous, permanent concrete or masonry foundation or masonry curtain wall, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, in accordance with the above-referenced “Guidelines.” All running gear, tongues, axles, and wheels must be removed at the time of installation of the house on the lot.

Detached houses shall be placed so that the apparent entrance or front of the structure faces or parallels the primary street frontage, except where the lot is 3 or more acres in size and the unit is set back at least 150 feet from all property lines.

ENTRANCE LANDING AREA

At the main entrance door there shall be a landing that is a minimum of 3 feet by 3 feet, constructed to meet applicable building code requirements.

FINISHED FLOOR ELEVATION

The finished floor elevation of the first floor of the house shall be a maximum of 24 inches above the exterior finish grade.

SITE WORK

All work performed at the site shall conform to the adopted building codes of the County.

To obtain a building permit the following will be required:

1. Two sets of drawings of what you are going to construct.
2. A plot plan of the property showing the legal description, the property dimensions, all easements, existing and proposed buildings with their dimensions and distances between structures and property lines. This plot plan must be prepared by a registered land surveyor in Missouri.
3. A receipt for the water meter or a letter from the water district that arrangements have been made for a water service.
4. A septic permit from the Clay County Health Department.
5. A driveway permit from either the County or State Highway Departments.