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## Zoning Ordinances

### Section 19

#### Mobile Home Estates (MH-E) and Mobile Home KCR (MH-KCR)

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## CHAPTER 19. MANUFACTURED HOME ESTATES (MH-E) AND MANUFACTURED HOME KCR)

### 19-1 Purpose:

To provide and protect areas of low-density, single family manufactured home estates neighborhoods of a rural character and to provide for zoning for the Kanab Creek Ranchos Subdivision Manufactured Home areas.

### 19-2 Permitted Uses

1. Horticulture and gardening for personal use.
2. Conventional single family dwellings.
3. Single Family Manufactured Homes within existing Manufactured Home Parks or Manufactured Home Subdivisions.
4. Household pets.
5. Premises in this Zone may be used for accessory uses, provided such uses are established after the existence of the primary residence and on the same lot or parcel of land as the primary residence; accessory uses should not substantially alter the character of any permitted principal use; accessory buildings or structures may include but not be limited to:
  1. Housing or confinement of animals.
  2. Private garages, carports and children's playhouses.
  3. Tool houses and greenhouses. A Conditional Use Permit is required for construction of premises under this Ordinance.
  6. Manufactured Homes - KCR shall be allowed in the Manufactured Home - KCR zone.

### 19-3 Conditional Uses

1. Home occupation.
2. Cemetery.
3. Church.
4. School.
5. Child Day Care or Nursery.
6. Park or Playground.
7. Golf Course.
8. Public Utilities, essential services.
9. Public Buildings.
10. Private recreational grounds and facilities.

Kanab City Planning Commission to be in harmony with the character and intent of the zone.

### 19-4 Height Regulations

No building may exceed two and one-half (2 ½) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

### 19-5 Minimum Area, Width, and Yard Requirements

District	Area	Yards in Feet			
		Width	Front	Side	Rear
MH-E	13,000 sq. ft.	80	25	10	10
MH-KCR	13,000 sq. ft.	80	25	10	10

### 19-6 Signs

Signs permitted in the manufactured home estates district shall be limited to the following:

1. One (1) identification sign, not to exceed sixty- five (65) square feet in sign area.
2. One (1) development sign, not to exceed eight (8) square feet in sign area.
3. One (1) civic sign, not to exceed sixteen (16) square feet in sign area.
4. One (1) real estate sign, not to exceed eight (8) square feet in sign area.
5. One (1) residential sign, not to exceed two (2) square feet in sign area.

### 19-7 Modifying Regulations

1. On corner lots, the side yard setback shall be the same as the front yard setback.
2. All private garages and accessory buildings less than eight (8) feet in height shall be located at the rear of and ten (10) feet behind the main dwelling and may have a side yard and rear yard of two (2) feet, except on the street side of a corner lot.
3. All manufactured homes shall be skirted with decorative masonry, block or brick skirting, or a continuation of the facing material of the home, or a material approved by the building inspector. All skirts shall be kept in place and in good repair at all times.
4. All manufactured homes shall be anchored and supported by an approved method of the manufacture.
5. See Definitions 83A

### 19-8 Other Provisions

Exceptions to these regulations are provided in Chapter 4 of this Ordinance.

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