

ZONING REGULATION ACKNOWLEDGMENT

1101 Poyntz Avenue

City of Manhattan, Kansas 66502

www.cityofmnhk.com | (785) 587-2480



MANHATTAN ZONING REGULATION ACKNOWLEDGMENT

(Must be completed if proposed location of establishment is a residence.)

Massage Therapy Establishment as Home Occupation Ordinance

Pursuant to Manhattan City Code Sec. 19-76 it is unlawful to establish a massage therapy establishment within a residential building unless the massage therapy establishment meets **all** of the following requirements:

- (a) The licensed massage therapist occupies, as a primary residence, the dwelling unit either as an owner or a tenant with a written lease;
- (b) The massage therapy establishment complies, upon application and during the license term, with the regulations related to home occupations in the zoning regulations and other adopted city codes;
- (c) The massage therapy establishment does not employ any person, unless they reside in the dwelling unit, as required by the zoning regulations; and
- (d) The massage therapy establishment complies, upon application and during the license term, with the requirements of the massage therapy ordinance.

Manhattan Zoning Regulations

Manhattan Zoning Regulation 5-303. Use Limitations. In addition to all of the Use Limitations applicable to a district in which a Home Occupation is located, no home occupation shall be permitted unless it complies with **all** of the following restrictions:

- (a) No stock in trade shall be displayed, rented, sold, or stored on the premises, except for articles produced by persons residing on the premises, and except for items customarily stored or sold through a home occupation;
- (b) No alteration of the principal residential building, manufactured home or mobile home, shall be made which changes the character thereof as a dwelling, manufactured home or mobile home;
- (c) No more than twenty-five (25) percent of the dwelling unit, manufactured home, or mobile home, shall be devoted to a home occupation. In addition, the total area of the premises devoted to the home occupation shall not exceed fifty (50) percent of the living area of the dwelling unit, manufactured home, or mobile home;
- (d) There shall be no outdoor storage of equipment or materials used in the home occupation.
- (e) No person shall be employed by the home occupation, unless they reside in the dwelling unit, manufactured home, or mobile home;
- (f) The home occupation shall be conducted entirely within the principal residential building, manufactured home, or mobile home, or in a permitted structure accessory thereto;
- (g) Signage for home occupations shall follow the regulations for Single-family and Two-Family Dwellings described in Article VI of the Manhattan Zoning Regulations; and
- (h) There shall be no noise, smoke, dust, odor, or vibrations emanating from the property which unreasonably either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of persons off of said property.

ZONING REGULATION ACKNOWLEDGMENT

1101 Poyntz Avenue
City of Manhattan, Kansas 66502
www.cityofmhc.com | (785) 587-2480



Residential Establishment Information

Area of residence devoted to the Massage Therapy Establishment: _____sf.

Total area of the dwelling unit, manufactured home, or mobile home: _____sf.

LICENSEE VERIFICATION

I, _____, establishment licensee swear that I have read and understand the requirements under City Code Sec. 19-76, Manhattan Zoning Regulation 5-303, and any other applicable Manhattan Zoning Regulation that would prohibit my proposed establishment as a home occupation. I further certify that the information contained herein does not contain any fraudulent, misrepresented, or false statements.

Licensee Signature

Date