

## CHAPTER XV

### MOBILE HOMES AND HOUSE TRAILERS

#### SECTION XV-1. MOBILE HOMES AND HOUSE TRAILERS.

##### A. DEFINITIONS.

HOUSE TRAILER as used in this Chapter shall mean a vehicular, portable dwelling unit designed especially for short term occupancy, such as: travel trailers, campers, converted buses and other similar units whether self-propelled, pulled or hauled and are designed primarily for highway travel without a special permit.

B. INSPECTION OFFICER OR HEALTH OFFICER used in this Chapter shall mean an Officer appointed by the City Council of Buhler, Kansas, the duties of which are hereinafter set forth or his authorized representative.

C. MOBILE HOME as used in this Chapter shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

a. Designed for long term occupancy, and containing accommodations, a flush toilet, a tub or shower bath, kitchen facilities, and having plumbing and electrical connections provided for attachment to outside systems; be on a chassis that is capable of being transported after fabrication on its own wheels (or detachable wheels);

b. Arrive at the site where it is to be occupied as a dwelling complete, and ready for occupancy except for minor and incidental unpacking and assembly operation; location on supports, connection to utilities, and the like; and

c. Not necessary to be placed on a foundation as required for a permanent structure.

D. MOBILE HOME PARK as used in this Chapter shall mean a parcel or tract of land used or intended to be used by occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purpose of storage, inspection or sale.

E. MOBILE HOME SPACE as used in this Chapter shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides service facilities for water, sewerage and electricity.

F. OCCUPY, OCCUPANCY OR OCCUPIED as used in this Chapter shall mean the use of any mobile home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of five (5) consecutive days.

G. PARK as used in this Chapter shall mean mobile home park.

H. PERSON as used in this Chapter shall mean any individual, firm, trust, partnership, association or corporation.

I. ROADWAY as used in this Chapter shall mean any private street located within a park and providing for the general vehicular and pedestrian circulation within the park.

\* SECTION XV-2. LOCATION OF MOBILE HOME AND HOUSE TRAILERS.

A. It shall be unlawful for any person to occupy a mobile home or house trailer in the City of Buhler, Kansas, unless such mobile home or house trailer is located in a park.

\* B. EXCEPTIONS.

a. A mobile home or house trailer may be located within the following area of the City of Buhler:

Bounded on the North by West 5th Street;  
Bounded on the East by North Wall Street;  
Bounded on the South by West 2nd Street;  
and Bounded on the West by Buhler Road.

b. A mobile home may be occupied on any lot or lots in the City of Buhler, Kansas, except where prohibited by restrictive covenant or ordinance, provided the lot or lots on which said mobile home is occupied is owned by the owner of the said mobile home and provided further that a permanent foundation made of concrete materials be placed under the said mobile homes. This exception applies to mobile homes containing 600 square feet or more of living area. The ad valorem taxation of the said mobile home shall be changed from personal property to real property.

c. A mobile home may be occupied at a construction site by a night watchman when approved by the Inspection Office, when deemed necessary for security purposes. Such permission may be cancelled by the Inspection Office upon three (3) days written notice when in his opinion the intent of this section is being violated. Any such mobile home so occupied shall conform to all applicable zoning regulations. By restrictive covenant or ordinance.

d. A mobile home or house trailer may be occupied other than within a park for a period not to exceed fourteen (14) days provided the following requirements are met:

1. All sewage and other water carried wastes shall be disposed of into a municipal sewer system and connected to the sewage system in accordance with state code and municipal requirements, except self-contained units.

2. No mobile home or house trailer shall be parked on any street, alley, highway, or other public place, except designated areas.

e. A camping or vacation trailer or mobile home may be stored not less than five (5) feet in the rear or side yard on any lot provided that no living quarters shall be maintained or any business conducted in connection therewith while such trailer or mobile home is so parked or stored.

#### SECTION XV-3. PARK LICENSE.

A. All persons operating existing parks on the effective date of this Ordinance shall obtain a park license being issued only after approval by the Inspection Officer or Health Officer and only after payment of the required fee. No addition shall be made to an existing park after the date of this ordinance except as permitted by Section XV-7 of this Ordinance for a new park. All persons developing new parks after the effective date of this Ordinance shall obtain a park license before occupancy of such park, with such license being issued only after approval of the required application by the Inspection Officer or Health Officer and only after payment of required fee. Said park licenses for both existing and new parks shall be renewed annually, twelve months from the date of the previous license, after approval by the Inspection Officer or Health Officer, and after payment of the required fee. No person shall operate a park without a current park license.

#### SECTION XV-4. LICENSE AND PERMIT FEES.

A. The annual license fee for a park shall be as follows:

One to ten mobile home spaces	\$50.00
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Each additional rented space	5.00
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B. A temporary permit may be issued for a mobile home or house trailer to be occupied other than within a park, permitted in accordance with Section XV-2 (C) upon the payment of a fee of Five Dollars (\$5.00). There shall not be more than

two such permits issued for the placement of a mobile home or house trailer in accordance with Section XV-2 (C) on the same property in any twelve month period.

#### SECTION XV-5. APPLICATIONS FOR LICENSE FOR NEW PARKS.

A. All persons developing new parks after the effective date of this Ordinance shall make an application to the City Council of the City of Buhler, Kansas, for the appropriate park license. Applications for mobile home parks may be made only after a development plan has been approved by the City Council of Buhler, Kansas. A sketch plan showing the relationship of the mobile home spaces to the roadway, parking, open space, storm shelters, and other information affecting the overall environment of the park shall be submitted for approval by the City Council of the City of Buhler, Kansas.

The application to the City Council of the City of Buhler, Kansas, shall be in triplicate, in writing, signed by the applicant, and shall include the following: The name, address and telephone number of the applicant; the location and legal description of the park; three complete sets of plans showing compliance with all applicable provisions of this Chapter, including a plan drawn to scale at not less than one inch equal to one hundred (100) feet, showing the park dimensions; number and location of mobile home or house trailer spaces; location and width of roadways, sidewalks, off-street parking and easements; location, size and specifications of buildings, sewers, water lines and gas lines; the location and specifications of sewage disposal system and water supply system; the existing topography and drainage grading plan. The submitted plans may be approved by the City Council of the City of Buhler, Kansas, for construction only after they have been reviewed and approved by the Inspection Officer or Health Officer and returned to the applicant. Approval and issuance of a park license for such new parks shall not be made until construction in accordance with the approved plans has been completed.

Any application for any addition to an existing park shall be processed as an application for a new park. The expansions of any park shall conform to this Ordinance and under no circumstances shall the total park area be less than the area required for a new park.

#### SECTION XV-6. PARK AND CAMP LOCATIONS.

A. All parks shall be located in accordance with the Ordinances of the City of Buhler, Kansas and shall be located on a well drained site properly graded to insure adequate

drainage and freedom from stagnant pools of water. Plans and specifications from the drainage and grading systems, including roadways, storm sewers and appurtenances, and general drainage and grading shall be prepared by a licensed professional engineer.

SECTION XV-7. SPACE REQUIRED FOR EACH MOBILE HOME OR HOUSE TRAILER.

A. Parks hereafter approved shall have a maximum density of seven (7) units per cross acre and spaces shall be provided for each unit consisting of a minimum of 4,000 square feet.

B. Each space shall be at least 44 feet wide and clearly defined; provided, however, that parks in existence on the effective date of this resolution which provide spaces having a width or area less than that hereinabove prescribed may continue to operate with spaces of the existing width and area and provided, however, that each unit shall be allotted a space of not less than 3,000 square feet.

C. Units shall be so harbored on each space that there shall be at least a 30 foot clearance between units; that there shall be a minimum set back of 15 feet from the front lot line; and at least six (6) feet to the boundary lot line; provided, however, that with respect to units parked end-to-end, the end-to-end clearance may be less than thirty (30) feet but shall not be less than 20 feet. No unit shall be located closer than twenty (20) feet from any building within the park or from any property line bounding the park.

D. All spaces shall abut upon a driveway of not less than 360 square feet of area, which shall have unobstructed access to a public street, alley or highway. Thirty-two (32) feet of roadway shall be required where parking is allowed within the roadway.

E. Walkways not less than three (3) feet wide shall be provided from the spaces to any service buildings.

F. All driveways and walkways within the park shall be hard surfaced and adequately lighted at night.

G. Off-street parking shall be provided at the rate of two (2) spaces for each unit space.

H. Enclosed storage facilities shall be made available by the park owner upon request and be uniform throughout the park.

SECTION XV-8. STORM SHELTERS.

A. Every park shall provide a storm shelter for the park residents. The shelter shall have a minimum interior height of seven (7) feet and provide five (5) square feet for each park resident. There shall be sufficient ventilation to provide for air pressure equalization. The shelter shall be built of sufficient strength to be secure under tornadic conditions and related natural elements.

SECTION XV-9. WATER SUPPLY.

A. An accessible, safe and potable supply of water as approved by the Health Officer shall be provided in each park. If city water is available to the park, it shall be used.

B. The size and location of water mains and fire hydrants shall be designed by a licensed professional engineer and shall be approved by the Water Department and Fire Department of the City of Buhler, Kansas. When City water is available, a utility easement for the distribution system shall be granted to the Buhler Water Department for operation and maintenance purposes. The distribution system shall become the property of the City of Buhler, Kansas.

C. Individual water service connections shall be provided at each mobile home space.

SECTION XV-10. SEWAGE DISPOSAL.

A. Individual sewer connections shall be provided for each mobile home space. All sewage and other water-carried wastes shall be disposed of into a municipal sewage system and connected to the sewage system in accordance with state code and municipal requirements.

SECTION XV-11. GARBAGE AND REFUSE.

A. Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution and shall be free from litter, complying with the requirements set forth in all ordinances of the City of Buhler, Kansas.

SECTION XV-12. ELECTRICITY.

A. A weather proof primary electrical outlet supply of at least one hundred (100) amps shall be provided for each unit space. All power lines shall be underground.

SECTION XV-13. REGISTER.

A. It shall be the duty of the person operating each park, existing and new, to keep a register containing a record of all mobile home and house trailer owners and tenants located within each park and camp. The register shall contain the name and address of each occupant; the make, model, year and manufacturer of each unit; the date of arrival and departure of each unit, including the name of the contractors responsible for connections to the utilities.

The person operating each park shall keep the register available for inspection at all reasonable hours by law enforcement officers, assessor, public health officials and others whose duties necessitate acquisition of the information contained in the register. The original records of the register shall not be destroyed for a period of three years following the date of registration.

B. It shall be the responsibility of the person operating each park to notify the inspection officer of damage exceeding \$100.00 by storm or fire to any mobile home or house trailer in his park or camp. The inspection officer shall compile all such information into categories of losses and their cause, as nearly as can be determined for future reference.

SECTION XV-14. ALTERATIONS AND ADDITIONS.

A. Alterations or additions to mobile homes which are affected by provisions herein, within or to a park and facilities, shall be made only after application to the City Council of the City of Buhler, Kansas, and in conformity with all of the sections of this Code.

B. No additions of any kind shall be built onto or become a part of any mobile home or house trailer.

EXCEPTION: Accessory structures not exceeding an area of 100 square feet, carports and residential patio structures may be attached to or become a part of a mobile home if such structure complies in all respects to the applicable provision of the building codes of the City of Buhler, Kansas, and with the written approval of the Inspection Office.

Skirting of mobile homes is required; only with noncombustible material, however, skirting shall not permanently attach the mobile home to the ground, provide a harborage for rodents or create a fire hazard.

C. Every mobile home regulated by this Ordinance shall be anchored to the ground according to state regulations.

D. A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Buhler, Kansas, for a permanent structure.

SECTION XV-15. PENALTY.

A. Any person who shall violate any provision of this Chapter shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars (\$500.00). Each day that a violation of this Chapter occurs shall constitute a separate offense and shall be punishable.