

ORDINANCE NO. 439

An Ordinance Regulating Trailer Homes, Mobile Homes, Modular Homes, Manufactured Homes, Recreational Vehicles and Camper Trailers

Be it Ordained by the Governing Body of the City of Longton, Kansas:

Section 1.

Ordinance No. 432 adopted October 13, 2015, is hereby repealed and replaced with this Ordinance.

Section 2. Definitions

For purposes of this ordinance, trailer homes, mobile homes, modular homes, and/or manufactured homes shall be referred to as mobile homes.

Section 3. Permit Required for Moving Mobile Home into or Within City

- a. Any person desiring to move and locate a mobile home into the City of Longton or desiring to relocate an existing mobile home to a new location in the City of Longton shall first procure a permit.
- b. Applications for mobile home permits shall be available in the office of the City Clerk on forms prescribed by the City Clerk and/or Governing Body. Each applicant shall pay a \$25.00 application fee.
- c. The application shall include, among other things, the proposed address or site at which the mobile home will be located; the applicants name, address and contact information; and a drawing which shows the placement of the mobile home in relation to adjoining property lines, buildings, streets and alleys.
- d. Once the applicant has complied with all requirements of this ordinance, and such other City ordinances that may be applicable, the City Clerk shall issue a mobile home permit.
- e. A mobile home permit shall not be issued for mobile homes which are used or to be used for permanent or long-term storage of materials or for commercial use.
- f. No permit shall be issued for a mobile home unless the condition of the mobile home is such that a certificate of inspection is obtained from the office of the City Clerk certifying that the mobile home is in good and safe condition and in compliance with all applicable ordinances and laws.
- g. No mobile home shall be occupied until all terms and conditions of this ordinance are met and the mobile home is in compliance with all other city ordinances.
- h. No permit shall be required for mobile homes already placed and located as of the date this ordinance is adopted by the Governing Body.

Section 4. Minimum Building Requirements

- a. No more than one mobile home may be located within an area equal to the size of 15 contiguous city lots.
- b. No mobile home shall be located on any lot already occupied by a dwelling unit, provided however, a mobile home may be temporarily located on a lot which has a dwelling unit on it for a period of time not to exceed five months.
- c. A mobile home shall not be located closer than 10 feet of any city street, alley, or city easement or right-of-way.
- d. Every mobile home that is elevated above ground level shall have skirting installed around it, or other building material performing a like function, within 30 days of the placement of the mobile home.
- e. Every mobile home shall be securely tied down or otherwise secured to the surface of the property within 30 days of placement upon the property.
- f. All mobile homes shall have sufficient steps, stairs and/or decking to allow safe ingress and egress through all entryways to the mobile home. The steps, stairs and/or decking shall be anchored to the ground and/or the mobile home or in some other manner sufficient to stabilize them for safe use.

Section 5. Utility Connections

- a. Utilities for a mobile home shall not be turned on until all requirements of this ordinance are met.
- b. Every mobile home shall be connected to city water and city sewer prior to occupancy.
- c. All requirements, terms and conditions of all other ordinances of the city pertaining to buildings and other structures shall be interpreted to be applicable to mobile homes as if they were more specifically referred to in such ordinances. Specifically, all provisions established by ordinance or resolution by the Governing Body regarding utility connections, fees, and deposits, as well as all other rules and regulations adopted by the Governing Body shall apply to mobile homes.
- d. Any and all sanitary facilities located in any mobile home which are not connected to city water and/or city sewer by means of rigid pipe connections shall be sealed and their use is hereby declared unlawful.
- e. All disposable waste from toilets, showers, laundries, faucets and lavatories from any mobile home shall be disposed of through the city's sanitary sewer system.

Section 6. Recreational Vehicles and Camper Trailers

A property owner shall be permitted, at his own expense, to hook up a non-income producing recreational vehicle or camper trailer to his own water supply system from any point past the water meter on the owner's side of the water meter without a separate meter being required, as long as a separate sanitary sewer connection for the recreational vehicle or camper trailer is obtained and the property pays a separate fee for sanitary sewer connection and trash collection for such recreational vehicle or camper trailer.

Section 7. Trailer Parks

- a. No property within the city shall be used as a trailer park without prior permission of the Governing Body.
- b. For purposes of this ordinance, a trailer park is defined as any property under one ownership upon which more than one mobile home, recreational vehicle or camper trailer has been placed with the intention or purpose of being occupied by an individual or individuals.

Section 8. Notice of Violation

Any person or persons found to be in violation of any of the provisions of this ordinance shall be served by the City Clerk, or her designee, with a notice of such violation by either certified mail, return receipt requested, or by personal service, or by posting the notice on the property followed by mailing of the notice by first class mail, stating:

- a. That the person has 30 days from the date of the written notice to correct the violation;
- b. That the person has the right to make a written request for a hearing before the Governing body to contest the violation;
- c. That the written request for hearing must be made within 10 days from the date of receiving the written notice; and
- d. That the failure to either abate the violation or request a hearing may result in prosecution.

Section 9. Hearing

If written request for a hearing is not made within 10 days of receipt of notice as provided in the preceding section, the failure to make such request shall constitute a waiver of the owner's right to contest the violation before the Governing Body. If the hearing is timely requested, the hearing shall be conducted at the next regular meeting of the Governing Body. The hearing need not be conducted according to formal rules of evidence. Upon conclusion of the hearing, the Governing Body shall record its determination of the matter by means of adopting a resolution and shall mail a copy of the resolution by first-class mail to the person who contested the violation.

Section 10. Penalty

The occupant and/or owner of any mobile home, recreational vehicle or camper trailer located within the city which is in violation of any of the provisions of this ordinance and who is given notice of violation pursuant to the procedure previously set forth in this ordinance may be issued a notice to appear before the Municipal Court for violation of this ordinance. Any such person who is found guilty by the Judge of the Municipal Court for violating any of the provisions of this ordinance shall be punished for a fine of not less than \$50.00 nor more than \$500.00. Each day thereafter that the owner and/or occupant continues to be in violation of the provisions of this ordinance shall constitute a separate and additional offense for which a per diem fine may be assessed.

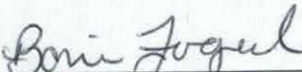
Section 11.

This Ordinance shall take effect upon its publication in the official city newspaper.

Adopted by the Governing Body of the City of Longton, Kansas on the 10th day of April, 2019.


STEPHEN H. FIELDER, Mayor

ATTEST:


BONNIE FOGED, City Clerk

