

ORDINANCE NO. 432

**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Ordinance number 365 adopted August 11, 1998 is hereby repealed and replaced with this Ordinance.

**Section 2. Minimum Building Requirements**

- a. No more than one trailer home, mobile home, modular home or manufactured home may be located within an area equal to the size of fifteen contiguous city lots.
- b. Every trailer home, mobile home, modular home, or manufactured 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 such trailer home, mobile home, modular home or manufactured home upon any lot within the city.
- c. Every trailer home, mobile home, modular home and manufactured home installed or placed within the city shall be securely tied down or otherwise secured to the surface of the property within 30 days of placement upon the property.

**Section 3. Utility Connections**

Every trailer home, mobile home, modular home or manufactured home located in the city shall be connected to city water and sewer prior to occupancy. 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 trailer homes, mobile homes, modular homes and manufactured homes as if they were more specifically referred to in such ordinances. Specifically, all provisions established by ordinance or resolution by the city regarding utility connections, fees, and deposits, as well as all other rules and regulations adopted by the Governing Body shall apply to trailer homes, mobile homes, modular homes and manufactured homes.

Additionally, any and all sanitary facilities located in any trailer home, mobile home, modular home or manufactured 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. All disposable waste from toilets, showers, laundries, faucets and lavatories from any trailer home, mobile home, modular home or manufactured home shall be disposed of via the sanitary sewer system of the city.

#### **Section 4. 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 owner pays a separate fee for sanitary sewer connection and trash collection for such recreational vehicle or camper trailer.

**Section 5. 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 trailer home, mobile home, recreational vehicle or camper trailer has been placed with the intention or purpose of being occupied by an individual or individuals.

**Section 6. Notice of Violation**

Any person or persons found to be in violation of any of the provisions of this ordinance shall be served with a notice of such violation by certified mail, return receipt requested, or by personal service, by the City Clerk, or her designee, 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 7. 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 8. Penalty**


The occupant and/or owner of any trailer home, mobile home, modular home, manufactured home, recreational vehicle or camper trailer located within the city which is in violation 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 the provisions of this ordinance shall be punished by 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 9.**

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 13<sup>th</sup>  
day of October, 2015.



Stephen H Fielder  
Steven Fielder, Mayor

ATTEST:

Bonnie Fitzhugh  
Bonnie Fitzhugh, City Clerk