

## ARTICLE 7

### "M-H" MOBILE HOME PARK DISTRICT

#### 7.1 PURPOSE AND INTENT

The "M-H" Mobile Home Park District is established for the purpose of providing residential environments within the City for the accommodation of mobile or manufactured homes and modular housing units within a Mobile Home Park under one ownership or under multiple ownership.

#### 7.2 PERMITTED USES

The following uses and structures, and no others, are permitted in the "M-H" Mobile Home Park District.

1. Mobile home parks (not transient trailer courts) housing either single or double-wide mobile homes, which are not to be construed as motorized recreation vehicles.
2. Modular single-family residential units.
3. Single-family residential units for use by the Park Management.
4. Child Day Care Centers.
5. Recreation and service facilities for the occupants of a park, including: club house or community building, swimming pool, laundromat, storm shelter, retail convenience and similar uses.
6. Accessory structures such as garages, carports, greenhouses, and similar structures which are customarily used in conjunction with and incidental to a principle use or structure.

#### 7.3 GENERAL REQUIREMENTS

1. Parking of trailer homes or mobile homes.
  - a) Except as hereinafter provided, it shall be unlawful for any person to park and reside in any trailer home or mobile home on any street, alley, highway or other public place, or on any tract of land whether owned by the person himself or by others, within the Corporate limits of the City.
  - b) All mobile homes built in conformance with the requirements of K.S.A. 75-1211 et seq., may be located within the corporate limits of the City of Rossville, but only within an approved mobile home park.

- c) No person shall park or occupy any trailer home outside a duly authorized trailer home park, unless the trailer home complies with all of the regulations that apply to a permanent dwelling in the same zone. Nothing in this paragraph shall prevent the storage, by the owner thereof, of an unused trailer home, upon any lot occupied as owner or tenant by such person. This shall also allow for the temporary occupancy of a trailer home located on such lot by bona fide guests of said owner or tenant, but not to exceed a period of fourteen (14) days. This is permitted as a convenience to local residents in providing comfortable and cost-free lodging to bona fide guests only. It shall not be interpreted as permitting the use of a trailer home as a hotel, motel, or rental unit.
  - d) Hauling trailers, as defined herein, may be stored, rented, etc. in Districts "C-1" to "I-2" inclusive. Hauling trailers, customarily towed behind passenger cars, and not exceeding eight (8) feet of box length, may also be kept or stored, on the basis of one (1) per family, in private garages, or in the side or rear yard of private homes in conformance with zoning ordinances and all other applicable codes and ordinances of the City of Rossville.
  - e) A mobile home may be permitted by the Code Enforcement Administrator for purposes of temporary relief from a local disaster such as fire, wind, or flood damage, provided such mobile home shall be removed from the premises within six (6) months of its original placement.
2. Structural quality; anchorage of mobile homes.
- a) Structural quality alterations, additions, and anchorage of mobile homes and house trailers which are affected by provisions herein, within, without, or to a park and facilities, shall be made only after application to the Code Enforcement Administrator and in conformity with all the sections of this Article 7.
  - b) No mobile home shall be permitted to be moved into the corporate area of the City of Rossville, for purposes of sale by an established and licensed retail dealer until a building permit has been issued for its location in a specified mobile home park or other approved location in compliance with this and other applicable ordinances of the City. In the event that all standards, codes, and ordinances are complied with, the applicant shall be issued a building permit and the mobile home shall be established in accordance therewith within six (6) months, or the permit shall become invalid.
  - c) No additions of any kind shall be built onto or become a part of any mobile home or house trailer except with the written approval of the Code Enforcement Administrator. Accessory structures such as porches, cabanas and carports may be provided. Skirting of coaches is required and shall be constructed from fire resistant materials.

- d) Every mobile home or house trailer controlled by this regulation shall be anchored to the ground as required by the Mobile Home and Recreational Vehicle Code K.S.A. 75-1211 et seq.
- e) Over-the-top tie down straps shall be required on all mobile homes.

Anchors and tie down straps required are based on mobile home length:

<u>No. Anchors and Straps Per Side</u>	<u>Length</u>
3	36' - 50'
4	50' - 70'
5	70' - 80'

- f) Every mobile home or house trailer controlled by this regulation shall be blocked as required by the Mobile Home and Recreational Vehicle Code K.S.A. 75-1211 et seq.
- g) A mobile home or house trailer shall not be permanently attached to the ground or otherwise converted to a building without the written approval of the Code Enforcement Administrator.

7.4 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

1. Size of Park. Shall not be less than eight (8) acres with a minimum frontage upon public street right-of-way of three hundred (300) feet.
2. Access. A mobile home park shall have access to arterial or major collector streets and no mobile home space shall have direct access to a local residential public street.
3. Gross Density. Gross density of a mobile home park shall not exceed eight (8) mobile home spaces per acre, including streets, sidewalks, recreation areas, boat and trailer storage areas, etc.
4. Off-Street Parking. There shall be provided at least three (3) off-street parking spaces to be located on a concrete pad on the mobile home space. The minimum pad size shall be twenty-five (25) feet wide by eighteen (18) feet in depth.
5. Mobile Home Spaces. Each mobile home park shall clearly define the spaces and such spaces shall not have an area less than two thousand eight hundred (2,800) square feet. Spaces shall have a minimum of forty (40) foot frontage and seventy (70) foot depth.
6. Storm Shelter. All new mobile home parks shall provide a storm shelter for the occupants. All existing mobile home parks at the date of the adoption of this ordinance are encouraged to provide

storm shelters. The mobile home shelter shall be approved, after the submission of plans by the applicant, by the Code Enforcement Administrator. The shelter shall be constructed below ground level as a concrete structure and provided with heavy metal doors. It shall be located so as to be accessible to the park residents in a central place with access to the shelter clearly marked.

7. Private Storage. Each mobile home shall be provided with a storage locker of at least 100 cubic feet.
8. Setbacks. Mobile homes shall be so located on each space that there shall be clearance between mobile homes; provided however, that with respect to mobile homes parked end-to-end, the end-to-end clearance may not be less than twenty (20) feet. No mobile home shall be located closer than twenty (20) feet to any building or mobile home within the park or to any property line of the park which does not abut upon a public street or highway. No mobile home shall be located closer to any property line of the park abutting upon a public street or highway than twenty-five (25) feet or such other distance as may be established by ordinance or regulation as a front yard or setback requirement with respect to conventional buildings in the district in which the mobile home park is located.
9. Driveways And Sidewalks. All driveways and walkways within the park shall be hard surfaced and lighted at night. Unencumbered driveways shall be at least twenty-four (24) feet in width and sidewalks at least three (3) feet in width that lead from mobile home spaces to service and recreational areas. Pedestrian walkways shall connect with walkways in surrounding recreational areas.
10. Lighting. All mobile home parks shall provide street lighting units at such heights and spacing as will provide acceptable levels of illumination for the safe movement of pedestrians and vehicles at night.
11. Circulation. The interior circulation and access driveways to public streets shall be designed so as to promote the public safety.
12. Perimeter And Interior Landscaping. Where the boundary of a mobile home park abuts a public street, there shall be provided a twenty (20) foot wide landscaped buffer. This buffer shall be planted with a mixture of grass, trees, and shrubs to provide a park like appearance. Where the boundaries of a mobile home park do not abut on a public street, there shall be constructed a decorative six (6) foot high wall or fence of suitable materials along these boundaries, except where these boundaries abut a public park or dedicated open space in which case, suitable

screening shall be accomplished by appropriate landscaping. The interior of the mobile home park shall have adequate grass, trees, and shrubs to provide a dust-deterrent, shaded, park-like atmosphere.

13. Recreation Space. There shall be provided one or more recreational areas that are equipped with suitable play equipment and other recreational facilities. There shall be provided at least one hundred (100) square feet of developed area per mobile home space. However, any mobile home park shall have one developed recreational area of at least fifteen hundred (1500) square feet.
14. Supervision. There shall be provided an area near the main entrance of the park as an area with suitable off-street parking for office and management use only. The licensee or permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities, and equipment in a clean, orderly, and sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this regulation to which the licensee or permittee is subject. Moreover, mobile home park operators shall submit to the Code Enforcement Administrator each January 1, a list of all mobile homes on their land, including make, model, year, length and width.
15. Boat and Trailer Storage. Each mobile home park shall provide a screened area for the storage of boats, travel, horse, or utility trailers, with an aggregate size of at least three hundred fifty (350) square feet per trailer space.
16. Electrical Supply. An underground electrical service supplying at least 120/240 volts - 100 amperes electrical service from a centrally located power supply shall be provided each mobile home space by the mobile home park operator.
17. Water And Sewer Service. Adequate provisions shall be made for public water supply, sanitary sewers, fire protection, and other necessary facilities to satisfy and comply with state and local codes, ordinances, specifications, and statutes. Each mobile home drain inlet shall be provided with an effective trap not less than four (4) inches in diameter for inlets designed to receive the discharge of mobile home drainage and each mobile home drain line shall be equipped with a clean-out which shall be outside of the perimeter covered by the mobile home and which shall clean toward the main sewer.
18. Natural Gas Service. All mobile home parks using natural gas shall be equipped with approved manual and breakaway nipples with automatic shutoff valves installed upstream of the gas outlet.

All mobile home parks using liquified gas systems shall be provided with safety devices to relieve excessive pressure; all storage bottles or tanks shall be fastened to prevent accidental overturning. No gas vessel shall be stored underneath the mobile home.

19. Facilities. Adequate provision shall be made for public water supply, sanitary sewers, fire protection, and other necessary facilities to satisfy state and local codes, ordinances, and specifications.
20. Signs. One non-animated or non-flashing identification sign or structure shall be allowed in conformance with state and local codes, ordinances, and specifications.
21. State Requirements. No space shall be rented for residential use of a mobile home in any park except for periods of thirty (30) days or more, and no mobile home shall be admitted to any park unless it can be demonstrated that it meets the requirements of K.S.A. 75-1211 et seq.
22. Drainage. The park shall be properly drained to insure rapid runoff, free from stagnant pools of water.
23. Natural Features. The design of the park shall preserve natural features such as large trees, outcroppings, etc., when feasible.
24. Nonconforming Mobile Home Parks. Existing mobile home parks and/or trailer home parks that do not conform with these regulations and special conditions, or with the provisions of any other City Ordinance, shall be considered as nonconforming and shall be allowed to continue under the provisions as stated in Article 14. However, no nonconforming mobile home park shall be expanded, enlarged, or extended in any way. If a nonconforming mobile home park is discontinued or its normal operation stopped for more than six (6) months, the use of the land shall thereafter conform to a use permitted in the zone in which it is located.

#### 7.5 APPLICATION FOR PERMIT

1. Each applicant for a mobile home park shall submit a preliminary development plan which details the road system, layout arrangement of lots and park facilities, the topography and general site condition and landscaping or screening, to the office of the Code Enforcement Administrator.

2. The following information is required for an application for a mobile home park in addition to that information normally required for a building permit.
  - a) Name and address of applicant.
  - b) Preliminary engineering plans and specifications.
  - c) Survey of tract.
  - d) Location and specifications for water and sewer.
  - e) Site plan with internal layout.
3. It shall be unlawful for any person to construct, alter or extend any mobile home park unless the owner holds a valid permit issued by the Code Enforcement Administrator.

#### 7.6 MOBILE HOME PARK MANAGEMENT

1. Management. Each mobile home park shall be operated in a sanitary, orderly, and efficient manner, and shall maintain a neat appearance at all times. No damaged or deteriorated mobile homes shall be permitted to remain, and suitable and effective rules for regulating the outside storage of equipment, the removal of wheels and installation of skirting, the collection of trash and garbage, and the attachment of appurtenances to the mobile homes shall be continually enforced. All drives, playground areas and equipment, lawn and trees, and any recreation or accessory buildings shall be maintained at a level at least equal to the average residential neighborhood in the City. All portions of the mobile home park shall be open and accessible to fire, police, and other emergency and protective vehicles and personnel, including city, county, and state inspectors.
2. Responsibilities of Park Manager
  - a) To notify all park occupants of the rules and regulations.
  - b) To comply with all rules and regulations governing mobile home parks.
  - c) To provide for the required storm shelter and to maintain such structure in good shape, free from rodents and insects, so that it is open and accessible to the residents.
  - d) The park manager shall maintain a register of all current residents identified by lot number.
  - e) The park manager shall notify the Code Enforcement Administrator in writing of individual violations of these regulations.

#### 7.7 LICENSE TO OPERATE A MOBILE HOME PARK

1. Licenses Required.
  - a) It shall be unlawful for any person to establish, operate, maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a mobile home

park or trailer home park within the City limits, without having first secured a license to do so, granted and existing in accordance with the provisions of this Article.

- b) License to establish, operate, or maintain a mobile home park or trailer home park shall terminate with the calendar year in which it is issued, but it may be renewed for additional periods of one (1) year.
- c) Application for a license or for a license renewal for a mobile home park or a trailer home park shall be filed with the Code Enforcement Administrator annually and an annual fee shall be paid to the City Clerk amounting to twenty-five dollars (\$25.00) for said period or fraction thereof for each trailer park or mobile home park. The cost of a temporary permit for each mobile home located outside of a licensed mobile home park shall be three dollars (\$3.00).
- d) The charge for a late application for a license (25 days or more after the annual license is due) shall be an additional twenty five (\$25.00) dollars.
- e) No permit shall be valid which has been transferred to another person or firm.
- f) All existing mobile home parks, as of January 1, 1990, shall obtain a license to operate on or before July 1, 1990.

2. Revocation of License.

- a) The Code Enforcement Administrator shall refuse to issue a license to a mobile home park which is in violation of these regulations. The reasons for the refusal shall be put in writing and sent to the park owner/operator. The owner/operator shall have sixty (60) days to either appeal to the Board of Zoning Appeals or comply with the order of the Code Enforcement Administrator. If the violations are not resolved after the sixty (60) day period, the Code Enforcement Administrator shall seek a court order restraining the owner/operator from further operation of the park.
- b) The Code Enforcement Administrator is hereby empowered to make such inspections as are necessary to enforce these regulations at reasonable hours after notice in writing to the park owner/operator.

7.8 APPEALS TO THE BOARD OF ZONING APPEALS

1. The Board of Zoning Appeals is hereby empowered to hear appeals from the owners of mobile home parks which have been refused a license by the Code Enforcement Administrator. The Board of Zoning Appeals may uphold, reverse, modify or grant exceptions to the ruling of the Code Enforcement Administrator if:
  - a) The requested modification does not in any way endanger the health, safety or welfare of the park residents or neighbors,
  - b) or, does not modify or grant exception to the requirements for sanitary or potable water facilities,



- c) or, does not modify or grant exception to the required recreational facilities or storm shelter facilities.
2. All applications to the Board of Zoning Appeals shall be made in writing and shall set forth the reasons why the requested modification or exception is necessary and more than a mere convenience to the owner.