

Ordinance No. 1000

AN ORDINANCE PROVIDING FOR DEFINING MOBILE HOMES, MOBILE HOME LOTS, AND MOBIL HOME PARKS; THE PROCUREMENT OF PLACEMENT PERMITS AND CERTIFICATES OF COMPLIANCE FOR MOBILE HOMES TO BE BROUGHT WITHIN THE CITY OF DWIGHT; PROVIDING FOR THE INSPECTION OF SAID MOBILE HOMES, THE CRITERIA FOR COMPLIANCE, AND SANCTIONS FOR NON-COMPLIANCE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DWIGHT, MORRIS COUNTY, KANSAS.

SECTION 1. DEFINITIONS

(a) **MOBILE HOME**, As used in this ordinance, mobile home shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

(1) 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 public utilities.

(2) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels (or detached wheels).

(3) Arrived 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 operations, location on supports, connections and the like.

(b) **MOBILE HOME LOT** As used in this ordinance a mobile home lot shall mean a parcel of land occupied or intended for occupancy by a single mobile home with the following characteristics:

(1) The lot must have minimum dimensions of one-hundred (100) feet by one-hundred (100) feet.

(c) **MOBILE HOME PARK**. As used in this ordinance a mobile home park shall mean that area platted strictly for mobile home placement. The area shall have provisions for hookup to utilities, i.e., water, electricity, sewage, etc.

(1) Development of a mobile home park will require the approval of the City Council of Dwight.

SECTION 2. PLACEMENT PERMIT REQUIRED. It shall be unlawful to place any mobile home, as defined in this ordinance, anywhere within the City without first obtaining a Placement Permit from the City Clerk.

(a) If the mobile home is to be located within a designated mobile home park, as defined in this ordinance, it shall be the responsibility of the mobile home park owner or operator to obtain the Placement Permit.

(b) If the mobile home is to be placed in any location other than a mobile home park, it shall be the responsibility of the mobile home owner or occupant to obtain the Placement Permit.

(c) Failure to secure a permit to place a mobile home, or the placement of a mobile home in any location which has not been authorized under a permit issued by the City is punishable by a fine not to exceed fifty dollars (\$50.00) for each day the violation occurs and/or the impoundment of the mobile home by the City, with all expenses and charges for the impoundment to be paid by the owner of the mobile home.

SECTION 3. CERTIFICATE OF COMPLIANCE. It shall be unlawful for any mobile home owner or occupant to occupy or to allow occupancy of any newly placed mobile home without first securing a Certificate of Compliance.

(a) it shall be unlawful for any mobile home owner or occupant to not secure a Certificate of Compliance within thirty (30) days following the date of placement of the mobile home.

(b) The Certificate of Compliance will be obtained in accordance with the following procedures:

(1) The City Clerk will be notified when the mobile home is ready for inspection. The City shall inspect such mobile home within forty-eight (48) hours of notification exclusive of weekends and holidays.

(2) Inspection will be conducted by the Mayor or the Mayor designee. If upon inspection, the mobile home meets all criteria, the City Clerk shall be immediately informed and a Certificate of Compliance shall be issued. If the mobile home does not meet all requirements, the inspector shall issue to the mobile home owner or occupant a statement itemizing the deficiencies which need to be corrected before the Certificate can be issued.

(3) Failure to secure a Certificate of Compliance within thirty (30) days shall be punishable by a fine of twenty-five (\$25.00) per day for each mobile home not in compliance.

(4) The sum of ten dollars (\$10.00) per inspection will be paid.

SECTION 4. STANDARDS AND CRITERIA. The following standards shall be applicable to all mobile homes brought into and placed in the City of Dwight.

(a) **DOORS:** Two doors; operational; both securable from inside; one capable of being locked from the outside.

(b) **WINDOWS:** No broken glass; mechanisms working if so equipped; with screens to prevent bugs from entering.

(c) **ROOF:** No leaks.

(d) **ELECTRICAL OUTLETS:** Plates or covers with no exposed wires.

(e) **CEILINGS AND WALLS:** No holes other than necessary.

(f) **FLOORS:** No holes other than necessary.

(g) **WATER:** Hot and cold running water available at all intended places, Water heater compartments secure with non-sagging floor.

(h) **HEAT:** Source of heat capable of heating the home to seventy (70) degrees when outside temperature is zero (0) degrees.

(i) **SEWER:** Attached to sewer riser with no leaks.

(j) **SET-UP:** Mobile home to be blocked with tie-downs as specified by State law.

(k) **SKIRTING:** The mobile home will be skirted within thirty (30) days of placement. A Certificate of Compliance may be obtained if all other criteria and standards have been met with the exception of the skirting. If the Certificate of Compliance has been obtained in advance of the skirting, the City will reinspect no later than thirty (30) days from the date of issuance of the Certificate to insure proper skirting. Mobile homes are to be skirted with a uniform, durable, weather-resistant material that is of uniform color schemes.

(l) **YARD:** Area must be free of weeds, junk, dead animals, stagnant water, and any fire hazardous materials.

(m) **EXTERIOR OF HOME:** No holes and neat in appearance

(n) **FOUNDATION:** All blocking shall be of adequate size and strength to support the mobile home safely. All blocking shall not be more than ten (10) feet apart.

SECTION 5. PLACEMENT OF MOBILE HOMES OUTSIDE OF A DESIGNATED MOBILE HOME PARK, It will be permitted to place a mobile home outside a designated mobile home park and includes the replacement of an existing mobile home if said placement of the mobile home meets the following requirements:

(a) The mobile home shall not be older than ten (10) model years from the year in which said placement is sought. Exceptions to this requirement may be approved by the City Council.

(b) The mobile home shall be subject to all appropriate city, county, and state codes. The mobile home will also be subject to all City inspections, permits, and certificates.

(c) The mobile home shall be place a minimum of twenty-five (25) feet from the street on each side next to any street.

(d) The mobile home shall be placed a minimum of five (5) feet from any property line.

(e) Replacement of a mobile home on a lot other than that described in Section 1, paragraph b 1 of this ordinance may be excepted only by the City Council of Dwight.

SECTION 6. EXCEPTION OF EXISTING MOBILE HOMES. All mobile homes existing prior to the adoption and publication of this ordinance are excepted from its provisions.

This ordinance shall become effective on its publication in the official newspaper.

Elvin D Fielder Mayor

Attest:

Maxine Cowdin
City Clerk

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