

ORDINANCE NO. 315

AN ORDINANCE REGULATING THE PLACEMENT, INSTALLATION, UTILITIES, SKIRTING, PARKING SPACES, ALTERATIONS, ADDITIONS, AND ADDITIONAL BUILDINGS OF MOBILE HOMES WITHIN THE CITY LIMITS OF ROLLA, KANSAS, AND REPEALING ORDINANCE NOS. 239 AND 239A AND ALL OTHER ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROLLA, KANSAS:

SECTION 1. INTENT AND PURPOSE. For the purpose of promoting the health, safety, morals and general welfare of the citizens of Rolla, Kansas, and for conserving property values, lessening or avoiding congestion in the public streets or highways of the city.

SECTION 2. DEFINITIONS. The following words and phrases, for purposes of this ordinance and unless the context otherwise requires, shall mean:

2-1001 Accessory Use or Building. A subordinate building or portion of the main building, the use of which customarily is incidental to that of the main building or to the main use of the premises.

2-1002 Approved Public Sanitary Sewer System. A sewage disposal plant, main sanitary sewer lines and other lines approved by the city council of the city, and/or the board of the county commissioners of Morton County, Kansas, and by the Kansas State Department of Health.

2-1003 Approved Public Water System. Water treatment plant and service lines approved by the city council of Rolla, Kansas, and/or the board of county commissioners of Morton County, Kansas, and by the Kansas State Department of Health.

2-1004 Lot or Plot. A parcel of land occupied or intended for occupancy by one main building, together with its accessory building, including the open spaces required by this article. A lot or plot may include more than one platted lot.

2-1005 Lot, Corner. A lot as defined above, abutting upon two or more streets at their intersection.

2-1006 Lot, Depth of. The mean horizontal distance between the front and the rear lot lines.

2-1007 Lot, Double Frontage. A lot having a frontage on two nonintersecting streets as distinguished from a corner lot.

2-1008 Lot of Record. A lot which is a part of a subdivision, the map of which has been recorded in the office of the register of deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the register of deeds.

2-1009 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) Designated 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, connection to utilities and the like.

2-1010 Mobile Home Lot. A lot which is designed for use by a single mobile home placed either on a permanent foundation or on blocks, anchored and skirted, and which is owned, rented or leased by the owner of the mobile home.

2-1011 Mobile Home Park. Any park, court, camp, lot, area, piece, parcel, tract, or plot of ground upon which mobile homes are used, whether for compensation or not, including all accessory use thereof.

2-1012 Mobile Home Space. A tract within a mobile home park which is intended for use by a single mobile home.

2-1013 Modular Home. A dwelling structure located on a permanent foundation and permanently connected to public utilities, consisting of preselected, prefabricated units or modules, and transported to and/or assembled on the site of its permanent foundation; in contradistinction to a dwelling structure which is custom-built on the site of its permanent location; and also in contradistinction to a mobile home, either single-wide, double-wide, or multiple width, located on a permanent foundation and permanently connected to public utilities, and further, that it conforms to the present city building, housing, electrical and plumbing codes. Such conformity may be either to the adopted codes of the city or by reciprocal conformity agreement between the building inspector of the city and a similar municipal official who

inspects and approves the modular home at the place of its manufacture, according to a previously and mutually agreed set of standards.

2-1014 Off-Street Parking Space. An area adjacent to, but off of the street right-of-way or private roadway surfaced for the purpose of storing one parked automobile. For the purpose of this ordinance, one parking space shall have a minimum width of nine feet and a minimum length of 20 feet. Additional space shall be required off-street for access drives to each parking space.

2-1015 Public Utility. Any business which furnishes the general public telephone service, telegraph service, electricity, natural gas or water, and any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the State of Kansas.

2-1016 Structure. Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, but not including fences.

2-1017 Set Back. The distance between the lot line and the building line as required by the zoning ordinance or the fire code of the City of Rolla.

2-1018 Travel Trailer or House Trailer. As used in this ordinance shall mean a vehicular, portable dwelling unit designed especially for short term occupancy (one month or less). Such as: travel trailers, campers, converted buses and similar units whether self-propelled, pulled or hauled and/or designed primarily for highway travel without a special permit; and/or does not comply with the requirements of the minimum housing code as a dwelling unit.

2-1019 Yard. A space on the same lot with a main building, open, unoccupied and unobstructed by buildings or structures from the ground upward.

2-1020 Yard, Front. A yard extending across the full width of the lot, the depth of which is the least distance between the street right-of-way and the front building line. On corner lots (lots abutting two or more streets at the intersection of those streets), the front yard shall face the shortest street dimension of the lot.

2-1021 Yard, Rear. A yard extending across the full width of the lot between the rear of the main building and the rear lot line, the depth of which is the least distance between the rear lot line and the rear of such main building.

2-1022 **Yard, Side.** A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally, at 90 degrees with the side lot line, from the nearest point of the side lot line toward the nearest part of the main building.

SECTION 3. REGULATIONS.

3-1001 **Installation.** All mobile homes which are installed within the City shall be installed according to the standards, requirements and specifications set out in this ordinance.

A mobile home installed on a lot other than a mobile home parking space shall be installed on a lot at least 50' x 140', or 7,000 square feet. Only one (1) mobile home may be installed on each 50' x 140', or 7,000 square foot lot. A mobile home cannot be placed on a lot where there is an existing structure, building or dwelling, unless the lot on which the mobile home is placed is at least a 50' x 140' or 7,000 square foot lot.

3-1002 **Foundations for Modular Homes.** Modular homes located on individually owned lots shall be placed on a permanent masonry constructed foundation designed and constructed in accordance with the minimum specifications for a similar conventionally constructed house. A modular home being mounted on such foundation shall have its wheels, axles, suspension, and hitch permanently removed prior to occupancy.

3-1003 **Off-Street Parking.** All mobile home lots and mobile home spaces shall be provided with at least one off-street parking space. It shall be at least 9' x 20' and shall be at least 4" in depth (excluding street right-of-way).

3-1004 **Lot Grading.** All mobile home lots and mobile home spaces shall be properly graded so as to insure rapid drainage and freedom from stagnant pools of water. This requirement is especially emphasized for that area of the space or lot which the mobile home will cover.

3-1005 **Tie Downs.** All mobile homes shall be tied down to the ground to prevent damage to the mobile home and surrounding property during high velocity winds. All tie down straps or cables shall be over-the-top, approved type. All ties down anchors shall be approved screw type. All turnbuckles, cinch screws and other interconnecting links between the tie down strap and tie down anchor shall be approved or shall be of at least one-half inch in size with closed eye or jaw-end couplings and lock nuts.

3-1006 **Skirting.** All mobile homes shall be skirted with reinforced metal or noncombustible material approved by the building inspector. All such skirting shall

be permanently affixed to the mobile home by screws, rivets or in such other manner as may be approved by the building inspector. In order to be rodent free, all skirting shall be flush with all concrete surfaces and shall be buried at least one and one-half inches below grade when adjacent to earth surfaces. At least four square feet of grate protected ventilation shall be provided in the skirting. Also, the skirting shall have an easily accessible opening which will allow utility services to the shutoff in case of emergencies.

3-1007 Electrical, Water, Sewer, Gas, Tie Downs. All electrical, water, sewer and gas utility services for mobile or modular homes shall be installed according to applicable city ordinances and regulations. All mobile homes installed shall be connected to the City sewer system and connected to a city water meter. Holding tanks for sewage are forbidden. All utility services and tie downs may be inspected and approved by the maintenance supervisor.

3-1008 Utility Buildings. All utility buildings used by mobile home owners for storage shall be approved by the maintenance supervisor.

3-1009 Installation of Modular Homes. All modular homes shall be constructed in accordance with the building, electrical, and plumbing codes of the city. The City of Rolla requires a complete detailed set of construction plans for each modular dwelling and/or structure which shall show all building construction details, plumbing details, and electrical details. Each set of plans must be inspected and approved before the modules may be transported to the job site or any construction started.

3-1010 Alterations or Additions. Alterations and additions to mobile homes or modular homes which are within the city shall be made in conformance with all applicable codes and ordinances.

No additions of any kind shall be built onto or become a part of any mobile home or travel trailer without city approval.

3-1011 Same; Exception. Accessory structures not exceeding an area of 300 square feet, carports and residential patio structures may be attached to or become a part of a mobile home if such structure complies with all applicable codes and ordinances and with the written approval of the city.

3-1012 Location of Mobile Homes. Mobile homes are allowed only on tracts, lots or parcels of land designated for mobile home use.

3-1013 Location of Modular Homes. Modular homes and/or other modular structures constructed, inspected and installed according to the requirements of this ordinance shall be considered similar to conventionally built structures, and thus allowed to locate in any area in which a conventionally built structure of a similar

intended use might be allowed to locate. All requirements of the area in which the modular unit is located shall apply to the unit as if it were a conventionally built structure.

3-1014 Location of Travel Trailers. Travel trailers shall be allowed to be stored on the personal property of the owner in any zone in the city. No travel trailer shall be allowed to be stored on any street right-of-way, alley, or sidewalk, unless it is motorized, (self-propelled), and has an overall width of nine feet or less. No such trailer so stored shall be used for residential or commercial purposes except on a temporary basis, and when specifically approved in writing by the city. Only when a travel trailer is located in a travel trailer park or campground approved by the city shall it be allowed to be used as intended without written approval.

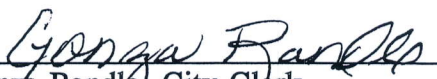
3-1015 Existing Structures. Existing structures (mobile homes) that are located and connected to the utilities and etc. at the effective date and approval of this ordinance shall be allowed to remain without complying with the above stated regulations. However, at such a time when that existing structure is removed, changed, or moved to another location the regulations set out in this ordinance must be met as if it were a new installation.

3-1016 Violations and Penalty. Any person, firm or corporation who violates, disobeys, neglects or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined not to exceed \$100 for each offense. Each day's violation shall constitute a separate offense.

SECTION 4. ORDINANCE EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after its passage, approval and publication in the Elkhart Tri-State News the official newspaper.

Adopted and approved by the Governing Body of the City of Rolla, Kansas this 15TH day of December 1997


Gonza Randle, City Clerk


Rachael Stewart, Mayor

