

CHAPTER XVIII. MOBILE HOMES

ARTICLE 1. MOBILE HOMES

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- 18-101 DEFINITIONS. For the purposes of this Article, a mobile home is defined as a vehicular portable structure built on a chassis and designed to be used without a permanent foundation as a dwelling when connected to utilities.
- 18-102 REQUIREMENTS. It shall be unlawful for any person to park or occupy a mobile home in the City of Washington, Kansas, unless a permit for such occupancy shall be issued by the City Council and unless the following conditions are met:
- (a) The location of such mobile home shall be outside of the city, i.e., outside of the following described real property:
 - Lots One – Eleven, inclusive, in Block Nine;
 - Lots Nine – Thirty-four, inclusive, in Block Ten;
 - All of Block Fifteen;
 - Lots One - Twelve, inclusive on Lots Thirty-one – Thirty four, inclusive in Block Sixteen;
 - Lots One – Fourteen, inclusive, and Lots Thirty-one – Thirty-four, in Block Twenty-one;
 - Lots One – Twenty-six, inclusive, in Block Twenty-seven;
 - Lots One – Ten, inclusive, in Block Twenty-eight;
 - All in the City of Washington, Washington County, Kansas.
 - (b) All mobile homes must be supported as recommended by the manufacturer's specifications and must have fire resistant skirting.
 - (c) All mobile homes must have a separate water meter.
 - (d) A separate electric service must be provided for the mobile home.
 - (e) A separate sewer line must connect to the city sewer line.
 - (f) All mobile homes must be permanently secured by a tie down method approved by the governing body of the city and must meet and comply with the provisions and standards of the Kansas Uniform Standards Code for mobile homes and recreational vehicles as set forth in K.S.A. 75-1211 through 75-1234, inclusive.
 - (g) No mobile home shall be located closer than twenty-five (25) feet to the front or rear lot line or any side lot line adjacent to a street, nor closer than ten (10) feet from any other lot line.
 - (h) All lots or tracts upon which a mobile home is located shall provide off street parking for at least one car.
 - (i) Within 180 days after receiving a permit as herein provided, a storage building of a minimum size of 8' x 8' x 6' shall be provided on each lot or tract upon which any mobile home is located. The governing body of the city may revoke any permit issued upon failure to comply with this provision.

18-103 PERMITS. The governing body of the city may issue permits for the location and use of mobile homes pursuant to this Article. A permit may be issued for the sum of twenty dollars (\$20.00), which shall be valid until such time as the mobile home is relocated or moved outside the city limits. Before issuing a permit for the location and use of a mobile home the governing body shall contact the owner of each tract, lot or piece of property lying within three hundred (300) feet of the proposed mobile home location and will make a determination as to whether or not such permit shall be issued.

18-104 PENALTIES. Any person who shall violate any provision of this Article shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than one hundred fifty dollars (\$150.00) or by imprisonment. Each day that a violation of this ordinance occurs shall constitute a separate violation.