

## **ORDINANCE NO. 359**

### **AN ORDINANCE DEFINING AND REGULATING THE PLACEMENT OF MANUFACTURED HOMES, MOBILE HOMES, RESIDENTIAL DESIGN MANUFACTURED HOMES AND MODULAR HOMES WITHIN THE CITY OF HAVILAND, KANSAS; AND REPEALING ORDINANCE NO. 322.**

#### **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAVILAND, KANSAS:**

**SECTION 1. DEFINITION.** Manufactured home/mobile home is a structure built on a permanent chassis and transportable in one (1) or more sections, which contain all necessary plumbing, heating, air conditioning and electrical systems, and is designed to be used as a dwelling with or without a permanent foundation when connected to all required utilities. Such structures should be constructed in conformance with the Federal Manufactured Home Construction and Safety Standards Act generally known as HUD Code established pursuant to 42 U.S.C. Sec. 5403. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

**SECTION 2. INSTALLATION OF MANUFACTURED HOMES OR MOBILE HOMES WITHIN THE CITY.** Manufactured or mobile homes shall henceforth be subject to the following regulations concerning their placement within the City of Haviland, Kansas.

- a) Obtain from the City an area map that outlines all property within 200' of each corner upon which placement of the manufactured or mobile home is proposed.
- b) An application for placement of a manufactured or mobile home must be submitted to the City office along with a thirty-five dollar (\$35.00) application fee, plus a one hundred dollar (\$100.00) placement fee.
- c) A five hundred dollar (\$500.00) deposit fee must be paid to the City of Haviland. This deposit will be refunded after thirty (30) days, if all requirements are met.
- d) The manufactured or mobile home must be fifteen (15) years of age or less.
- e) The home shall be installed in accordance with the recommended installation procedures of the manufacturer. The running gear, tongue, axles and wheels shall be removed from the unit at the time of installation.
- f) The home shall be equipped with skirting on all sides. Skirting is to be of material harmonious to the home's structure. Skirting shall comply with requirements within thirty (30) days after placement of the home.
- g) Porches, handrails, stairs, entrance platforms, ramps and other means of entrances and exits to and from the manufactured or mobile home shall be installed and constructed firmly to the primary structure and anchored securely in the ground.
- h) The manufactured or mobile home shall be placed on a well-drained area and the lot shall be properly graded so as to prevent the accumulation of storm water under the home or on the lot.
- i) Each manufactured or mobile home shall be an independent dwelling unit. The connection of the manufactured or mobile home utilities shall be in accordance with all current regulations of the City's code and all connection fees shall be paid in full prior to obtaining requested services. No additions shall be made to a manufactured or mobile home, unless the manufactured or mobile home is on a permanent foundation. Adjoining of two singlewide homes is not permitted.
- j) The home must be located so all parts thereof are at least five (5) feet from adjoining real property boundary lines and at least ten (10) feet from all other residential structures and homes.
- k) The home must be tied down in conformance with the manufacturer's specifications, provided no part of the components or equipment used to tie the home down shall be visible from outside the masonry curtain wall or skirting after installation.
- l) City utilities will not be turned on until all requirements are met.

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- m) The manufactured or mobile home shall not be occupied until all regulations of this Ordinance are compliant with that dwelling as specified by the code Enforcement Officer.

**SECTION 3. REPEAL OF CONFLICTING ORDINANCES.** Ordinance No. 322 and all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its adoption and publication in the official City newspaper.

Passed by the council and approved by the mayor this 3rd day of February 2014.

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Robert Ellis, Mayor

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Attest: Shari McAfee, City Clerk

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