

DR 69-16 - Amendment to Title 28.
regarding Mobile Homes

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved</i>	<i>8-14-69</i>
B.C.C. <i>B. C. C. Placed on First Reading</i>	<i>9-2-69</i>
<i>B.C.C. Defund</i>	<i>9-9-69</i>
<i>B.C.C. Adopted as revised</i>	<i>9-16-69</i>

1st R
9/2/69

As revised and
adopted by City Comm.

ORDINANCE NO. 30-783 9-16-69.

AN ORDINANCE RELATED TO THE PLACEMENT OF MOBILE HOMES AND HOUSE TRAILERS AND TO THE USES PERMITTED IN THE "G" MOBILE HOME DISTRICT AND THE "LC" LIGHT COMMERCIAL DISTRICT, AMENDING SECTIONS 28.04.020, 28.04.090, 28.04.135, 28.04.141., and 28.04.160 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.020, of the Code of the City of Wichita, Kansas, be amended as follows:

The following definitions shall replace the respective existing definitions or be added to the section if not now included:

BUILDING: Any structure built for the support shelter or enclosure of persons, animals, chattels, or property of any kind.

DWELLING: A building or portion thereof which is designed or used exclusively for residential purposes. (Mobile homes and house trailers shall be considered dwellings only in the sense that they are portable structures designed for long term or short term occupancy as dwelling units; however, under the terms of this ordinance, mobile homes and house trailers shall be located only where they are specifically listed as a permitted use.)

One family: A detached building used exclusively for residential purposes having suitable accommodations for only one family, which may include not to exceed four lodgers or boarders.

Two family: A detached building used exclusively for residential purposes and designed for or occupied by two families living independently of each other, each of which may include not to exceed four lodgers or boarders.

Four family: A detached building used exclusively for residential purposes and having suitable accommodations for four families living independently of each other, and may include not more than two lodgers or boarders in each family.

Multiple: A building or portion of a building having suitable accommodations for three or more families living independently of each other, who may or may not have joint use of utilities, halls, yards, etc. The term includes premises occupied more or less permanently for residential purposes in which the rooms are occupied

in apartments, suites or groups, such as apartments, dormitories, lodging houses, rooming houses, and all other dwellings similarly occupied. For purposes of this chapter, auto courts, hotels, motels, motor hotels, or tourist courts shall not be considered dwellings.

HOUSE TRAILER: A vehicular portable dwelling unit designed especially for short term occupancy; such as travel trailers, campers, house boats, converted buses and other similar units whether self propelled, pulled or hauled and are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

MOBILE HOME: A movable detached single-family dwelling unit with all of the following characteristics: (a) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; (b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels or detachable wheels; (c) Arrive 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; and (d) not be placed on a foundation as required for a permanent structure.

MOBILE HOME PARK: A parcel of land, which has been planned and improved in some manner, and used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection or sale.

STRUCTURE: A structure is anything which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and affixed to the property. For the purpose of construing this chapter, it shall include buildings, towers, cages for transformer sub-stations, pergolas, billboards, steak ovens, trash burners, but not excluding other assemblies of similar type which are permanently located on a lot, not including poles, fences and such minor incidental improvements.

TRAILER CAMP: A parcel of land, which has been planned and improved in a manner providing space for transient occupancy, and used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used are parked for the purpose of storage, inspection or sale.

SECTION II. That Section 28.04.090 of the Code of the City of Wichita, Kansas, be amended as follows:

A. USE REGULATIONS

Delete item number 1.27 (Mobile home parks, provided they comply with Title 26) from the permitted uses.

SECTION III. That Section 28.04.135, of the Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.135 "G" Mobile Home District. The intent and purpose of this section is to establish a use district which provides for location of adequate housing facilities in mobile home parks designed and constructed to accommodate mobile homes and other uses compatible with such parks which provide related services necessary and appropriate to the satisfactory functioning of such parks. Commercial and office facilities are to be provided in separate districts specifically allowing such uses. Such areas shall be well suited for residential purposes in terms of compatible adjacent and nearby uses, provide an adequate healthy environment, have school facilities available, be located along major thoroughfares or adequately improved collectors, be well drained and have municipal-type (or their equivalent) water and sewer facilities available. The permitted density for this district shall be not more than seven mobile homes per acre.

A. USE REGULATIONS

In the "G" mobile home district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered unless otherwise provided in this Chapter, except for one or more of the following uses. All buildings or structures erected, enlarged, converted or altered in the "G" mobile home district shall conform to the following area and bulk regulations.

USES PERMITTED

1. Mobile home parks when complying with Title 26 of this Code.
2. Public schools, elementary schools and high schools, and private schools having a curriculum equivalent to and substantially the same as that of a public elementary school or public high school.
3. Churches, chapels, temples and synagogues.
4. Parks, playground and community buildings operated by a public agency or non-profit organization.
5. Recreation facilities such as swimming pools, tennis courts, shuffle boards, lakes providing fishing for residents of the mobile home park but not open and available for the general public.
6. Day nurseries and kindergartens.
7. Public and private golf courses not including miniature golf courses and driving ranges.
8. Public libraries.
9. Home occupations as permitted in the "A" Two-family dwelling district.
10. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidentally subordinate to any of the permitted uses in this section.

B. AREA REGULATIONS

1. Minimum lot area:
 - 1.1 Mobile home parks; 5 acres, and complying with all standards in Title 26 of this code.
 - 1.2 Other permitted uses: 10,000 square feet
 - 1.3 Individual mobile home lot within mobile home subdivision where lots are sold for individual mobile home sites: 5,000 square feet. Minimum gross area within the mobile home subdivision: 5 acres.
2. Minimum lot width:
 - 2.1 Mobile home parks: 200 feet.
 - 2.2 Other permitted uses: 100 feet.
 - 2.3 Individual mobile home lot within a mobile home subdivision: 50 feet.
3. Minimum lot depth:
 - 3.1 Mobile home parks: 200 feet.
 - 3.2 Other permitted uses: 100 feet.
 - 3.3 Individual mobile home lot within a mobile home subdivision: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.
2. Maximum lot coverage: 30%
3. Yard requirements:
 - 3.1 Minimum front yard.
 - (a) Mobile home parks and other permitted uses: 20 feet or the setback line as shown on the plat, whichever is greater.
 - (b) Individual mobile homes: as required by Title 26 of this code, but in no case less than 20 feet from public right-of-way.
 - 3.2 Minimum side yard
 - (a) Mobile home parks: 10 feet.
 - (b) Other permitted uses: 25 feet.
 - (c) Individual mobile homes: Separation as required by Title 26 of this code, but in no case less than 20 feet from public right-of-way, and in no case less than 10 feet from property line.
 - 3.3 Minimum rear yard
 - (a) Mobile home parks: 10 feet.
 - (b) Other permitted uses: 15 feet.
 - (c) Individual mobile homes: Separation as required by Title 26 of this code, but in no case less than 20 feet from public right-of-way, and in no case less than 10 feet from property line.
4. Accessory Structures:
 - 4.1 Accessory structures shall be located in compliance with the yard requirements for main uses or structures of the "G" mobile home district.
 - 4.2 Accessory structures to mobile homes shall conform to the setback requirements as set forth in Title 26 of this code.

SECTION IV. That Section 28.04.141, of the Code of the City of Wichita, Kansas, be amended as follows:

Amend 3.1 and 3.13 to read as follows:

- 3.1 Dwelling (e.g., one family, two-family, three-family four-family, and multi-family) shall provide one space for each housekeeping unit, plus one space for each lodger or boarder.

3.13 Mobile home parks shall provide two spaces for each mobile home, and trailer camps shall provide one space for each house trailer or camping space. Off street parking for other uses permitted in the "G" mobile home district shall be provided in accordance with the applicable provisions as otherwise outlined in this chapter.

SECTION V. That Section 28.04.160.G, of the Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.160.G. Mobile homes, house trailers, boats and trailers.
In order to regulate the location, occupancy or storage of mobile homes, house trailers, boats and trailers, each occupied mobile home or house trailer shall be located in accordance with all the provisions of this chapter and Title 26 of this code. Storage of mobile homes, house trailers, boats and trailers, shall not be permitted in any zoning district except as permitted by this chapter for commercial storage, rental, sales or display. Exceptions: (a) An unoccupied house trailer, a boat or trailer when such is the personal property of the occupant of a dwelling may be stored on the lot with the dwelling in any zoning district provided that such house trailer, boat or trailer shall not be placed in any part of a required front yard or in any way interfere with the requirements of any other ordinance. (b) A mobile home or house trailer may be occupied in any zoning district for a period not to exceed thirty days when a permit is secured as authorized in Title 26. (c) A mobile home may be occupied at a construction site by a night watchman for the duration of a construction project when approved by the Superintendent of Central Inspection.

SECTION VI. This ordinance shall take effect on its passage and publication once in the official city paper.

PASSED AND APPROVED at Wichita, Kansas this _____ day of _____, 1969.

Donald K. Enoch, Mayor

ATTEST:

Ralph C. Eberly, City Clerk

(SEAL)

APPROVED AS TO FORM

EUGENE L. PIRILE
Assistant City Attorney

Data

ORDINANCE NO. 30-782

*As revised and
adapted by City Comm.
9-16-69*

*15 x R
9/12/69*

AN ORDINANCE PROVIDING FOR THE CONTROL AND THE LOCATION OF OCCUPIED MOBILE HOMES AND HOUSE TRAILERS; ESTABLISHING REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, ALTERATION, EXPANSION AND MAINTENANCE OF NEW OR EXISTING MOBILE HOME PARKS AND TRAILER CAMPS; THE LICENSING OF EXISTING OR NEW MOBILE HOME PARKS AND TRAILER CAMPS; PROVIDING FOR PENALTIES FOR THE VIOLATION OF ANY PROVISIONS HEREOF; AND REPEALING SAID ORIGINAL TITLE 26 OF THE CODE OF THE CITY OF WICHITA, KANSAS

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

SECTION 1. DEFINITIONS:

BUILDING as used in this Chapter shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CAMP as used in this Chapter shall mean a Trailer Camp.

HEALTH OFFICER as used in this Chapter shall mean the Director of the Wichita-Sedgwick County Department of Community Health or his authorized representative.

HOUSE TRAILER as used in this Chapter shall mean a vehicular, portable dwelling unit designed especially for short term occupancy, such as: Travel trailers, campers, converted buses and other similar units whether self-propelled, pulled or hauled and are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

INSPECTION OFFICER as used in this Chapter shall mean the Superintendent of Central Inspection, Department of Public Works or his authorized representative.

MOBILE HOME as used in this Chapter shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

- (a) 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 outside systems;
- (b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels (or detachable wheels);
- (c) Arrive 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; and
- (d) Not be placed on a foundation as required for a permanent structure.

MOBILE HOME PARK as used in this Chapter shall mean a parcel or tract of land used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection or sale.

MOBILE HOME SPACE as used in this chapter shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides service facilities for water, sewerage and electricity.

OCCUPY, OCCUPANCY, OR OCCUPIED as used in this chapter shall mean the use of any mobile home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

PARK as used in this chapter shall mean mobile home park.

PERSON as used in this chapter shall mean any individual, firm, trust, partnership, association or corporation.

ROADWAY as used in this chapter shall mean any private street located within a park or camp and providing for the general vehicular and pedestrian circulation within the park or camp.

SERVICE BUILDING as used in this chapter shall mean a building housing all of the following: Separate toilet facilities for men and women, laundry facilities and separate bath or shower accommodations. Such building may also include other associated uses such as an office and recreational facilities for the camp or park.

TRAILER CAMP as used in this chapter shall mean the use of a parcel or tract of land, which provides space for transient occupancy, and used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used, are parked for the purpose of storage, inspection or sale.

SECTION II. LOCATION OF MOBILE HOMES AND HOUSE TRAILERS:

It shall be unlawful for any person to occupy a mobile home in the City of Wichita, Kansas unless such mobile home is located in a park; and, it shall also be unlawful for any person to occupy a house trailer in the City of Wichita, Kansas unless such house trailer is located in a camp.

Exceptions:

(a) A mobile home may be occupied at a construction site by a night watchman when approved by the Superintendent of Central Inspection when deemed necessary for security purposes. Such permission may be cancelled by the Superintendent of Central Inspection upon 3 days written notice, when in his opinion the intent of this section is being violated.

(b) A mobile home may be occupied other than within a park for a period not to exceed 30 days when a permit is secured in accordance with section VI (c).

(c) A house trailer may be occupied other than within a camp for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(d) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days, provided a service building as required for a trailer camp is within 200 feet of the space so occupied. Under no circumstance shall the number of mobile home spaces within a park be occupied by house trailers in excess of five (5) percent of the total number of mobile home spaces provided, or a total of three (3), whichever is larger.

SECTION III. PARK LICENSE:

All persons operating parks existing on the effective date of this ordinance shall obtain a park license, upon the expiration of their existing license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee. All persons developing new parks after the effective date of this ordinance shall obtain a park license before occupancy of such park, with such license being issued only after approval of the required application by the inspection officer and the health officer and only after payment of the required fee. Said park licenses for both existing and new parks shall be renewed annually, twelve months from the date of the previous license, after approval by the inspection officer and health officer and after the payment of the required fee. No person shall operate a park without a current park license.

SECTION IV. CAMP LICENSE:

All persons operating camps existing on the effective date of this ordinance shall obtain a camp license, upon the expiration of their existing park license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee. All persons developing new camps after the effective date of this ordinance shall obtain a camp license before occupancy of such camp, with such license being issued only after compliance with, and in accordance to, the same procedure as described in Section III for issuance of a park license involving approval by appropriate officers, annual renewal and payment of the required fee. No person shall operate a camp without an approved current license.

SECTION V. PERMITS FOR INDIVIDUAL MOBILE HOMES AND HOUSE TRAILERS:

Prior to occupying a mobile home or a house trailer located other than within a park or camp, a permit shall be obtained as permitted by Sections II(b) and II(c) with such permit being issued only after approval of the required application by the inspection officer and after payment of the required fee.

Mobile homes authorized by the Board of Zoning Appeals as described in Section 28.04.182.3 of Title 28 of the Code shall obtain the required license for a park as defined in this Section. Even though the license is issued for a one-year period, the license shall not be authorization to continue a mobile home location in violation of conditions of the Board of Zoning Appeals approval, and the unused portion of the license is not refundable.

SECTION VI. LICENSE AND PERMIT FEES

(a) The annual license fee for a park shall be as follows:

One mobile home space.....	\$ 15.00
Two mobile home spaces.....	30.00
Three to fifteen mobile home spaces.....	40.00
Sixteen to twenty-five mobile home spaces....	50.00
Twenty-six to fifty mobile home spaces.....	70.00
Fifty-one to seventy-five mobile home spaces.	100.00
Seventy-six to one hundred fifty mobile home spaces.....	200.00
Over one hundred fifty mobile home spaces....	200.00
<u>Plus</u> 10 dollars for each ten mobile home spaces, or major fraction thereof, over one hundred fifty	

(b) The annual license fee for a camp shall be as follows:

Two house trailer spaces.....	\$ 30.00
Three to fifteen house trailer spaces	40.00
Sixteen to twenty-five house trailer spaces.....	50.00
Over twenty-five house trailer spaces.....	50.00
Plus 10 dollars for each ten house trailer spaces, or major fraction thereof, over twenty-five	

(c) A Temporary permit may be issued for a mobile home or house trailer to be occupied other than within a park or camp, permitted in accordance with Sections II(b) and II(c) for a period not to exceed thirty days, upon the payment of a fee of five dollars. There shall not be more than two such permits issued for the placement of a mobile home or house trailer in accordance with Sections II(b) and II(c) on the same property in any twelve month period.

SECTION VII. EXISTING PARKS:

All persons operating existing parks shall obtain the appropriate license as required by Sections III or IV of this Chapter upon the expiration of the current park license. The inspection officer shall determine the appropriate classification for each park based on the records that have been filed with the various departments of the city in the applications for the existing license.

(a) All persons operating parks existing on the effective date of this ordinance that were existing at the time of adoption of the now existing mobile home and mobile home park regulations (Ord. No. 27-552, adopted March 3, 1964) and have been licensed on a continuing basis in accordance with the applicable standards of said ordinance, shall be permitted to operate as non-standard parks until March 3, 1979, or to the expiration date of annual license issued thru December 31, 1978. By the expiration date, all mobile homes or house trailers shall be removed from the site, and the land returned to a condition to allow development in the uses permitted in the zoning district applicable to said site.

(b) All persons operating parks existing on the effective date of this ordinance that have been developed after March 3, 1964, or have been brought into compliance by March 3, 1979 in accordance with all the standards of Ordinance No. 27-552, shall be permitted to be licensed annually as non-standard parks, providing such parks are maintained in compliance with all the provisions of said ordinance.

In addition to complying with the applicable provisions of Ordinance No. 27-552 as stated above, all existing parks shall comply with Sections XX and XXI of this ordinance. Only those existing parks that comply with all the requirements for new mobile home parks will be eligible for the "C" mobile home district under Title 28 of the Code of the City of Wichita, Kansas.

No addition shall be made to any existing park after January 1, 1970, except as permitted by Section VIII of this ordinance for a new park.

SECTION VIII. APPLICATIONS FOR LICENSE FOR NEW PARKS
AND CAMPS:

All persons developing new parks and camps after the effective date of this ordinance shall make an application to the inspection officer for the appropriate park or camp license. Applications for mobile home parks may be made only after a development plan has been approved by the Director of the Wichita-Sedgwick County Metropolitan Area Planning Department or his authorized representative. When platting is required, the development plan shall be submitted at the preliminary platting stage and when approved shall constitute approval by the Director of the Wichita-Sedgwick County Metropolitan Area Planning Department. When platting is not required, a sketch plan showing the relationship of the mobile home spaces to the roadways, parking, open space and other information affecting the overall environment of the park may be submitted at any time for approval by the Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

The application to the inspection officer shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of the park or camp; three complete sets of plans showing compliance with all applicable provisions of this Chapter, including a plot plan drawn to scale, at not less than one inch equal to one hundred feet, showing the park or camp dimensions; number and location of mobile home or house trailer spaces; location and width of roadways, sidewalks, off-street parking and easements; location, size and specifications of buildings, sewers, water lines and gas lines; the location and specifications of any sewage disposal system and water supply system; the existing topography and a drainage grading plan. The submitted plans may be approved by the inspection officer for construction only after they have been reviewed and approved by the health officer, and one returned to the applicant. Approval and issuance of a park license for such new parks, and of a camp license for such new camps, shall not be made until construction in accordance with the approved plans has been completed.

An application for any addition to an existing park shall be processed as an application for a new park. Only those existing parks determined to be non-standard parks as set forth in Section VII (b) or existing parks complying with this ordinance may be expanded. Such application, in addition to the information required above, shall designate the portion of the park that is non-standard. The expansion of any park shall conform to this ordinance and under no circumstances shall the total park area be less than the area required for a new park.

SECTION IX. APPLICATION FOR MOBILE HOME PARK IN ACCORDANCE WITH SECTION 28.04.182.3, OF THE CODE OF THE CITY OF WICHITA, KANSAS:

Any person desirous of locating a mobile home in accordance with Section 29.04.182.3, of the Code of the City of Wichita, Kansas, may make an application to the inspection officer for a mobile home park license. Such application shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home is requested to be located;

three copies of a plot plan drawn to scale at not less than one inch equal to thirty feet, showing the boundaries and dimensions of the application area; location of existing buildings and/or structures, if any, and how such mobile home will be located and connected to the utilities. The submitted plans may be tentatively approved by the inspection officer and health officer only if such plans shall show that compliance with the following minimum requirements can be met.

- (a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single-family dwelling in the district wherein located, whichever is larger. This shall not in any way interfere with the area required for a structure already located on the property.
- (b) That a side setback of six feet, a front setback of twenty-five feet, a rear setback of ten feet, and a clearance of twenty feet from any building located on the property, can and will be maintained.
- (c) Off-street parking can be provided as required by Title 28 of the Code of the City of Wichita, Kansas.

After it has been determined by the Inspection Officer that compliance can be attained at a location, a person may then file for an exception as permitted by the zoning ordinance, showing due cause that a hardship exists and that this hardship cannot reasonably be alleviated without the granting of the exception. The tentative approval by the inspection officer shall in no way be deemed as an opinion that he approves of the location, but only that he has reviewed the application and the information furnished and has determined that compliance with the ordinance could be met should the Board of Zoning Appeals determine that a hardship does exist and cannot reasonably be alleviated without the granting of the exception.

SECTION X. APPLICATION FOR TEMPORARY PERMIT FOR PLACEMENT OF INDIVIDUAL MOBILE HOME OR HOUSE TRAILER:

Any person desirous of locating a mobile home or house trailer in accordance with Sections II(b) or II(c) of this Chapter, shall make an application to the inspection officer for a temporary permit. Such application shall be in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home or house trailer is requested to be located; and shall provide all other applicable information as follows:

- (a) Those applications requested in accordance with Section II(b) or II(c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or house trailer is intended to be parked which in no event shall exceed thirty. The application shall be accompanied by a plot plan drawn to scale, showing the legal description and boundaries of the application area, location of existing buildings, and the location of where the mobile home or house^v will be parked.

- (b) The connection of the mobile home or house trailer to any utility shall be in accordance with all applicable regulations of the Code of the City of Wichita.

SECTION XI. PARK AND CAMP LOCATION:

All parks and camps shall be located in accordance with the provisions of Title 28 of the Code of the City of Wichita, Kansas and shall be located on a well drained site properly graded to insure adequate drainage and freedom from stagnant pools of water. Plans and specifications for the drainage and grading system, including roadways, storm sewers and appurtenances, and general drainage and grading shall be prepared by a licensed professional engineer.

SECTION XII. PARK AND CAMP LAYOUTS:

- (a) Area---Mobile home parks shall contain the minimum area as required by the zoning ordinance. Trailer camps shall contain a minimum of one thousand five hundred (1,500) square feet for each trailer or camping space.
- (b) Setbacks---All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right of way; as to maintain a setback no less than ten feet from the edge of a park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right of way.
- (c) Clearance---All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or appurtenance thereto within the same mobile home park or trailer camp; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp.
- (d) Roadways and sidewalks---All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section IX. All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than 4 inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a dia-

meter of not less than eighty feet. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

- (e) Patios and Storage Lockers---Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty (120) cubic feet shall be provided for each mobile home space. Storage lockers may be grouped in locker compounds at a distance not to exceed one hundred feet from the mobile homes they serve. The lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather resistant materials.
- (f) Off-street Parking---Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of the Code of the City of Wichita, Kansas. No portion of the park roadways shall be used to provide the required off-street parking.
- (g) Identification of Roadways and Spaces---All park and camp roadways and mobile home or house trailer spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section VII or Section IX of this Chapter.
- (h) Recreation Space---Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces shall not be considered as recreational space.
- (i) Screening---Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.
- (j) Lighting---All park and camp roadways shall be lighted at night with 7,000 lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship lights (gas or electric), with lighting equal to 40 watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways.

SECTION XIII. SERVICE BUILDINGS:

Each park serving or intended to serve one or more house trailers, and all camps, shall be provided with one or more service buildings which shall:

- (a) Be located no nearer than twenty feet from a mobile home or house trailer in a park, nor nearer than twenty feet from a house trailer in a camp.
- (b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it.
- (c) Be of permanent type construction and be adequately lighted.
- (d) Be of moisture resistant material to permit frequent washing and cleaning.
- (e) Have one flush type toilet, one lavatory and one shower or bathtub for females; and one flush type toilet, one lavatory, one shower or bathtub for males for up to nine house trailers. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional house trailers served or major fraction thereof. All lavatories, bathtubs and showers shall be connected with both hot and cold running water.
- (f) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (140° F.) at a minimum rate of eight gallons per hour for the required fixture units.
- (g) Have an accessible, adequate, safe and potable water supply of cold water.
- (h) Have all rooms well ventilated with all openings effectively screened.
- (i) Have at least one slop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles.
- (j) Comply with all applicable chapters of the Code of the City of Wichita, Kansas, regarding the construction of buildings and the installation of electrical, plumbing, heating and airconditioning systems.
- (k) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.

SECTION XIV. WATER SUPPLY:

- (a) Required---An accessible, safe and potable supply of water as approved by the Health Officer shall be provided in each park or camp. If city water is available to the park or camp, it shall be used.
- (b) Layout---The size and location of water mains and fire hydrants shall be designed by a licensed professional engineer from either the Wichita Water Department or by others and shall be in accordance with the requirements of the Water Department and Fire Department of the City of Wichita, Kansas.

When city water is available, a utility easement for the distribution system shall be granted to the Wichita Water Department for operation and maintenance purposes. The distribution system shall become the property of the City of Wichita.

- (c) Service Connections---Individual water service connections shall be provided at each mobile home space. Such connections shall be located at least four inches above ground surface, at least three-quarters inch in diameter and equipped with a three-quarters inch valve outlet. The outlet shall be protected from surface water flooding and all pipes shall be protected against freezing. Below ground shutoff valves may be used but stop and waste valves shall not be used. When service connections are provided for house trailer spaces they shall comply with the above requirements.
- (d) Private Water Supply---When a private water supply is provided, it shall provide an adequate water supply with minimum flow rates of four gallons per minute for each of the first five mobile home or house trailer spaces and an additional two gallons per minute for each additional space for the next ten spaces and an additional one and one-half gallons per minute for each additional space for the next twenty-five spaces and an additional one gallon per minute for each additional space. Such system shall provide a minimum of twenty pounds per square inch of pressure at all connections provided.

SECTION XV. SEWAGE DISPOSAL:

- (a) Individual sewer connections---Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of the Code of the City of Wichita, Kansas. If individual connections are provided for house trailers, they shall be of similar construction.
- (b) Design---Any sewage system connecting to the city of Wichita sewer system shall be in accordance with all applicable requirements of Chapter 16 of the Code of the City of Wichita, Kansas. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the Superintendent of Public Works Maintenance and the City Engineer or their authorized representatives.

(c) Treatment plant-----When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than 50 feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth.

SECTION XVI. GARBAGE AND REFUSE:

Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution and shall comply with the requirements of Chapter 7.08 of the Code of the City of Wichita, Kansas.

SECTION XVII. RODENTS AND INSECTS:

(a) Maintenance free from infestation-----Mobile home parks and trailer camps shall be maintained free of excessive insect or rodent infestation.

(b) Preventive environmental maintenance-----The mobile home park or trailer camp management shall keep all areas outside of the confines of the individual mobile homes or house trailers reasonably free of breeding, harboring and feeding places for rodents and insects. Such areas shall be kept free of litter, trash, salvage material, junk and weeds or other obnoxious vegetation growths in excess of twelve inches in height. Individual mobile home or house trailer occupants shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or house trailers.

SECTION XVIII. ELECTRICITY.

A weather proof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or house trailer space. All electrical wiring shall comply with applicable provisions of the electric Code of the City of Wichita, Kansas. No power lines shall be permitted to lie on the ground or to be suspended less than fifteen feet above the ground over any roadway, parking or service area.

SECTION XIX. FUEL GAS

(a) Liquefied petroleum gas----When liquefied petroleum gas is used, containers for such gas shall not hold more than twenty-five gallons water capacity; shall be the liquefied petroleum gas containers approved by the Interstate Commerce Commission for its intended purpose; and shall be integrally attached to the mobile home or house trailer in a manner approved by the Liquefied Petroleum Gas Association, Inc. In the absence of the heretofore mentioned installation, aboveground or underground containers may be connected to mobile homes if such containers are located on a firm fire resistive base no closer to a mobile home or building as set forth in Chapter 15.02 of this Code. Such containers shall be connected to a mobile home as required by the Code for any permanent structure and shall be equipped with an excess flow valve at the discharge valve of the container. Gas lines shall be buried a minimum of eighteen inches below grade from the container to a point at or below the mobile home.

(b) Natural gas----Natural gas may be connected to mobile homes or house trailers under the following conditions:

- (1) All gas lines supplying mobile homes or house trailers shall be of adequate size to provide a sufficient supply of gas that will allow all appliances in the mobile home or house trailer to operate at their normal rate of capacity.
- (2) Where a gas utility company supplies gas to individual mobile homes or house trailers the service line to the mobile home or house trailer shall be sized as required by the utility serving the same and a meter loop shall be made in accordance with the requirements of said utility company.
- (3) All gas lines including gas service lines serving the mobile home or house trailer shall be buried not less than eighteen inches below grade to a point at or below the mobile home or house trailer and otherwise be installed in accordance with Chapter 21.16 of the Code of the City of Wichita, Kansas.
- (4) For each individual mobile home or house trailer there shall be a gas stop cock and an American Gas Association approved flexible connector.

SECTION XX. REGISTER.

(a) It shall be the duty of the person operating each park and camp to keep a register containing a record of all mobile home and house trailer owners and tenants located within each park and camp. The register shall contain the name and address of each occupant; the make, model, year and manufacturer of each mobile home or house trailer; the dates of arrival and departure of each mobile home or house trailer, including the name of the contractors responsible for connections to the utilities.

The person operating each park or camp shall keep the register available for inspection at all reasonable hours by law enforcement officers, assessor, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The original records of the register shall not be destroyed for a period of three years following the date of registration.

(b) It shall be the responsibility of the person operating each park and camp to notify the inspection officer of damage exceeding \$100 by fire or storm to any mobile home or house trailer in his park or camp. The inspection officer shall compile all such information into categories of losses and their causes, as nearly as can be determined for future reference.

SECTION XXI. ALTERATIONS AND ADDITIONS.

(a) Alterations and additions to mobile homes which are affected by provisions herein, within or to a park and facilities, shall be made only after application to the inspection officer and in conformity with all of the sections of this Code.

(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer.

Exception: Accessory structures not exceeding an area of 100 square feet, carports and residential patio structures may be attached to or become a part of a mobile home if such structure complies in all respects to the applicable provisions of Title 18 of the Code of the City of Wichita, Kansas, and with the written approval of the Inspection Officer.

Skirting of mobile homes is permissible only with non-combustible material, however, skirting shall not permanently attach the mobile home to the ground, provide a harborage for rodents or create a fire hazard.

(c) Every mobile home regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as set forth in the building Code of the City of Wichita, Kansas, for permanent structures. This regulation shall from and after July 1, 1969, apply to all new mobile home parks and individual installations, and shall also thereafter apply whenever a mobile home is moved in, relocated or replaced in existing parks, and furthermore, compliance shall be attained on all mobile homes not later than December 31, 1971.

(d) A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Wichita for a permanent structure.

SECTION XXII. PENALTY

Any person who shall violate any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars or by imprisonment in the city jail for a period of not exceeding one year or by both such fine and imprisonment. Each day that a violation of this chapter occurs shall constitute a separate offense and shall be punishable hereunder as a separate violation.

SECTION XXIII. That said original Title 26 of the Code of the City of Wichita, Kansas is hereby repealed.

SECTION XXIV. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND APPROVED at Wichita, Kansas, this _____ day of _____, 1969.

Donald K. Enoch, Mayor

ATTEST:

Ralph C. Eberly, City Clerk
(SEAL)

APPROVED AS TO FORM

EUCENE L. PARTLE
Assistant City Attorney

Date

9-23-69

P. 10F4

70629(Published In The Democrat & Daily Record September 20, 1969)
ORDINANCE NO. 30-782

AN ORDINANCE PROVIDING FOR THE CONTROL AND THE LOCATION OF OCCUPIED MOBILE HOMES AND HOUSE TRAILERS; ESTABLISHING REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, ALTERATION, EXPANSION AND MAINTENANCE OF NEW OR EXISTING MOBILE HOME PARKS AND TRAILER CAMPS; THE LICENSING OF EXISTING OR NEW MOBILE HOME PARKS AND TRAILER CAMPS; PROVIDING FOR PENALTIES FOR THE VIOLATION OF ANY PROVISIONS HEREOF; AND REPEALING SAID ORIGINAL TITLE 26 OF THE CODE OF THE CITY OF WICHITA, KANSAS, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION I. DEFINITIONS:
BUILDING as used in this Chapter shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
CAMP as used in this Chapter shall mean a Trailer Camp.
HEALTH OFFICER as used in this Chapter shall mean the Director of the Wichita-Sedgewick County Department of Community Health or his authorized representative.

HOUSE TRAILER as used in this Chapter shall mean a vehicular, portable dwelling unit designed especially for short term occupancy, such as: Travel trailers, campers, converted buses and other similar units whether self-propelled, pulled or hauled and are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

INSPECTION OFFICER as used in this Chapter shall mean the Superintendent of Central Inspection, Department of Public Works or his authorized representative.
MOBILE HOME as used in this Chapter shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

- (a) 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 outside systems;
 - (b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels (or detachable wheels);
 - (c) Arrive 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; and
 - (d) Not be placed on a foundation as required for a permanent structure.
- MOBILE HOME PARK** as used in this Chapter shall mean a parcel or tract of land used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection or sale.

MOBILE HOME SPACE as used in this chapter shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides service facilities for water, sewerage and electricity.

OCCUPY, OCCUPANCY, OR OCCUPIED as used in this chapter shall mean the use of any mobile home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

PERSON as used in this chapter shall mean any individual, firm, trust, partnership, association or corporation.

ROADWAY as used in this chapter shall mean any private street located within a park or camp and providing for the general vehicular and pedestrian circulation within the park or camp.

SERVICE BUILDING as used in this chapter shall mean a building housing all of the following: separate toilet facilities for men and women, laundry facilities and separate bath or shower accommodations. Such building may also include other associated uses such as an office and recreational facilities for the camp or park.

TRAILER CAMP as used in this chapter shall mean the use of a parcel or tract of land, which provides space for transient occupancy, and used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used, are parked for the purpose of storage, inspection or sale.

SECTION II. LOCATION OF MOBILE HOMES AND HOUSE TRAILERS:

It shall be unlawful for any person to occupy a mobile home in the City of Wichita, Kansas unless such mobile home is located in a park; and, it shall also be unlawful for any person to occupy a house trailer in the City of Wichita, Kansas unless such house trailer is located in a camp.

- Exceptions:
- (a) A mobile home may be occupied at a construction site by a night watchman when approved by the Superintendent of Central Inspection when deemed necessary for security purposes. Such permission may be cancelled by the Superintendent of Central Inspection upon 3 days written notice, when in his opinion the intent of this section is being violated.
 - (b) A mobile home may be occupied other than within a park for a period not to exceed 30 days when a permit is secured in accordance with section VI (c).
 - (c) A house trailer may be occupied other than within a camp for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).
 - (d) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days, provided a service building as required for a trailer camp is within 200 feet of the space so occupied. Under no circumstance shall the number of mobile home spaces within a park be occupied by house trailers in excess of five (5) percent of the total number of mobile home spaces provided, or a total of three (3), whichever is larger.

SECTION III. PARK LICENSE:

All persons operating parks existing on the effective date of this ordinance shall obtain a park license, upon the expiration of their existing license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee. All persons developing new parks after the effective date of this ordinance shall obtain a park license before occupancy of such park, with such license being issued only after approval of the required application by the inspection officer and the health officer and only after payment of the required fee. Said park license for both existing and new parks shall be renewed annually, twelve months from the date of the previous license, after approval by the inspection officer and health officer and after the payment of the required fee. No person shall operate a park without a current park license.

SECTION IV. CAMP LICENSE:

All persons operating camps existing on the effective date of this ordinance shall obtain a camp license, upon the expiration of their existing park license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee. All persons developing new camps after the effective date of this ordinance shall obtain a camp license before occupancy of such camp, with such license being issued only after compliance with, and in accordance to, the same procedure as described in Section III for issuance of a park license involving approval by appropriate officers, annual renewal and payment of the required fee. No person shall operate a camp without an approved current license.

SECTION V. PERMITS FOR INDIVIDUAL MOBILE HOMES AND HOUSE TRAILERS:

Prior to occupying a mobile home or a house trailer located other than within a park or camp, a permit shall be obtained as permitted by Sections II (b) and II (c) with such permit being issued only after approval of the required application by the inspection officer and after payment of the required fee.

Mobile homes authorized by the Board of Zoning Appeals as described in Section 28.04, 18.2.3 of Title 28 of the Code shall obtain the required license for a park as defined in this Section. Even though the license is issued for a one-year period, the license shall not be authorization to continue a mobile home location in violation of conditions of the Board of Zoning Appeals approval, and the unused portion of the license is not refundable.

SECTION VI. LICENSE AND PERMIT FEES

(a) The annual license fee for a park shall be as follows:

One mobile home space	\$15.00
Two mobile home spaces	30.00
Three to fifteen mobile home spaces	40.00
Sixteen to twenty-five mobile home spaces	50.00
Twenty-six to fifty mobile home spaces	70.00
Fifty-one to seventy-five mobile home spaces	100.00
Seventy-six to one hundred fifty mobile home spaces	200.00
Over one hundred fifty mobile home spaces	200.00

Plus 10 dollars for each ten mobile home spaces, or major fraction thereof, over one hundred fifty.

(b) The annual license fee for a camp shall be as follows:

Two house trailer spaces	\$30.00
Three to fifteen house trailer spaces	40.00
Sixteen to twenty-five house trailer spaces	50.00
Over twenty-five house trailer spaces	50.00

Plus 10 dollars for each ten house trailer spaces, or major fraction thereof, over twenty-five.

(c) A temporary permit may be issued for a mobile home or house trailer to be occupied other than within a park or camp, permitted in accordance with Sections II (b) and II (c) for a period of not to exceed thirty days, upon the payment of a fee of five dollars. There shall not be more than two such permits issued for the placement of a mobile home or house trailer in accordance with Sections II (b) and II (c) on the same property in any twelve month period.

SECTION VII. EXISTING PARKS:

All persons operating existing parks shall obtain the appropriate license as required by Sections III or IV of this Chapter upon the expiration of the current park license. The inspection officer shall determine the appropriate classification for each park based on the records that have been filed with the various departments of the city in the applications for the existing license.

(a) All persons operating parks existing on the effective date of this ordinance that were existing at the time of adoption of the now existing mobile home and mobile home park regulations (Ord. No. 27-552, adopted March 3, 1964) and have been licensed on a continuing basis in accordance with the applicable standards of said ordinance, shall be permitted to operate as non-standard parks until March 3, 1979, or to the expiration date of annual license issued thru December 31, 1978, by the expiration date, all mobile homes or house trailers shall be removed from the site, and the land returned to a condition to allow development in the uses permitted in the zoning district applicable to said site.

(b) All persons operating parks existing on the effective date of this ordinance that have been developed after March 3, 1964, or have been brought into compliance by March 3, 1979 in accordance with all the standards of Ordinance No. 27-552, shall be permitted to be licensed annually as non-standard parks, providing such parks are maintained in compliance with all the provisions of said ordinance.

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In addition to complying with the applicable provisions of Ordinance No. 27-552 as stated above, all existing parks shall comply with Sections XX and XXI of this ordinance. Only those existing parks that comply with all the requirements for new mobile home parks will be eligible for the "G" mobile home district under Title 28 of the Code of the City of Wichita, Kansas.

No addition shall be made to any existing park after January 1, 1970, except as permitted by Section VIII of this ordinance for a new park.

SECTION VIII. APPLICATIONS FOR LICENSE FOR NEW PARKS AND CAMPS:

All persons developing new parks and camps after the effective date of this ordinance shall make an application to the inspection officer for the appropriate park or camp license. Applications for mobile home parks may be made only after a development plan has been approved by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department or his authorized representative. When platting is required, the development plan shall be submitted at the preliminary platting stage and when approved shall constitute approval by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department. When platting is not required, a sketch plan showing the relationship of the mobile home spaces to the roadways, parking, open space and other information affecting the overall environment of the park may be submitted at any time for approval by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department.

The application to the inspection officer shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of the park or camp; three complete sets of plans showing compliance with all applicable provisions of this Chapter, including a plot plan drawn to scale, at not less than one inch equal to one hundred feet, showing the park or camp dimensions; number and location of mobile home or house trailer spaces; location and width of roadways, sidewalks, off-street parking and easements; location, size and specifications of buildings, sewers, water lines and gas lines; the location and specifications of any sewage disposal system and water supply system; the existing topography and a drainage grading plan. The submitted plans may be approved by the inspection officer for construction only after they have been reviewed and approved by the health officer, and one returned to the applicant. Approval and issuance of a park license for such new parks, and of a camp license for such new camps, shall not be made until construction in accordance with the approved plans has been completed.

An application for any addition to an existing park shall be processed as an application for a new park. Only those existing parks determined to be non-standard parks as set forth in Section VII (b) or existing parks complying with this ordinance may be expanded. Such application, in addition to the information required above, shall designate the portion of the park that is non-standard. The expansion of any park shall conform to this ordinance and under no circumstances shall the total park area be less than the area required for a new park.

SECTION IX. APPLICATION FOR MOBILE HOME PARK IN ACCORDANCE WITH SECTION 28.04.182.3, OF THE CODE OF THE CITY OF WICHITA, KANSAS:

Any person desirous of locating a mobile home in accordance with Section 28.04.182.3, of the Code of the City of Wichita, Kansas, may make an application to the inspection officer for a mobile home park license. Such application shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home is requested to be located; three copies of a plot plan drawn to scale at not less than one inch equal to thirty feet, showing the boundaries and dimensions of the application area; location of existing buildings and/or structures, if any, and how such mobile home will be located and connected to the utilities. The submitted plans may be tentatively approved by the inspection officer and health officer only if such plans shall show that compliance with the following minimum requirements can be met:

(a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single-family dwelling in the district wherein located, whichever is larger. This shall not in any way interfere with the area required for a structure already located on the property.

(b) That a side setback of six feet, a front setback of twenty-five feet, a rear setback of ten feet, and a clearance of twenty feet from any building located on the property, can and will be maintained.

(c) Off-street parking can be provided as required by Title 28 of the Code of the City of Wichita, Kansas.

After it has been determined by the inspection officer that compliance can be attained at a location, a person may then file for an exception as permitted by the zoning ordinance, showing due cause that a hardship exists and that this hardship cannot reasonably be alleviated without the granting of the exception. The tentative approval by the inspection officer shall in no way be deemed as an opinion that he approves of the location, but only that he has reviewed the application and the information furnished and has determined that compliance with the ordinance could be met should the Board of Zoning Appeals determine that a hardship does exist and cannot reasonably be alleviated without the granting of the exception.

SECTION X. APPLICATION FOR TEMPORARY PERMIT FOR PLACEMENT OF INDIVIDUAL MOBILE HOME OR HOUSE TRAILER:

Any person desirous of locating a mobile home or house trailer in accordance with Sections II(b) or II(c) of this Chapter, shall make an application to the inspection officer for a temporary permit. Such application shall be in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home or house trailer is requested to be located; and shall provide all other applicable information as follows:

(a) Those applications requested in accordance with Section II(b) or II(c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or house trailer is intended to be parked which in no event shall exceed thirty. The application shall be accompanied by a plot plan drawn to scale, showing the legal description and boundaries of the application area, location of existing buildings, and the location of where the mobile home or house trailer will be parked.

(b) The connection of the mobile home or house trailer to any utility shall be in accordance with all applicable regulations of the Code of the City of Wichita.

SECTION XI. PARK AND CAMP LOCATION:

All parks and camps shall be located in accordance with the provisions of Title 28 of the Code of the City of Wichita, Kansas and shall be located on a well drained site properly graded to insure adequate drainage and freedom from stagnant pools of water. Plans and specifications for the drainage and grading system, including roadways, storm sewers and appurtenances, and general drainage and grading shall be prepared by a licensed professional engineer.

SECTION XII. PARK AND CAMP LAYOUTS:

(a) Area — Mobile home parks shall contain the minimum area as required by the zoning ordinance. Trailer camps shall contain a minimum of one thousand five hundred (1,500) square feet for each trailer or camping space.

(b) Setbacks — All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway to maintain a setback no less than ten feet from the edge of a park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right of way.

(c) Clearance — All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, trailer camp; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp.

(d) Roadways and sidewalks — All mobile home or house trailer spaces shall abut upon a park or camp roadway with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section IX. All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than 4 inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway. All roadways shall have unobstructed access to a public street or highway, with all dead-end roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter of not less than eighty feet. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers — Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty (120) cubic feet shall be provided for each mobile home space. Storage lockers may be grouped in the locker compounds at a distance not to exceed one hundred feet from the mobile homes they serve. The lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather resistant materials.

(f) Off-street Parking — Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of the Code of the City of Wichita, Kansas. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces — All park and camp roadways and mobile home and house trailer spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section VII or Section IX of this Chapter.

(h) Recreation Space — Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces shall not be considered as recreational space.

(i) Screening — Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining

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boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.

(l) Lighting — All park and camp roadways shall be lighted at night with 7,000 lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship lights (gas or electric), with lighting equal to 40 watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways.

SECTION XIII. SERVICE BUILDINGS:

Each park serving or intended to serve one or more house trailers, and all camps, shall be provided with one of more service buildings which shall:

- (a) Be located no nearer than twenty feet from a mobile home or house trailer in a park, nor nearer than twenty feet from a house trailer in a camp.
- (b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it.
- (c) Be of permanent type construction and be adequately lighted.
- (d) Be of moisture resistant material to permit frequent washing and cleaning.
- (e) Have one flush type toilet, one lavatory and one shower or bathtub for females; and one flush type toilet, one lavatory, one shower or bathtub for males for up to nine house trailers. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional house trailers served or major fraction thereof. All lavatories, bathtubs and showers shall be connected with both hot and cold running water.
- (f) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (140 degrees F.) at a minimum rate of eight gallons per hour for the required fixture units.
- (g) Have an accessible, adequate, safe and potable water supply of cold water.
- (h) Have all rooms well ventilated with all openings effectively screened.
- (i) Have at least one stop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles.
- (j) Comply with all applicable chapters of the Code of the City of Wichita, Kansas, regarding the construction of buildings and the installation of electrical, plumbing, heating and air conditioning systems.
- (k) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants of the public or constitute a nuisance.

SECTION XIV. WATER SUPPLY:

(a) Required — An accessible, safe and potable supply of water as approved by the Health Officer shall be provided in each park or camp. If city water is available to the park or camp, it shall be used.

(b) Layout — The size and location of water mains and fire hydrants shall be designed by a licensed professional engineer from either the Wichita Water Department or by others and shall be in accordance with the requirements of the Water Department and Fire Department of the City of Wichita, Kansas.

When city water is available, a utility easement for the distribution system shall be granted to the Wichita Water Department for operation and maintenance purposes. The distribution system shall become the property of the City of Wichita.

(c) Service Connections — Individual water service connections shall be provided at each mobile home space. Such connections shall be located at least four inches above ground surface, at least three-quarters inch in diameter and equipped with a three-quarters inch valve outlet. The outlet shall be protected from surface water flooding and all pipes shall be protected against freezing. Below ground shutoff valves may be used but stop and waste valves shall not be used. When service connections are provided for house trailer spaces they shall comply with the above requirements.

(d) Private Water Supply — When a private water supply is provided, it shall provide an adequate water supply with minimum flow rates of four gallons per minute for each of the first five mobile home or house trailer spaces and an additional two gallons per minute for each additional space for the next ten spaces and an additional one and one-half gallons per minute for each additional space for the next twenty-five spaces and an additional one gallon per minute for each additional space. Such system shall provide a minimum of twenty pounds per square inch of pressure at all connections provided.

SECTION XV. SEWAGE DISPOSAL:

(a) Individual sewer connections — Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of the Code of the City of Wichita, Kansas. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design — Any sewage system connecting to the city of Wichita sewer system shall be in accordance with all applicable requirements of Chapter 16 of the Code of the City of Wichita, Kansas. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the Superintendent of Public Works Maintenance and the City Engineer or their authorized representatives.

(c) Treatment plant — When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than 50 feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth.

SECTION XVI. GARBAGE AND REFUSE:

Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution and shall comply with the requirements of Chapter 7.08 of the Code of the City of Wichita, Kansas.

SECTION XVII. RODENTS AND INSECTS:

(a) Maintenance free from infestation — Mobile home parks and trailer camps shall be maintained free of excessive insect or rodent infestation.

(b) Preventive environmental maintenance — The mobile home park or trailer camp management shall keep all areas inside or the confines of the individual mobile homes or house trailers reasonably free of breeding, harboring and feeding places for rodents and insects. Such areas shall be kept free of litter, trash, salvage, material, junk and weeds or other obnoxious vegetation growths in excess of twelve inches in height; individual mobile home or house trailer occupants shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or house trailers.

SECTION XVIII. ELECTRICITY:

A weather proof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or house trailer space. All electrical wiring shall comply with applicable provisions of the electric Code of the City of Wichita, Kansas. No power lines shall be permitted to lie on the ground or to be suspended less than fifteen feet above the ground over any roadway, parking or service area.

SECTION XIX. FUEL GAS:

(a) Liquefied petroleum gas — When liquefied petroleum gas is used, containers for such gas shall not hold more than twenty-five gallons water capacity; shall be the liquefied petroleum gas containers approved by the Interstate Commerce Commission for its intended purpose; and shall be internally attached to the mobile home or house trailer in a manner approved by the Liquefied Petroleum Gas Association, Inc. in the absence of the heretofore mentioned installation, aboveground or underground containers may be installed on a firm fire resistive base no closer to a mobile home or building as set forth in Chapter 19.02 of this Code. Such containers shall be connected to a mobile home as required by the Code for any permanent structure and shall be equipped with an excess flow valve at the discharge valve of the container. Gas lines shall be buried a minimum of eighteen inches below grade from the container to a point at or below the mobile home.

(b) Natural gas — Natural gas may be connected to mobile homes or house trailers under the following conditions:

- (1) All gas lines supplying mobile homes or house trailers shall be of adequate size to provide a sufficient supply of gas that will allow all appliances in the mobile home or house trailer to operate at their normal rate of capacity.
- (2) Where a gas utility company supplies gas to individual mobile homes or house trailers the service line to the mobile home or house trailer shall be sized as required by the utility serving the same and a meter loop shall be made in accordance with the requirements of said utility company.
- (3) All gas lines including gas service lines serving the mobile home or house trailer shall be buried not less than eighteen inches below grade to a point at or below the mobile home or house trailer and otherwise be installed in accordance with Chapter 21.16 of the Code of the City of Wichita, Kansas.

(4) For each individual mobile home or house trailer there shall be a gas stop cock and an American Gas Association approved flexible connector.

SECTION XX. REGISTER:

(a) It shall be the duty of the person operating each park and camp to keep a register containing a record of all mobile home and house trailer owners and tenants located within each park and camp. The register shall contain the name and address of each occupant; the make, model, year and manufacturer of each mobile home or house trailer; the dates of arrival and departure of each mobile home or house trailer, including the name of the contractors responsible for connections to the utilities.

The person operating each park or camp shall keep the register available for inspection at all reasonable hours by law enforcement officers, assessor, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The original records of the register shall not be destroyed for a period of three years following the date of registration.

(b) It shall be the responsibility of the person operating each park and camp to notify the inspection officer of damage exceeding \$100 by fire or storm to any mobile home or house trailer in his park or camp. The inspection officer shall compile all such information into categories of losses and their causes, as nearly as can be determined for future reference.

SECTION XXI. ALTERATIONS AND ADDITIONS:

(a) Alterations and additions to mobile homes which are affected by provisions herein, within or to a park and facilities, shall be made only after application

9-23-69

P. 4 of 4

to the inspection officer and in conformity with all of the sections of this Code.

(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer.

Exception: Accessory structures not exceeding an area of 100 square feet, carports and residential patio structures may be attached to or become a part of a mobile home if such structure complies in all respects to the applicable provisions of Title 18 of the Code of the City of Wichita, Kansas, and with the written approval of the Inspection Officer.

Skirting of mobile homes is permissible only with non-combustible material, however, skirting shall not permanently attach the mobile home to the ground, provide a harborage for rodents or create a fire hazard.

(c) Every mobile home regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as set forth in the Building Code of the City of Wichita, Kansas, for permanent structures. This regulation shall from and after July 1, 1969, apply to all new mobile home parks and individual installations, and shall also thereafter apply, whenever a mobile home is moved, relocated or replaced in existing parks, and furthermore, compliance shall be attained on all mobile homes not later than December 31, 1971.

(d) A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Wichita for a permanent structure.

SECTION XXII. PENALTY

Any person who shall violate any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars or by imprisonment in the city jail for a period of not exceeding one year or by both such fine and imprisonment. Each day that a violation of this chapter occurs shall constitute a separate offense and shall be punishable hereunder as a separate violation.

SECTION XXIII. That said original Title 26 of the Code of the City of Wichita, Kansas is hereby repealed.

SECTION XXIV. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND APPROVED at Wichita, Kansas, this 16th day of September, 1969.

DONALD H. ENOCH,

Mayor.

Attest: (SEAL)

RALPH C. EBERLY,

City Clerk.

August 28, 1969

Mr. William C. Farmer, Atty.
Beacon Building
Wichita, Kansas 67202

Dear Mr. Farmer;

As you, and the MHDA that you represent, are aware that the MAPC recommended at their regular meeting of August 14, 1969, to forward to the Board of City Commissioners the attached ordinances for adoption. These ordinances have been forwarded to the City Manager to be placed on the City Commission agenda of September 2, 1969, for their consideration.

This date is contrary to what I had told you on Monday, August 25, 1969; however, Mr. Lakin has informed the City Manager we would hold to the tentative schedule of September 2, 1969. As you will note, we have editorially revised those sections of Title 26 that were discussed on Monday and I believe they comply with intended purpose of the ordinance. This is particularly true of section VII (b) where we erroneously omitted a provision for the conversion of an existing park through the 1979 date of the previous ordinance.

I hope these changes are satisfactory to you and your organization and that you will notify them of the change in the hearing before the Board of City Commissioners.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:so

August 28, 1969

Ralph Wulz, City Manager

Robert A. Lakin, Assistant Planning Director

Revisions to Ordinances relating to Mobile Home
Parks and Trailer Camps

The Planning Department has completed the review/mobile home regulations and has held a public hearing before the Wichita-Sedgwick County Metropolitan Area Planning Commission on the proposed ordinance changes. It was the unanimous recommendation of the MAPC at their meeting of August 14, 1969, to forward the attached proposed ordinances to the Board of City Commissioners for adoption.

These proposed ordinances have been developed with the cooperation of the Mobile Home Dealer's Association and their legal counsel, several of the larger mobile home park operators and owners, and personnel from the Departments of Public Works, Fire, Health, Water and Administration. Although there was not unanimous agreement on all the recommended changes, it is the concensus of the group that the proposed ordinances should be adopted.

The review of all regulations pertaining to mobile homes, mobile home parks, trailers and trailer camps necessitated a number of changes to the existing zoning ordinance. In the development of these changes to the zoning ordinance, we have incorporated the general principles of the prototype zoning ordinance relating to mobile homes and house trailers.

The definitions have been changed in both ordinances to better distinguish between a mobile home and a house trailer. A mobile home being a unit for long term occupancy and a house trailer essentially a unit designed for short term occupancy.

These ordinances have been prepared on the basis that the creation of a better image for mobile home parks is essential to the community and the industry and includes the following changes from the existing regulations:

Title 28. ZONING ORDINANCE

1. There shall be a minimum of 5 acres for the development of a new mobile home park.
2. Permits the development of a mobile home park on a density level of seven mobile homes per acre rather than on a specific minimum area for each mobile home space. This will allow a developer more flexibility and economical use of odd parcels of ground.
3. Provides for mobile home developments where sites will be sold for individual mobile homes. Such developments shall be a minimum of five acres and each individual lot within the development shall be not less than 5,000 square feet.
4. Provides for the temporary occupancy of a mobile home or house trailer in any zoning district when the period of time does not exceed thirty days. This will allow the Superintendent of Central Inspection to issue a permit on a particular property no more than twice in any one year.
5. Off-street parking requirements have been changed to require mobile home parks to require two off-street parking spaces for each mobile home. The present ordinance requires one parking space for each mobile home plus one space for every 5 mobile homes in a park.
6. Provides for better control and administration for the parking or storing of campers, travel trailers, mobile homes, etc., when such is the personal property is located on the same premises with the dwelling. At the present time the Central Inspection Division has considerable difficulty in controlling the storage of such property when it is extremely objectionable to the neighbors.

Title 26. MOBILE HOMES AND MOBILE HOME PARK REGULATORY ORDINANCE

1. A distinction is made between mobile home parks and trailer camps requiring that mobile home parks provide an environment, residential in nature, and remove the old stigma that they are, or should be considered, a commercial use, rather than residential. Trailer camps, on the other hand, shall be areas designed particularly for transient occupancy by campers, travel trailers and similar short term living facilities.
2. The standards for park development have been adjusted to reasonably conform to standards established by the "Federal Housing Administration" as minimum property standards for mobile home courts. This includes the surfacing of roadways, the requirement of patios and storage lockers, and providing of recreational space in each park, and provisions for a landscape buffer between areas zoned other than residential.
3. New mobile home parks may be licensed only if the development plan has been approved by the Director of the Wichita-Sedgwick County Metropolitan Area Planning Department or his authorized representatives. In other words it shall basically conform to the development plan submitted at the time the zoning and platting procedures are processed.
4. The license fees for mobile home parks remain essentially the same except that when the size of a mobile home park exceeds one hundred fifty mobile home spaces, a fee of \$10.00 per year is added to the \$200.00 base fee, for each ten mobile home spaces, or major fraction thereof, over one hundred fifty. This will effect only the larger parks and is justified by the increased amount of inspection required as the parks increase in size. A comparable schedule is included for trailer camp licenses, separate from the mobile home park license.
5. Mobile home parks that have been developed since March 3, 1964, (the date of adoption of the present regulatory ordinance) or those parks that have been converted

Ralph Wulz, City Manager
Page 4

to comply with the existing standards, will be permitted to continue as non-standard parks and not have to "upgrade" to the new standards. Parks that do not comply with all of the standards of the existing regulations by March 3, 1979, will have to terminate their operation.

6. Provisions have been made for temporary permits for mobile homes and house trailers to be occupied other than within a park or camp. This will alleviate some of the problems of administration resulting from the present regulations not permitting any locations other than within a mobile home park.

The attached ordinances have been approved as to form by the Assistant City Attorney.

RAL:so

cc: Jim Aiken, Director of Environmental Health
Robert Feldner, Superintendent of Central Inspection
George Wilton, Superintendent of Public Works Maintenance
Ralph Klose, City Treasurer
Lawrence Carney, Fire Chief
John Dekker, City Attorney

file
August 7, 1969

Wichita-Sedgwick County Metropolitan Area
Planning Commission
Robert A. Lakin, Secretary

DR 69-16 - Amendments to Title 28 relating to Mobile Home Parks
and Trailer Camps.

Copies of the proposed amendments to Title 28 and Title 26
relating to mobile homes, mobile home parks and trailer camps
are attached. These are identical with the ones previously
furnished on June 26, 1969, along with the cover memo explain-
ing the proposed changes.

The public hearing before the MAPC will be primarily on
Title 28 but no doubt will include some discussions on Title
26 due to the interrelation between the two ordinances.

RAL:so

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND ALL INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN that on August 14, 1969, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:45 p.m. will consider the following changes to Title 28, the Code of the City of Wichita, Kansas:

Section 28.04.020 - Definitions

The following definitions shall replace the respective existing definitions or be added to the Section if not now included:

BUILDING: Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

DWELLING: A building or portion thereof which is designed or used exclusively for residential purposes. (Mobile homes and house trailers shall be considered dwellings only in the sense that they are portable structures designed for long term or short term occupancy as dwelling units; however, under the terms of this ordinance, mobile homes and house trailers shall be located only where they are specifically listed as a permitted use.)

One family: A detached building used exclusively for residential purposes having suitable accommodations for only one family, which may include not to exceed four lodgers or boarders.

Two family: A detached building used exclusively for residential purposes and designed for or occupied by two families living independently of each other, each of which may include not to exceed four lodgers or boarders.

Four family: A detached building used exclusively for residential purposes and having suitable accommodations for four families living independently of each other, and may include not more than two lodgers or boarders in each family.

Multiple: A building or portion of a building having suitable accommodations for three or more families living independently of each other, who may or may not have joint use of utilities, halls, yards, etc. The term includes premises occupied more or less permanently for residential purposes in which the rooms are occupied in apartments, suites or groups, such as apartments, dormitories, lodging houses, rooming houses, and all other dwellings similarly occupied. For purposes of this chapter, auto courts, hotels, motels, motor hotels, or tourist courts shall not be considered dwellings.

HOUSE TRAILER: A vehicular portable dwelling unit designed especially for short term occupancy; such as travel trailers, campers, house boats, converted buses and other similar units whether self propelled, pulled or hauled and which are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

MOBILE HOME: A movable detached single-family dwelling unit with all of the following characteristics: (a) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; (b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels or detachable wheels; (c) Arrive 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; and (d) Not be placed on a foundation as required for a permanent structure.

MOBILE HOME PARK: A parcel of land which has been planned and improved in some manner, and used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for purposes of storage, inspection or sale.

STRUCTURE: Anything which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and affixed to the property. For the purpose of construing this Chapter, it shall include buildings, towers, cages for transformer sub-stations, pergolas, billboards, steak ovens, trash burners, but not excluding other assemblies of similar type which are permanently located on a lot, not including poles, fences and such minor incidental improvements.

TRAILER CAMP: A parcel of land which has been planned and improved in a manner providing space for transient occupancy, and used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used, are parked for the purpose of storage, inspection or sale.

Section 28.04.090 - "IC" Light Commercial District Regulations

A. USE REGULATIONS

Delete 1.27 from 1. Permitted Uses. Mobile home parks, provided they comply with Title 26.

Section 28.04.135 - "G" Mobile Home Districts

Amend to read as follows:

28.04.135 - "G" Mobile Home District Regulations. The intent and purpose of this Section is to establish a use district which provides for location of adequate housing facilities in mobile home parks designed and constructed to accommodate mobile homes and other uses compatible with such parks which provide related services necessary and appropriate to the satisfactory functioning of such parks. Commercial and office facilities are to be provided in separate districts specifically allowing such uses. Such areas shall be well suited for residential purposes in terms of compatible adjacent and nearby uses, provide an adequate healthy environment, have school facilities available, be located along major thoroughfares or adequately improved collectors, be well drained and have municipal-type (or their equivalent) water and sewer facilities available. The permitted density for this district shall be not more than seven mobile homes per acre.

A. USE REGULATIONS

In the "G" Mobile Home District, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered unless otherwise provided in this chapter, except for one or more of the following uses. All buildings or structures erected, enlarged, converted or altered in the "G" Mobile Home District shall conform to the following area and bulk regulations.

USES PERMITTED

1. Mobile home parks when complying with Title 26 of this Code.
2. Public schools, elementary schools and high schools, and private schools having a curriculum equivalent to and substantially the same as that of a public elementary school or public high school.
3. Churches, chapels, temples and synagogues.
4. Parks, playground and community buildings operated by a public agency or non-profit organization.
5. Recreation facilities such as swimming pools, tennis courts, shuffle boards, lakes providing fishing for residents of the mobile home park, but not open and available for the general public.
6. Day nurseries and kindergartens.
7. Public and private golf courses, not including miniature golf courses and driving ranges.
8. Public libraries.
9. Home occupations as permitted in the "A" Two family dwelling district.
10. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidentally subordinate to any of the permitted uses in this Section.

B. AREA REGULATIONS

1. Minimum lot area:

- 1.1 Mobile home parks; 5 acres, and complying with all standards in Title 26 of this Code.
- 1.2 Other permitted uses: 10,000 square feet
- 1.3 Individual mobile home lot within mobile home development where lots are sold for individual mobile home sites: 5,000 square feet. Minimum gross area within the mobile home development: 5 acres.

2. Minimum lot width:

- 2.1 Mobile home parks: 200 feet.
- 2.2 Other permitted uses: 100 feet.
- 2.3 Individual mobile home lot within a mobile home development: 50 feet.

3. Minimum lot depth:

- 3.1 Mobile home parks: 200 feet.
- 3.2 Other permitted uses: 100 feet.
- 3.3 Individual mobile home lot within a mobile home development: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Maximum lot coverage: 30%.

3. Yard requirements:

3.1 Minimum front yard

- (a) Mobile home parks and other permitted uses: 20 feet or the setback line as shown on the plat, whichever is greater.
- (b) Individual mobile homes: as required by Title 26 of this Code, but in no case less than 20 feet from public right-of-way.

3.2 Minimum side yard

- (a) Mobile home parks: 10 feet.
- (b) Other permitted uses: 25 feet.
- (c) Individual mobile homes: Separation as required by Title 26 of this Code, but in no case less than 20 feet from public right-of-way, and in no case less than 6 feet from property line.

3.3 Minimum rear yard

- (a) Mobile home parks: 10 feet.
- (b) Other permitted uses: 15 feet.
- (c) Individual mobile homes: Separation as required by Title 26 of this Code, but in no case less than 20 feet from public right of way, and in no case less than 10 feet from property line.

4. Accessory structures:

- 4.1 Accessory structures shall be located in compliance with the yard requirements for main uses or structures of the "G" Mobile Home District.
- 4.2 Accessory structures to mobile homes shall conform to the setback requirements as set forth in Title 26 of this Code.

Section 28.04.141 - Off-street parking lots - Number and size of Spaces

Amend 3.1 to read as follows:

- 3.1 Dwelling (e.g., one-family, two-family, three-family, four-family, and multi-family) shall provide one space for each housekeeping unit, plus one space for each lodger or boarder.

Amend 3.13 to read as follows:

- 3.13 Mobile home parks shall provide two spaces for each mobile home, and trailer camps shall provide one space for each house trailer or camping space. Off-street parking for other uses permitted in the "G" Mobile Home District shall be provided in accordance with the applicable provisions as otherwise outlined in this Chapter.

Section 28.04.160 - General Regulations

Amend G - MOBILE HOMES AND HOUSE TRAILERS TO READ AS FOLLOWS:

28.04.160.G. MOBILE HOMES, HOUSE TRAILERS, BOATS AND TRAILERS.

In order to regulate the location, occupancy or storage of mobile homes, house trailers, boats and trailers, each occupied mobile home or house trailer shall be located in accordance with all the provisions of this Chapter and Title 26 of this Code. Storage of mobile homes, house trailers, boats and trailers, shall not be permitted in any zoning district except as permitted by this Chapter for commercial storage, rental, sales or display. Exceptions: (a) An unoccupied house trailer, a boat or trailer when such is the personal property of the occupant of a dwelling may be stored on the lot with the dwelling in any zoning district provided that such house trailer, boat or trailer shall not be placed in any part of a required front yard or in any way interfere with the requirements of any other ordinance; (b) A mobile home or house trailer may be occupied in any zoning district for a period not to exceed thirty days when a

permit is secured as authorized in Title 26; (c) A mobile home may be occupied at a construction site by a night watchman for the duration of a construction project, when approved by the Superintendent of Central Inspection.

The proposed amendments will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 18th day of July,
1969.

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

(SEAL)

July 16, 1969

Mr. William Farmer, Atty.
Beacon Building
Wichita, Kansas 67202

Dear Bill:

The Wichita-Sedgwick County Metropolitan Area Planning Commission has requested that we advertise for public hearing the proposed amendment to the City of Wichita Zoning Ordinance relating to mobile home parks and trailer camps. Although the public hearing before the MAPC is required only for the zoning amendments, the regulatory ordinance known as Title 26 (Mobile homes and mobile home parks.) will certainly be a part of the discussions due to the interrelation between the two ordinances.

We have advertised for a public hearing to be held on Thursday, August 14, 1969, at the regularly scheduled MAPC meeting which commences at 1:45 p.m. Should the hearing develop into any lengthy discussions the MAPC may decide to continue the hearing the following morning. As controversial as this subject is at times, it might be well to reserve both days for the discussion.

Attached you will find two revisions to the proposed Title 26 mobile home ordinance that I feel necessary to accommodate additions to existing mobile home parks. Without this provision in the ordinance, it would be extremely difficult for the inspection officer to approve any addition to a mobile home park that is not in full conformance with these new standards. This provision will allow the expansion of an existing park when it is determined to be a park that will be permitted to continue indefinitely as a nonstandard park; and the total area of the existing park plus the addition is not less than that required for a new park; and the addition to the park will be in conformance with these new regulations.

July 17, 1969
Mr. William Farmer
Page 2

Please advise your clients of this public hearing and if there is any apparent problem with the proposed ordinances.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:so

cc: Robert Lakin, Assistant Planning Director
Robert Feldner, Superintendent of Central Inspection
James Aiken, Director of Environmental Health
Jack Galbraith, Senior Planner

July 1, 1969

Mr. William Farmer, Atty.
Beacon Building
Wichita, Kansas 67202

Re: Mobile Home Regulations

Dear Bill:

Attached you will find copies of the final drafts of the proposed ordinances regulating mobile homes and house trailers. As indicated at our discussions in the preparation of these drafts it will be necessary to hold a public hearing before the Planning Commission on the zoning ordinance changes as required by law. It is anticipated that discussions of both ordinances will occur at such meetings. I have also attached a copy of the memo to the MAPC requesting their comments on the proposed ordinances, for your information.

Please review these drafts, and if you find any discrepancies therein with the general discussions of the meetings, it would be appreciated if you would notify me as soon as possible. We will notify you immediately of any planned public hearings and also of any pertinent comment by the MAPC.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:so

cc: Mr. George Heumann, 1219 West 48th Street, So.
Mr. Dick Allison, 4230 South Broadway
Mr. Lloyd McCombs, 2279 South Glenn

WICHITA-SEDGWICK COUNTY

DATE June 26, 1969

METROPOLITAN AREA PLANNING DEPARTMENT

THE
ROAD TO
SAFETY



TO Wichita-Sedgwick County Metropolitan Area Plan-
ning Commission
FROM Glen E. Lytle, Special Assistant for Zoning

SUBJECT Consideration of a public hearing for an amendment to the Zoning Ordinance relating to Mobile Home Parks and Trailer Camps.

At the request of the Board of City Commissioners a complete review of the regulations pertaining to the placement and occupancy of mobile homes within the City of Wichita was ordered. A directive by the City Manager requested that the Planning Department assume the primary responsibility for the completion of this assignment.

With the cooperation of personnel from the Departments of Public Works, Fire, Health, Water and Administration, we have developed a completely revised ordinance for mobile home parks and trailer camps within the City of Wichita. The development of these regulations necessitated a number of changes to the Zoning Ordinance, and in the development of these changes we have incorporated the general principals of the prototype zoning ordinance relating to the placement of mobile homes and house trailers. These proposed ordinance revisions have been developed in cooperation with representatives of the Mobile Home Dealer's Association, their legal counsel, and with several of the mobile home park operators in addition to the staff representation previously mentioned. Attached are copies of these ordinances for your information.

We have prepared these ordinances in conformance with the request of the City Commission to create a better image for mobile home parks. These drafts of the ordinances propose to include the following changes from the existing regulations:

1. The zoning ordinance requirements for mobile homes and mobile home parks, as proposed, are based on the prototype zoning ordinance as prepared by Richard Babcock including the following changes:
 - (a) A minimum area of 5 acres would now be required for the development of a new mobile home park.
 - (b) Provides for mobile home development on a density level rather than on a specific minimum size for each mobile

home space. This should allow a developer more flexibility and economical use of odd parcels of ground. The density proposed is a maximum of seven mobile homes per gross acre of the park, including roadways, parking space, recreation space, etc. This is just slightly greater than the density allowed in the "AA" Single Family Dwelling District.

- (c) Provides for mobile home developments where sites will be sold for individual mobile homes. Such developments shall be a minimum of five acres and each individual lot within the development shall be not less than 5,000 square feet.
 - (d) Provides for the temporary occupancy of a mobile home or house trailer in any zoning district when the period of time does not exceed thirty days.
 - (e) Off-street parking requirements have been changed to require mobile home parks to require two off-street parking spaces for each mobile home.
 - (f) Provides for better control and administration for the parking or storing of campers, travel trailers, mobile homes, etc., when such is the personal property of the persons living in a dwelling and such property is located on the same premises with the dwelling.
2. The standards for park development have been adjusted to reasonably conform to standards established by the "Federal Housing Administration" as minimum property standards for mobile home courts. This includes the surfacing of roadways, the requirement of patios and storage lockers, and providing of recreational space in each park, and provisions for a landscape buffer between areas zoned other than residential. The last two items are new requirements.
3. New mobile home parks may be licensed only if the development plan has been approved by the Director of the Wichita-Sedgwick County Metropolitan Area Planning Department or his authorized representative. In other words it shall basically conform to the development plan submitted at the time the zoning and platting procedures are processed.

June 26, 1969

MAPC

Page 3

4. The definitions have been changed in both ordinances to better distinguish between a mobile home and a house trailer. A mobile home being a unit for long term occupancy and a house trailer essentially a unit designed for short term occupancy.
5. A distinction is made between mobile home parks and trailer camps requiring that mobile home parks provide an environment, residential in nature, and remove the old stigma that they are, or should be considered, a commercial use, rather than residential. Trailer camps, on the other hand, shall be areas designed particularly for transient occupancy by campers, travel trailers and similar short term living facilities.
6. The mobile home and mobile home park ordinance would now permit the use of larger than 25 gallon water capacity L.P. gas containers to be connected to mobile homes if installed in accordance with the standards required for other structures as permitted by the fire prevention code. This will eliminate some of the enforcement problems encountered where natural gas is not used for the larger mobile homes thus requiring a larger capacity than permitted by the 25 gallon containers.
7. The mobile home and mobile home park ordinance would now eliminate the need for an automatic shutoff valve when natural gas is used and the mobile home is anchored to the site in accordance with the recently adopted requirement that applies to all mobile homes located after July 1, 1969. This valve has not proven satisfactory in performing its intended function in many instances, according to Central Inspection personnel.
8. Mobile home parks that have been developed since March 3, 1964, (the date of adoption of the present regulatory ordinance) and which comply in all respects to said ordinance, may continue to operate as non-standard parks under the existing standards and not have to "up-grade" to the new standards.
9. The license fees for mobile home parks remain essentially the same except that when the size of a mobile home park

June 26, 1969

MAPC

Page 4

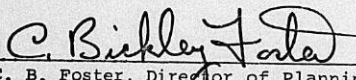
exceeds one hundred fifty mobile home spaces, a fee of \$10.00 per year is added to the \$200.00 base fee, for each ten mobile home spaces, or major fraction thereof, over one hundred fifty. This will effect only the larger parks and is justified by the increased amount of inspection required as the parks increase in size. A comparable schedule is included for trailer camp licenses, separate from the mobile home park license.

10. Provisions have been made for temporary permits for mobile homes and house trailers to be occupied other than within a park or camp. This will alleviate some of the problems of administration resulting from the present regulations not permitting any locations other than within a mobile home park.

This memo and the accompanying drafts of the ordinances are for your information. As indicated by the status report to you on June 18, 1969, by Mr. Foster, you should determine if you wish to have an informal discussion of the contents before advertising for a public hearing. If you have any comments, please notify the Chairman or the Secretary of the MAPC prior to July 2, 1969, so that arrangements can be made to include this item for discussion at a special meeting to be scheduled by the Chairman the first week in July.

GEL:so

APPROVED:


C. B. Foster, Director of Planning

Glen

June 6, 1969

Jim Aiken, Director of Environmental Health
Glen E. Lytle, Special Assistant for Zoning

Mobile Home Regulations

Bob Lakin indicated you would like to review the final developments of the mobile home regulations prior to the public hearing on same.

I am attaching copies of both the Zoning ordinance revisions and the "Mobile Homes and Mobile Home Park" ordinance as proposed to be revised. These copies have been made from the assemblage of the various drafts and suggestions by the Mobile Home Dealers Association, Mobile Home park operators, the Governing Body and various representative members of the city staff that have attended the meetings.

Please notify me as soon as possible of any suggestions or changes to these drafts that you might feel necessary before we distribute this material prior to the required public hearing.

GEL:so

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
April 4, 1969

THE
ROAD TO
SAFETY



TO Feldner, Aiken, Longenecker, Klose
FROM Glen Lytle, *[Signature]* Special Assistant for Zoning
SUBJECT Mobile Home Regulations

Attached hereto is a copy of a letter to William Farmer, Attorney representing the Mobile Home Dealers Association, and the revised drafts of the mobile home ordinance and the sections proposed to be changed in the zoning ordinance.

Please review the drafts as related to your respective operations and discuss with me prior to the meeting scheduled with the MHDA on April 15, 1969. It would be well to have reasonable concurrence by the staff on these drafts prior to the meeting, so if there is a real concern over any of the provisions of the ordinance, let's try to work them out beforehand.

GEL:bh

cc: Foster
Lakin
Gist

April 4, 1969

Mr. William Farmer, Attorney
Beacon Building
Wichita, Kansas 67202

Dear Mr. Farmer:

Enclosed herewith are the rough drafts of the proposed mobile home ordinance and the accompanying changes proposed to the zoning ordinance. These drafts have been prepared and revised in accordance with the last meeting the planning staff had with your organization.

We have tried to prepare these changes in conformance with good planning practices and also to put into the ordinances the changes felt necessary by your organization. I believe we have accomplished this in these drafts, and also included some other changes that will be overall beneficial to the community.

These drafts have been prepared with essentially the following changes to the existing ordinances:

1. Definitions have been changed in both ordinances, so as to define mobile home as a long term occupancy unit and a house trailer as essentially a unit designed for short term occupancy.
2. A distinction is made between mobile home parks and trailer camps and require that mobile home parks provide an environment, residential in nature, and let the trailer camps, be primarily for transient occupancy especially for campers, travel trailers and similar short time living facilities.
3. The zoning requirements are now based on the prototype zoning ordinance and include the following changes:
 - (a) A minimum of 5 acres of lot area for a mobile home park.

- (b) Provides for development on a density level rather than a specific minimum size of mobile home space. This should allow the developer more flexibility and economical use of odd parcels of ground. This density limits new mobile home parks to nine mobile homes per acre.
- (c) Provides for mobile home developments where sites will be sold for individual mobile homes. Such lots shall be a minimum of 5,000 square feet, and fifty by one hundred feet. The contiguous area in the development shall be a minimum of 5 acres.
- (d) Provides for better control for parking or storing of campers, travel trailers etc. when such is the personal property of the individual living in a dwelling and such property is located on the same premises.
- (e) Provides for the temporary occupancy of a mobile home or house trailer in any zoning district when the period of time does not exceed thirty days.

4. The mobile homes ordinance now would permit the use of larger than 25 gallon water capacity L.P. gas containers if installed in the same manner as permitted for other uses connected to L.P. gas containers.

5. The mobile home ordinance would also eliminate the requirement for an automatic shutoff valve when natural gas is used and the mobile home is anchored to the site in accordance with the recently adopted ordinance. I believe this will then make it easier to approach the State Corporation Commission in your request to have them change their regulations concerning this requirement.

6. The desire of the Board of City Commissioners to compile some statistics on damage to mobile homes and house trailers by fire and storms is covered by section 20(b) of the proposed ordinance.

Due to the direct relationship of the two proposed ordinances it is essential that they be adopted at the same time. It will therefore be necessary to advertise and hold a public hearing before the Planning Commission on the zoning ordinance text changes.

Page 3 - William Farmer - April 4, 1969

Please review these drafts with your organization and plan to meet with the representatives of Inspection, Health, Public Works and Planning Staffs on Tuesday, April 15, 1969 at 3:30 p.m. in the Metropolitan Area Planning Commission Conference Room, 4th floor, City Building Annex. If this is not compatible with your schedule, please advise.

If you have any questions concerning any of the enclosed material please call. I am sending copies of this letter and the draft ordinance to members of the City staff and also to the representatives of your organization listed below.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

cc: George Heumann
Lloyd McCombs
Dick Allison

Enclosure

February 28, 1969

Ralph Wuls, City Manager

C. Bickley Foster, Director of Planning

Mobile Home Regulations

Attached is our first draft of a rewrite of the technical mobile home code Title 26, and a draft of applicable sections of the Zoning Ordinance based on the Prototype Regulation. Glen Lytle and John Gist met with William Farmer and various others representing the mobile home industry, dealers and park operators, along with Robert Feldner, Supt. of Central Inspection Division, on February 27, 1969. At that time our current efforts and concerns were generally outlined and we indicated that the proposed revisions would be available for their review the first part of next week.

We now anticipate further collaboration for additional suggestions and final coordination of the two drafts among our own staff. We then will arrange a meeting with the mobile home representatives to further discuss the proposed changes.

CEW:bh

cc: Glen Lytle, Special Assistant for Zoning
Ray Bruggeman, Director of Public Works
Robert Feldner, Supt. of Central Inspection
John Gist, Planner III

February 25, 1969

Ralph Wulz, City Manager

C. Rickley Foster, Director of Planning

Mobile Home Regulations

Glen Lytle and John Gist are currently rewriting the text insofar as it relates to mobile homes for Title 28 (zoning) and for the technical mobile home Code, Title 26. We expect to have a draft sufficient to send out to all interested departments and to the mobile home industry representatives by Friday, February 28. This, of course, does not allow much time for response, rewrites, etc. that may be expected as a response from the mobile home industry. Such drafts should also be available and you may wish to have them sent to the City Commissioners for their consideration and review prior to being placed in final form.

Feldner has been in contact with Bill Farmer and the mobile home group. It was the arrangement that they would propose certain changes to the City Code concerning inspection services, basically being the creation of a new category of inspector to be an all around service man for mobile homes. This would include electrical, plumbing and other type of activity in connection with installations and set-ups of mobile homes. As of this date, Feldner has not heard from this group for the last three weeks. We do not expect to have anything from them by March 11. Until something is developed by them or Central Inspection, I understand the existing inspection procedures will be followed. This requires installation of electrical facilities by a licensed electrician; of plumbing by a licensed plumber, etc. Thus, it is not necessarily to the City's disadvantage that this has not been done. However, I understand that much of this work is now being done on a "bootleg" basis and that no licensed technicians are performing the work.

Lakin has discussed another matter with Feldner which I believe should be brought to your attention. Currently, there are no construction codes applicable to mobile homes nor does the housing code apply to mobile homes. The only technical codes that currently apply are certain portions of the plumbing code, the electrical code and the liquid gas and petroleum-fire codes. This leaves us with a situation very similar to that which was discussed concerning Planeview. In essence, we have two sets of construction codes in the City of Wichita concerning shelter. Lakin has requested that Lytle include in the Title 26 licensing provisions of the City Code that all mobile homes to be licensed shall be constructed in accordance to the mobile home

Page 2 - Ralph Wuls
February 25, 1969

manufacturers association codes. These are better than nothing, but still do not conform to all of the existing City codes. This, then, would leave us with two sets of standards for construction of dwellings within the City of Wichita. I do not believe this to be fair or equitable. If the one and lower standards are acceptable for mobile homes (and maybe prefab units), then it should be good enough for standard construction. However, if on the other hand, the existing uniform code provisions are what are needed for this community, then they should be made to apply to mobile homes also. Feldner is aware of this existing dualism of standards and is facing additional inquiries concerning prefab construction units which fall neither with the conventional construction techniques nor do they fall in the mobile home group. This makes it even more imperative that we resolve this issue and install a uniform set of construction standards. It would appear that we have two choices - either lower our uniform standards to the lowest common denominator which at the moment would appear to be the mobile home association construction code, or simply say that all dwelling units constructed within the City shall be according to the standard construction code. This will certainly create a great deal of havoc and would probably have the net affect of eliminating mobile home units being brought into the City for sometime, or until their association either was able to work out a new licensing arrangement and proof that units were built according to our codes and until their codes were brought up to the uniform code basis. A possible alternative would be for Feldner to go back through the uniform code and make such adjustment as he feels is appropriate in terms of reducing standards, thus, establishing a modified uniform code for the City.

The construction code problems were not a basic part of the change dealing with mobile homes and, thus, it is my understanding that no work is being done directly toward resolving this matter. I would suggest that you discuss this matter with Bruggeman and Feldner (and possibly Lytle and Lakin) and make a determination as to what the City's position should be toward solving this problem. Without any other major activity being commenced in this area, it will resolve itself that we will, indeed, have two sets of construction codes.

When our written material becomes available on the 28th, we would expect at least two weeks would be needed for inter-staff reviews, e.g., Aiken, Feldner, etc. I do not expect that we will get sufficient response from the mobile home industry to anticipate taking this material then to the Planning Commission and governing bodies at the end of that two week time period. If we wait until we have a sufficient number of meetings with the mobile home industry in order to get everyone in agreement, I cannot estimate how long that could take. As soon as we feel that there is sufficient agreement on this matter, I will take the zoning changes proposed to the Planning Commission for authorization and advertisement

Page 3 - Ralph Wuls
February 25, 1969

of public hearing. It then takes approximately 90 days to complete the public hearing process through the adoption of the ordinances by the City Commission. Based on this type of approach, I would imagine it would be June or July before the ordinances would be in force.

As a matter of information, we have had to divert some of Lytle's time to work on this project away from the new Zoning Ordinance because the demands of regulation cases give John Gist only very limited time for "other matters".

CBF:ber

cc: Glen Lytle, Special
Assistant on Zoning

Ray Bruggeman
Director of Public Works

Robert Feldner, Superintendent
of Central Inspection

John Gist
Planner III

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 18, 1969

TO C. Bickley Foster, Director of Planning

FROM Ralph Wulz, City Manager

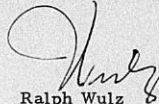
SUBJECT Mobile Home Regulations

**THE
ROAD TO
SAFETY**



What progress has been made on the proposed mobile home regulations?

Do you expect to meet the March 11, 1969 schedule for presentation to the City Commission as suggested in your memorandum of October 31, 1968?


Ralph Wulz
City Manager

RW:jh



January 14, 1969

C. Bickley Foster, Director of Planning
Glen E. Lytle, Special Assistant for Zoning
Mobile Home Regulations - Status Report

John Gist and I met with Robert Feldner and several members of the Central Inspection staff on Monday, January 13, 1969 to discuss any revisions they felt were necessary to properly administer the ordinances relative to mobile homes. We did not invite any representatives of the Mobile Home Association to the meeting, but we intend to rough draft the revisions the staff has indicated are needed and then review these with the industry representatives. This will no doubt bring additional problems to our attention, but in my opinion be the most expeditious manner to proceed.

According to Mr. Feldner, the Mobile Home Association is working on some proposals for the licensing of mobile home servicemen to be submitted to the various boards of examiners for consideration. It is also related to us by Central Inspection personnel that changes are also needed to establish inspection procedures and fees for the pre-assembled homes that are now a factor in the housing market. I have expressed my feeling that these problems are not relevant to the Mobile Home Regulations but are similar and should probably be considered when making changes to the Plumbing, Electrical and Mechanical Codes.

It is hoped that we can have a meeting with the Mobile Home Association representatives on Monday, January 27, 1969 to review the rough draft proposals on Titles 26 and 28 of the Code.

GEL:bh

cc: Robert A. Lakin, Assistant Director of Planning
John Gist, Planner III

December 30, 1968

Mr. William C. Farmer, Attorney
Beacon Building
Wichita, Kansas

Dear Bill:

The City Commissioners, at their regular meeting on December 17, 1968, adopted the ordinance requiring tie-downs for mobile homes and will place it on second reading at their December 31, 1968 meeting. The Commission expressed concern that four years seem to be a long time before full compliance to the requirements would become effective and, upon a motion initiated by Commissioner Keeler, it was amended to require full compliance by December 31, 1970. At the meeting, Robert Feldner indicated that he had been working with the engineer whom you selected to conduct the tests and was trying to formulate a table which could be applied to different sized trailers and varying soil conditions.

It now seems appropriate to transfer this responsibility for the final adoption of the ordinance and its enforcement procedures to the Central Inspection Division and Bob Feldner has agreed to that. Any further inquiries or discussions on the matter should, therefore, be referred to Bob Feldner. Our staff, Glen Lytle and John Gist, will continue to look forward to working with your group on other matters related to revising other codes as necessary in carrying out the City Commission desires on mobile homes.

Very sincerely yours,

C. Bickley Foster
Director of Planning

CBF:ber

cc: Ralph Wulz, City Manager
Ray Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection
Glen Lytle, Special Assistant for Zoning
John Gist, Planner III

WICHITA-SEDGWICK COUNTY

DATE
December 11, 1968

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of
Central Inspection
FROM Glen E. Lytle, Special Assistant for Zoning
SUBJECT Mobile Home Regulations

The Board of City Commissioners will no doubt consider the proposed ordinance requiring anchorage of mobile homes at their regular meeting December 17, 1968. As we have previously discussed, the proposed ordinance refers to the wind loadings required by the building code for permanent structures. It will probably be advisable for you to be prepared to discuss the methods of anchorage proposed by the Mobile Home Association and the manner which their engineer proposes to secure your approval in accordance with this ordinance.

I am attaching a proposed change in the mobile home regulations that would require mobile home park owners or operators to report damage caused by fire or storm to your office so that some information can be compiled. It would like to have your comments on this prior to any meeting with the Mobile Home Association. I would expect that this change, if acceptable, will be included in the next revisions made in the mobile home ordinance. This change is one that concerned the City Commission when we were unable to furnish them with any punctilious information on damage resulted by overturning or movement by windstorms. Some thought should be made as to how this information should be furnished and how you could compile and retain same for future reference.

cc: Ralph Wulz, City Manager
Ray Bruggeman, Director of Public Works
C. Bickley Foster, Director of Planning

COPY

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

FOSTER

DATE

December 10, 1968

THE
ROAD TO
SAFETY



TO Ralph Wulz, City Manager
FROM Glen E. Lytle, *WGL* Special Assistant for Zoning

SUBJECT Mobile Home Regulations-Ordinance Requiring Tiedowns

Submitted herewith are copies of a proposed ordinance revising the original section of the mobile home regulations pertaining to the anchorage of mobile homes to the ground. The proposed ordinance will permit such anchorage previously prohibited and will require all mobile homes and house trailers located in mobile home parks to be anchored in such manner by December 31, 1973.

This ordinance is identical to the proposed ordinance that was submitted to the Board of City Commissioners for consideration on October 29, 1968, except that the specific windloading and uplift wind pressure has been omitted and such reference is made to the requirements of the building code. This will allow the Superintendent of Central Inspection more latitude in the application of the requirements for a mobile home based on size, location, skirting and any other factor effecting the installation.

Dec 31, 1970
On October 29, 1968, the Board of City Commissioners deferred any action on the ordinance for six weeks to allow the Mobile Homes Association time to have tests run on the proposed method of anchorage. These tests were made on December 3, 1968, and the results are now in the hands of Guy Shelley, Engineer, who is to develop a method of anchorage satisfactory to the Superintendent of Central Inspection and in conformance with the requirements of this ordinance. It has been indicated to me today that this can be accomplished by the time this ordinance would become effective on or about January 3, 1968.

I might point out that the representatives of the Mobile Home Association have been most cooperative in their efforts to resolve this problem, but they have not been too expeditious in their arranging for the tests to be made on the tie down anchors. It is apparent that the manufacturer of said anchors from Missouri did not fulfill their promise to perform such tests so the Association had to refer to a local testing agency for such test at a late date.

This ordinance has been reviewed by the legal department and has been approved as to form. It is recommended that this ordinance be placed on first reading.

GEL:bh

APPROVED:

C. Bickley Foster

C. Bickley Foster
Director of Planning

cc: Ray Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection
James Aiken, Director of Environmental Health
William Farmer, Attorney
Dick Allison, Mobile Homes Association

Deletions ~~thus~~

Additions thus

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS. PERTAINING TO THE ALTERATIONS, ADDITIONS AND ANCHORAGE OF MOBILE HOMES AND HOUSE TRAILERS IN THE CITY OF WICHITA, KANSAS; AND REPEALING SAID ORIGINAL SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That Section 26.04.170, Title 26 of the Code of the City of Wichita, Kansas be amended to read as follows:

26.04.170 (a) Alterations, and additions and anchorage of mobile homes and house trailers which are affected by provisions herein, within or to a park and facilities shall be made only after application to the inspection officer and in conformity with all of the sections of this code. ~~chapter~~

(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer except in accordance with Title 18 of the Code of the City of Wichita, Kansas and with the written approval of the inspection officer. Skirting of coaches is permissible, but such skirting shall not permanently attach the coach to the ground, provide a harborage for rodents or create a fire hazard.

(c) ~~The wheels of the mobile home or house trailer shall not be removed except temporarily when necessary for repairs. Jacks or stabilizers may be placed under the frame of the mobile home or house trailer to prevent movement on the springs while the trailer is parked and occupied. A mobile home or house trailer shall not be permanently attached to the ground or otherwise converted to a building unless it complies with provisions of Title 18 of the Code of the City of Wichita, Kansas.~~

(c) Every mobile home or house trailer regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as set forth in the building code of the City of Wichita, Kansas for permanent structures. This regulation shall apply to all new mobile home parks, and shall also apply whenever a mobile home or house trailer is moved in, relocated or replaced in existing mobile home parks, and furthermore, compliance shall be attained on all mobile homes and house trailers in all mobile home parks no later than December 31, 1973.

(d) A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Wichita for a permanent structure.

SECTION 2. That said original Section 26.04.170 of the
Code of the City of Wichita, Kansas, is hereby repealed.

SECTION.3. This ordinance shall take effect on its passage
and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this _____ day of
_____, 1968.

William D. Anderson, Jr., Mayor

ATTEST:

Ralph C. Eberly, City Clerk

Approved as to form

City Attorney

Deletions ~~thus~~

Additions thus

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS. PERTAINING TO THE ALTERATIONS, ADDITIONS AND ANCHORAGE OF MOBILE HOMES AND HOUSE TRAILERS IN THE CITY OF WICHITA, KANSAS; AND REPEALING SAID ORIGINAL SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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SECTION 1. That Section 26.04.170, Title 26 of the Code of the City of Wichita, Kansas be amended to read as follows:

26.04.170 (a) Alterations, ~~and additions and anchorage of mobile homes and house trailers~~ which are affected by provisions herein, within or to a park and facilities shall be made only after application to the inspection officer and in conformity with all of the sections of this code. ~~chapter~~

(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer except in accordance with Title 18 of the Code of the City of Wichita, Kansas and with the written approval of the inspection officer. Skirting of coaches is permissible, but such skirting shall not permanently attach the coach to the ground, provide a harborage for rodents or create a fire hazard.

(c) ~~The wheels of the mobile home or house trailer shall not be removed except temporarily when necessary for repairs,--Jacks or stabilizers may be placed under the frame of the mobile home or house trailer to prevent movement on the springs while the trailer is parked and occupied.--A mobile home or house trailer shall not be permanently attached to the ground or otherwise converted to a building unless it complies with provisions of Title 18 of the Code of the City of Wichita, Kansas.~~

(c) Every mobile home or house trailer regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as set forth in the building code of the City of Wichita, Kansas for permanent structures. This regulation shall apply to all new mobile home parks, and shall also apply whenever a mobile home or house trailer is moved in, relocated or replaced in existing mobile home parks, and furthermore, compliance shall be attained on all mobile homes and house trailers in all mobile home parks no later than December 31, ~~1973~~ ¹⁹⁷¹.

(d) A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Wichita for a permanent structure.

SECTION 2. That said original Section 26.04.170 of the
Code of the City of Wichita, Kansas, is hereby repealed.

SECTION 3. This ordinance shall take effect ^{July 6, 1969} on its passage
and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this _____ day of
_____, 1968.

William D. Anderson, Jr., Mayor

ATTEST:

Ralph C. Eberly, City Clerk

Approved as to form

City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS. PERTAINING TO THE ALTERATIONS, ADDITIONS AND ANCHORAGE OF MOBILE HOMES AND HOUSE TRAILERS IN THE CITY OF WICHITA, KANSAS; AND REPEALING SAID ORIGINAL SECTION 26.04.170 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer except in accordance with Title 18 of the Code of the City of Wichita, Kansas and with the written approval of the inspection officer. Skirting of coaches is permissible, but such skirting shall not permanently attach the coach to the ground, provide a harborage for rodents or create a fire hazard.

(c) Every mobile home or house trailer regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as set forth in the building code of the city of Wichita, Kansas for permanent structures. This regulation shall apply to all new mobile home parks, and shall also apply whenever a mobile home or house trailer is moved in, relocated or replaced in existing mobile home parks, and furthermore, compliance shall be attained on all mobile homes and house trailers in all mobile home parks not later than December 31, 1973.

(d) A mobile home or house trailer shall not be permanently attached to the ground or placed in a concrete or masonry foundation unless it is otherwise converted to a building ^{ing} comply in all respects to the provisions of the Code of the City of Wichita for a permanent structure.

SECTION 2. That said original Section 26.04.170 of the Code of the City of Wichita, Kansas, is hereby repealed.

SECTION 3. This ordinance shall take effect on its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this _____ day of _____ 1968.

William D. Anderson, Jr. Mayor

ATTEST:

Ralph C. Eberly, City Clerk

Approved as to form

Arthur S. Johnson

City Attorney

November 1, 1968

Foremost Insurance Company
2650 East Belt Line S.E.
Grand Rapids, Michigan 49506

Gentlemen:

The City of Wichita is presently in the process of revising its regulations applicable to mobile homes and are contemplating the requirement of anchoring same to the site. The Board of City Commissioners have expressed their desire to see some statistics on damages to mobile homes due to overturning or shifting during wind storms. Locally, there has been no agency, to our knowledge, that has compiled any such information even though there have been some losses and injuries during the past few months.

Your company was furnished as a possibility of having such statistics. If this is true, information of the following nature would be extremely helpful:

1. Record of damage during windstorms based on:
 - a. wind velocity
 - b. anchorage
 - c. percentage of damage
 - d. overturned
 - e. personal injuries

2. Do you allow a reduction in premium for mobile homes anchored to the site? If so, what type of anchorage is considered adequate to qualify for a reduced premium?

Page 2 - Foremost Insurance Company - November 1, 1968

If you can be of any assistance in this matter at all, it would be greatly appreciated.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:bbh

2. APPOINTMENT OF APPRAISERS FOR SPECIAL ASSESSMENT PROJECTS.

On October 22, 1968, notice was given to the City Commission that there would be 40 paving and sewer projects ready for the appointment of three appraisers at the meeting of October 29, 1968.

The approved appraisers who wish to be considered for this work are listed below:

Mason Arnold	Curtis McClinton
Don Bottenberg	Robert M. Moore
A. F. (Tony) Casado	Kenneth L. Myers
John D. Casper	Floyd S. Pitts
James E. Glasco	John E. Pyles
Jerry L. Griffith	H. B. (Howard) Scott
J. A. Hendrickson	Marvin C. Smith
Charles E. Hinshaw	Joe E. Suddarth
E. L. (Pat) Malone	Jack N. Turner

ACTION: The Mayor will appoint three appraisers with the approval of the Board of City Commissioners.

3. MINUTES OF THE WICHITA LIBRARY BOARD MEETING OF OCTOBER 9, 1968.

ACTION: Approve and file.

4. AN ORDINANCE AMENDING THE CODE OF THE CITY OF WICHITA, KANSAS, PERTAINING TO THE ALTERATIONS, ADDITIONS AND ANCHORAGE OF MOBILE HOMES AND HOUSE TRAILERS IN THE CITY OF WICHITA, KANSAS.

On August 27, 1968, the City Commission directed that a review be made of the City Code to determine the need for a provision to require the anchoring of mobile homes in mobile home parks as well as the possible need for building code compliance and platting requirements for mobile home parks.

On October 1, 1968, the Metropolitan Area Planning Department reported that a proposed ordinance regulating the tie down of mobile homes would be available on October 29, 1968. However, recommendations for code compliance and platting requirement would not be available until an over-all review of the problem has been made.

The Director of the Metropolitan Area Planning Department will be present to answer any questions regarding the proposed ordinance.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

Deferred 6 weeks

Answer, Day November 7, 1969
In the District Court of the Sedgewick County, Kansas

J. E. Kutsch, Jr., Sabinske, and Harry V. Dulick, Plaintiffs,

vs.

Ted R. Schuls and Alta E. Schuls, the unknown devisees, trustees, administrators, devisees, trustees, creditors and assigns of such of the defendants as may be deceased; the unknown devisees, trustees, creditors and assigns of such of the defendants as are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such defendants as are or were partners or in partnership; and the unknown guardians, conservators and trustees of such of the defendants as are minors or are in anywise under legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of any parties alleged to be deceased, and made defendants of all such defendants.

NOTICE OF SUIT

Case No. C-17411

The State of Kansas to the defendants named above and all other persons who are or may be concerned: You are hereby notified that a petition has been filed in the District Court of Sedgewick County, Kansas, by J. E. Kutsch, Jr., J. Sabinske and Harry V. Dulick praying for judgment and relief in their title against all claims of any kind whatsoever in the following described real estate:

Lot 2, Block A, except the North 75 feet thereof in Broadmore Addition, Sedgewick County, Kansas, and you are hereby required to plead to said petition on or before the 7th day of November, 1969, in said court at Wichita, Kansas. Should you fail therein, judgment and relief will be entered in due course upon the petition.

J. E. KUTSCH, JR., J. SABINSKE, and HARRY V. DULICK, Plaintiffs. COOMBS, BRICK, DYE & REIFF, by JOHN M. REIFF, Attorneys for Plaintiffs. DOROTHY I. VAN ARSDALE, Clerk of the District Court.

SHORB MINORS

(First Published in The Democrat & Daily Record, September 20, 1969)-39

In the Juvenile Court of Sedgewick County, Kansas

In the Interest of: Stacey Lynn Shorb, Birth: 9-5-66, Case No. 2336; Jody Dean Shorb, Birth: 7-16-68, Case No. 23367

NOTICE OF HEARING

The State of Kansas to Robert Shorb, natural father; Sherry L. Shorb, natural mother; and all persons concerned: You are hereby notified that a petition has been filed in the above named court by Jane Swanson alleging that the said children are dependent and neglected without proper care, custody or support; and requesting that the court permit her to exercise parental rights of the natural mother and the natural father and adjudicate said children dependent and neglected with the power to remove or adoption.

The name of the natural mother to said minor children is Sherry L. Shorb, and the name of the natural father is Robert Shorb. The hearing will determine whether or not said parents should be permitted to exercise their parental rights concerning said children and the care, custody and guardianship of said children, and committed to some individual or children's aid society or to the State Department of Social Services.

You are hereby required to file your written defenses thereto on or before the 29th day of September, 1969, at 2:00 p.m. in said court in the Juvenile Court Courtroom in Sedgewick County, Kansas, in which time and place said petition will be heard and to there show cause, if any there be, why the judgment rendered in said petition should not be rendered and parental rights permanently deprived, and the said children, custody and decree will be entered in due course upon said petition.

JANE SWANSON, Petitioner. Attest: CLARK V. OWENS, Juvenile Judge.

TUCKER ESTATE

(First Published in The Democrat & Daily Record September 20, 1969)-40

In the Probate Court of Sedgewick County, Kansas

In the Matter of the Estate of Alpha N. Tucker, Deceased.

NOTICE OF APPOINTMENT OF ADMINISTRATOR

Case No. 53164

Notice is hereby given to the creditors, heirs, devisees and legatees of Alpha N. Tucker, Deceased, and all others concerned, that on the 15th day of September, 1969, the undersigned was by the Probate Court of Sedgewick County, Kansas, appointed administrator of the estate of Alpha N. Tucker, deceased, late of Sedgewick County, Kansas.

All parties interested in said estate will take notice and govern themselves accordingly. All creditors are notified to exhibit their claims within nine months from the date of first publication of this notice as provided by law, and if their demands are not paid within said period

ORDINANCE NO. 30-782

AN ORDINANCE PROVIDING FOR THE CONTROL AND THE LOCATION OF MOBILE HOMES AND TRAILERS; ESTABLISHING REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, ALTERATION, EXPANSION AND MAINTENANCE OF NEW OR EXISTING MOBILE HOMES AND TRAILER CAMPS; THE LICENSING OF EXISTING OR NEW MOBILE HOMES AND TRAILER CAMPS; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREOF; AND REPEALING SAID ORIGINAL TITLE 28 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

SECTION I. PURPOSE AND SCOPE: BUILDING AS USED IN THIS CHAPTER shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. HEALTH OFFICER AS USED IN THIS CHAPTER shall mean the Director of the Wichita-Sedgewick County Department of Community Health or his authorized representative. HOUSE TRAILER AS USED IN THIS CHAPTER shall mean a vehicular, portable dwelling unit designed especially for short term occupancy, such as: Travel trailers, campers, converted buses and other similar units whether self-propelled, pulled or hauled and are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling space.

INSPECTION OFFICER AS USED IN THIS CHAPTER shall mean the Superintendent of Central Inspection, Department of Public Works or his authorized representative. MOBILE HOME AS USED IN THIS CHAPTER shall mean a single-family, detached, single-unit dwelling unit with all of the following characteristics:

- (A) Designed for long term occupancy, and containing accommodations, a single toilet, a tub or shower, kitchen, and heating, plumbing and electrical connections provided for attachment to outside systems;
(B) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels (or detachable wheels);
(C) Arrive if it is to be used 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; and
(D) Not be placed on a foundation as required for permanent structures.

MOBILE HOME PARK AS USED IN THIS CHAPTER shall mean a parcel or tract of land used or intended to be used by one or more occupied mobile homes. The term MOBILE HOME PARK shall include sites on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, relocation or sale.

MOBILE HOME SPACE AS USED IN THIS CHAPTER shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides service facilities for water, sewerage and electricity.

OCCUPY, OR OCCUPIED AS USED IN THIS CHAPTER shall mean the use of any mobile home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days. PARK AS USED IN THIS CHAPTER shall mean mobile home park.

PERSON AS USED IN THIS CHAPTER shall mean an individual, firm, trust, partnership, association or corporation.

ROADWAY AS USED IN THIS CHAPTER shall mean any private street located within a park and used for providing for the general vehicular and pedestrian circulation within the park or camp.

SERVICE BUILDING AS USED IN THIS CHAPTER shall mean a building housing all or the following facilities: toilet, shower, kitchen, and heating, plumbing and electrical connections. Such building may also include other associated uses such as an office and recreational facilities for the camp or park.

TRAILER AS USED IN THIS CHAPTER shall mean a structure on a chassis on a parcel of land, which provides space for transient occupancy, and used or intended to be used for the parking of two or more house trailers, tents or similar temporary living facilities. The term trailer camp does not include a parcel or tract of land which is occupied by house trailers, whether new or used, for the purpose of storage, inspection or sale.

SECTION II. LOCATION OF MOBILE HOMES AND HOUSE TRAILERS.

It shall be unlawful for any person to occupy a mobile home in the City of Wichita, Kansas unless such mobile home is located in a park; and it shall also be unlawful for any person to occupy a house trailer in the City of Wichita, Kansas unless such house trailer is located in a camp.

Exceptions: (A) A mobile home may be occupied at a construction site by a night watchman or by a supervisor of the construction project, if the inspection officer deems necessary for security purposes. Such permission may be cancelled by the Superintendent of Central Inspection upon 3 days written notice, when in his opinion the site is no longer a bona fide construction site.

(B) A mobile home may be occupied other than within a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (C) A house trailer may be occupied in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (D) A house trailer may be occupied in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(E) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (F) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(G) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (H) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(I) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (J) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(K) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (L) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(M) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (N) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(O) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (P) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(Q) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (R) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(S) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (T) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(U) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (V) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(W) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (X) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(Y) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (Z) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AA) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AB) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AC) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AD) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AE) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AF) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AG) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AH) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AI) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AJ) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AK) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AL) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

(AM) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c). (AN) A house trailer may occupy a mobile home space in a park for a period not to exceed 30 days when a permit is secured in accordance with Section VI (c).

In addition to complying with the applicable provisions of Ordinance No. 27-52 as stated above, all existing parks shall comply with Sections XX and XXI of this ordinance. All existing parks which do not comply with the requirements for new mobile home parks will be eligible for the "G" mobile home district under Title 28 of the Code of the City of Wichita, Kansas.

No application for any existing mobile home park shall be required as permitted by Section VII of this ordinance for a new park. SECTION VIII. APPLICATIONS FOR LICENSE FOR NEW PARKS AND CAMPS.

All persons developing new parks and camps after the effective date of this ordinance shall make an application to the inspection officer for the appropriate park or camp. All applications for mobile home parks and camps shall require a development plan has been approved by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department or his authorized representative. When planning is required, a development plan shall be submitted at the preliminary platting stage and when approved shall constitute approval by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department. When planning is not required, a sketch plan showing the relationship of the mobile home spaces to the roadways, parking, open space and other information affecting the overall environment of the park may be submitted at any time approved by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department.

The application to the inspection officer shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of the park or camp; three complete sets of plans showing compliance with all applicable provisions of this ordinance, including a plot plan drawn to scale, at least one inch equal to one hundred feet, showing the park or camp dimensions; number and location of mobile home or house trailer spaces; location and width of roadways, parking, and service buildings; location and width of utility lines; specifications of buildings, sewers, water lines and gas lines; the location and specifications of any sewage disposal system and water supply system; the existing topography and a drainage grading plan. The submitted plans shall be reviewed and approved by the health officer, and one returned to the applicant. Approval and Issuance of a park license for such new parks and camps shall be made until construction in accordance with the approved plans has been completed.

An application for any addition to an existing park shall be processed as an application for a new park. Only those existing parks determined to be non-standard parks as set forth in Section VII (b) or existing parks complying with this ordinance may be expanded. Such application, in addition to the information required above, shall designate the portion of the park that is non-standard. The expansion of any park shall conform to this ordinance and under no circumstances shall the total park area be less than the area required for a new park.

SECTION IX. APPLICATION FOR MOBILE HOME PARK IN ACCORDANCE WITH SECTION 28.04.182.3, OF THE CODE OF THE CITY OF WICHITA, KANSAS.

Any person desirous of locating a mobile home in accordance with Section 28.04.182.3, of the Code of the City of Wichita, Kansas, may make an application to the inspection officer for a mobile home park. The application shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property to be used as the mobile home park; a plot plan drawn to scale, at least one inch equal to three hundred feet, showing the boundaries and dimensions of the application area; location of existing buildings and/or structures, if any, and how such mobile homes will be located and the utility lines; and a site plan showing the location of the mobile home park approved by the inspection officer and health officer only if such plans shall show that compliance with the following minimum requirements can be met.

(A) Area to be provided or allotted the mobile home park shall be not less than twenty-five hundred square feet or the area required for a single-family dwelling in the district wherein located, whichever is larger. This shall not in any way interfere with the area required for a structure already located on the property.

(B) That a side setback of six feet, a front setback of twenty-five feet, a rear setback of ten feet, and a clearance of twenty feet from any building located on the property, can and will be maintained.

(C) Off-street parking can be provided as required by Title 28 of the Code of the City of Wichita, Kansas.

After the application has been approved by the inspection officer that compliance can be attained at a location, a person may then file for an exception as permitted by the zoning ordinance, showing due cause that a hardship exists and that this hardship cannot be reasonably alleviated by other means. The tentative approval by the inspection officer shall in no way be deemed as an opinion that the approval of the zoning ordinance will be granted. The tentative approval by the inspection officer shall in no way be deemed as an opinion that the approval of the zoning ordinance will be granted. The tentative approval by the inspection officer shall in no way be deemed as an opinion that the approval of the zoning ordinance will be granted.

(D) The connection of the mobile home or house trailer to any utility shall be in accordance with all applicable regulations of the Code of the City of Wichita.

SECTION X. APPLICATION FOR TEMPORARY PERMIT FOR PLACEMENT OF INDIVIDUAL MOBILE HOME OR HOUSE TRAILER.

Any person desirous of locating a mobile home or house trailer in accordance with Section 28.04.182.3, of the Code of the City of Wichita, Kansas, shall file an application to the inspection officer for a temporary permit. Such application shall be in writing, signed by the applicant and shall include the location and legal description of property where the mobile home or house trailer is requested to be located; and shall provide all other applicable information as follows:

(A) Those applications requested in accordance with Section II (b) or II (c) shall give the exact address of the mobile home or house trailer to be located; and the number of days the mobile home or house trailer is intended to be parked which in no event shall exceed thirty days. The application shall be accompanied by a plot plan drawn to scale, showing the location, legal description, and location of the mobile home or house trailer to be parked.

(B) The connection of the mobile home or house trailer to any utility shall be in accordance with all applicable regulations of the Code of the City of Wichita.

SECTION XI. PARK AND CAMP LOCATION.

In accordance with this ordinance and the provisions of Title 28 of the Code of the City of Wichita, Kansas and shall be located on a well drained site properly graded to insure adequate drainage and freedom from stagnant pools of water. The site shall be free of obstructions, and shall have adequate drainage and grading shall be prepared by a licensed professional engineer.

SECTION XII. PARK AND CAMP REQUIREMENTS.

(A) All mobile home parks shall contain the minimum area as required by the zoning ordinance. Trailer camps shall contain a minimum of one thousand (1,000) square feet for each trailer or camping space.

(B) Mobile homes and house trailers located as to be located as to maintain a setback no less than twenty feet from any public street or highway right of way; as to maintain a setback no less than ten feet from the edge of the park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right of way.

(C) Mobile homes and house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or appurtenance thereto within the same mobile home park or camp. Mobile homes and house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or appurtenance thereto within the same mobile home park or camp.

(D) Roadways and sidewalks - All mobile home or house trailer spaces shall be served by a well drained roadway with adequate drainage and shall have a driveway having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in a well drained site properly graded to insure adequate drainage and freedom from stagnant pools of water. All roadways shall have adequate drainage and grading shall be prepared by a licensed professional engineer.

(E) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty (120) cubic feet shall be provided for each mobile home space. Storage lockers shall be located at a distance from the mobile home of not less than one hundred feet from the mobile homes they serve. The lockers shall be designed in a manner that will maintain the park and shall be constructed of suitable weather resistant materials.

(F) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of the Code of the City of Wichita, Kansas. No portion of the park roadways shall be used to provide the required off-street parking.

(G) Identification of Roadways and Spaces - All park and camp roadways and parking spaces shall be clearly identified with letters or numerals or a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete accordance with the plan prepared under Section IX or Section XI.

(H) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space. The use and enjoyment of the recreation space shall be such that each recreational space shall not be less than the minimum square feet of area required. Secluded setbacks and clearances, and the

...of any provisions hereof, and revealing said original title 26 of the CODE OF THE CITY OF WICHITA, KANSAS. BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION I. DEFINITIONS:

BUILDING: Any structure shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, as used in this Chapter shall mean a Trailer Camp.

CAMP: As used in this Chapter shall mean the Director of the Wichita-Sedgewick County Department of Community Health or his authorized representative.

TRAILER: As used in this Chapter shall mean a vehicular, portable dwelling unit designed especially for short term use, whether self-propelled, trailers, campers, converted buses and other similar units whether self-propelled, permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

INSPECTION OFFICER: As used in this Chapter shall mean the Superintendent of Central Inspection Department of Public Works or his authorized representative.

MOBILE HOME: As used in this Chapter shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

- (a) Designed or constructed for use as accommodations, a flush toilet, a tub or shower bath, kitchen facilities, and having plumbing and electrical connections provided for attachment to outside systems;
- (b) Designed or constructed or chassis or being transported after fabrication on its own wheels (or detachable wheels);
- (c) Arrive at the site where it is to be occupied as a dwelling complete, and ready for use, and is not intended for or used as an assembly operation, location on supports, connection to utilities, and the like; and
- (d) Not be placed on a foundation as required for a permanent structure.

MOBILE HOME SPACE: As used in this Chapter shall mean a parcel of land used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection or sale.

MOBILE HOME SPACE AS USED: As used in this chapter shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides adequate facilities for the following: OCCUPY, OCCUPANCY, OR OCCUPIED as used in this chapter shall mean the use of any mobile home or house trailer by any person for living, sleeping, parking or eating purposes for any period of more than consecutive days.

PERSON AS USED: In this chapter shall mean any individual, firm, trust, partnership or corporation.

ROADWAY AS USED: In this chapter shall mean any private street located within a park or camp and providing for the general vehicular and pedestrian circulation within the park.

SERVICE BUILDING AS USED: In this chapter shall mean a building housing all of the following: Separate toilet facilities for men and women, laundry facilities and wash basins, and other accommodations for the use of the mobile homes and other associated uses such as an office and recreational facilities for the camp or park.

TRAILER CAMP AS USED: In this chapter shall mean the use of a parcel or tract of land, which provides space for transient occupancy, and used or intended to be used for the parking of two or more trailers, whether new or used, or temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used, are parked for the purposes of storage, inspection or sale.

NOTICE OF SUIT
Case No. C-17411

The State of Kansas to the defendants named above and to other persons who are or may be concerned:

You are hereby notified that a petition has been filed in the District Court of Sedgewick County, Kansas, by E. J. Kutscher, R. J. Sabinske and Harry V. Dulick, praying for judgment quieting their title against all claims of others whatsoever in the following described real estate:

Lot 3 Block A, except the North 75 feet thereof in Broadmoor Addition to Sedgewick County, Kansas.

and you are hereby required to plead to said petition on or before the 7th day of November, 1969, in said court at Wichita, Kansas, 99, in said court therein, judgment and decree will be entered in due course upon said petition.

E. J. KUTSCHER,
R. J. SABINSKE,
and HARRY V. DULICK, Plaintiffs,
COOMBS, BRICK, DYE
& REIFF,
By JOHN M. REIFF,
Attorneys for Plaintiffs.
Attest: (SEAL)
DOROTHY I. VAN ARSDALE,
Clerk of the District Court.

SHORB MINORS
(First Published in The Democrat & Daily Record, September 20, 1969-39 In the Juvenile Court of Sedgewick County, Kansas In the Interest of Stacy Lynn Shorb, Birth: 9-6-66, Case No. 23366 Jody Dean Shorb, Birth: 7-16-68, Case No. 23367

NOTICE OF HEARING

The State of Kansas to: Robert Shorb, natural father; Sherry L. Shorb, natural mother; and all persons claiming that the said children are dependent and neglected without proper custody or control, and requesting that the Court permanently deprive the parental rights of the natural father and the natural mother and adjudicate said children dependent and neglected with the power to place for adoption the name of the natural mother to said minor children is Sherry L. Shorb, and the name of the natural father is Robert Shorb. Hearing will determine whether or not said parents should be permanent or deprived of their parental rights and said children and the care, custody and guardianship of said children committed to some individual or children's aid society or to the State Department of Social Welfare.

You are hereby required to file your written defenses thereto on or before the 29th day of September, 1969, at 2:00 p.m. of said day, in the Court in the Juvenile Courtroom in Sedgewick County, Kansas, in the City of Wichita, Kansas, at which time and place said defenses shall be heard and there show cause, if any there be, why the judgment alleging said children to be dependent and neglected should not be entered and parental rights permanently deprived. Should you fail therein, judgment and decree will be entered in due course upon said petition.

JANE SWANSON,
Petitioner.
Attest: CLARK V. OWENS,
Juvenile Judge.

TUCKER ESTATE
(First Published in The Democrat & Daily Record September 20, 1969-40 In the Probate Court of Sedgewick County, Kansas In the Matter of the Estate of Alpha N. Tucker, Deceased.

NOTICE OF APPOINTMENT OF ADMINISTRATOR
Case No. 196-10

Notice is hereby given to the creditors, heirs, legatees and legatees of Alpha N. Tucker, Deceased, and all others concerned, that on the 15th day of September, 1969, the undersigned was by the Probate Court of Sedgewick County, Kansas, duly appointed and qualified as administrator of the estate of Alpha N. Tucker, deceased, late of Sedgewick County, Kansas.

All parties interested in said estate will take notice of and appear before me accordingly. All creditors are notified to exhibit their demands against the said estate within ninety days from the date of first publication of this notice as provided by law, and if their demands are not thus exhibited they shall be forever barred.

WILBUR HOGAN,
Administrator.
BOYER, DONALDSON
& STEWART,
340 S. Broadway
Wichita, Kansas 67202
Attorneys for Administrator.
Attest: CLARK V. OWENS,
Probate Judge.

...of any provisions hereof, and revealing said original title 26 of the CODE OF THE CITY OF WICHITA, KANSAS. BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION I. DEFINITIONS:

BUILDING: Any structure shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, as used in this Chapter shall mean a Trailer Camp.

CAMP: As used in this Chapter shall mean the Director of the Wichita-Sedgewick County Department of Community Health or his authorized representative.

TRAILER: As used in this Chapter shall mean a vehicular, portable dwelling unit designed especially for short term use, whether self-propelled, trailers, campers, converted buses and other similar units whether self-propelled, permit; and/or does not comply with all the requirements of the minimum housing code as a dwelling unit.

INSPECTION OFFICER: As used in this Chapter shall mean the Superintendent of Central Inspection Department of Public Works or his authorized representative.

MOBILE HOME: As used in this Chapter shall mean a movable, detached single-family dwelling unit with all of the following characteristics:

- (a) Designed or constructed for use as accommodations, a flush toilet, a tub or shower bath, kitchen facilities, and having plumbing and electrical connections provided for attachment to outside systems;
- (b) Designed or constructed or chassis or being transported after fabrication on its own wheels (or detachable wheels);
- (c) Arrive at the site where it is to be occupied as a dwelling complete, and ready for use, and is not intended for or used as an assembly operation, location on supports, connection to utilities, and the like; and
- (d) Not be placed on a foundation as required for a permanent structure.

MOBILE HOME SPACE: As used in this Chapter shall mean a parcel of land used or intended to be used by one or more occupied mobile homes. The term mobile home park does not include sales lots on which unoccupied mobile homes, whether new or used, are parked for the purposes of storage, inspection or sale.

MOBILE HOME SPACE AS USED: As used in this chapter shall mean a plot of ground within a mobile home park which is to accommodate one mobile home and which provides adequate facilities for the following: OCCUPY, OCCUPANCY, OR OCCUPIED as used in this chapter shall mean the use of any mobile home or house trailer by any person for living, sleeping, parking or eating purposes for any period of more than consecutive days.

PERSON AS USED: In this chapter shall mean any individual, firm, trust, partnership or corporation.

ROADWAY AS USED: In this chapter shall mean any private street located within a park or camp and providing for the general vehicular and pedestrian circulation within the park.

SERVICE BUILDING AS USED: In this chapter shall mean a building housing all of the following: Separate toilet facilities for men and women, laundry facilities and wash basins, and other accommodations for the use of the mobile homes and other associated uses such as an office and recreational facilities for the camp or park.

TRAILER CAMP AS USED: In this chapter shall mean the use of a parcel or tract of land, which provides space for transient occupancy, and used or intended to be used for the parking of two or more trailers, whether new or used, or temporary living facilities. The term trailer camp does not include a parcel or tract of land on which unoccupied house trailers, whether new or used, are parked for the purposes of storage, inspection or sale.

SECTION II. LOCATION OF MOBILE HOMES AND HOUSE TRAILERS:

It shall be unlawful for any person to occupy a mobile home in the City of Wichita, Kansas unless such mobile home is located in a mobile home park or unless lawful for any person to occupy a house trailer in the City of Wichita, Kansas unless such house trailer is located in a camp.

- (a) A mobile home may be occupied at a construction site by a night watchman when approved by the Superintendent of Central Inspection when such person's purpose is to inspect the mobile home to be located on the site. The Superintendent of Central Inspection upon 3 days written notice, when in his opinion the intent of this section is being violated.
- (b) A mobile home may be occupied other than within a park for a period not to exceed 30 days when a permit is issued in accordance with Section VI (c).
- (c) A house trailer may be occupied other than within a camp for a period not to exceed 30 days when a permit is issued in accordance with Section VI (c).
- (d) A house trailer may occupy a park or trailer camp for a period not to exceed 30 days, provided a service building as required for a trailer camp is within the park or trailer camp. Unless a permit is issued in accordance with Section V (c) the total number of mobile home spaces within a park occupied by house trailers in excess of five (5) percent of the total number of mobile home spaces provided, or a total of five (5) mobile home spaces.

SECTION III. PARK LICENSES:

All persons operating parks existing on the effective date of this ordinance shall obtain a license upon the expiration of their existing license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee as described in the ordinance. The license shall be issued on the date of the required application by a park, with such license being issued only after approval of the required application by the inspection officer and health officer and after the new parks shall be renewed annually, twelve months from the date of the previous license, after approval by the inspection officer and health officer and after the payment of the required fee. No person shall operate a park without a current park license.

SECTION IV. CAMP LICENSES:

All persons operating camps existing on the effective date of this ordinance shall obtain a camp license, upon the expiration of their existing park license, with such new license being issued only after approval by the inspection officer and the health officer and only after payment of the required fee as described in the ordinance. The license shall be issued on the date of the required application by a camp, with such license being issued only after approval of the required application by the inspection officer and health officer and after the payment of the required fee. No person shall operate a camp without an approved current license.

SECTION V. PERMITS FOR INDIVIDUAL MOBILE HOMES AND HOUSE TRAILERS:

Prior to occupying a mobile home or a house trailer located other than within a park or trailer camp, a permit shall be obtained as permitted by Sections II (b) and II (c) with such permit being issued only after approval of the required application by the inspection officer and after payment of the required fee.

As authorized by the Board of Zoning Appeals as described in Section 28.04.182.3 of Title 28 of the Code shall obtain the required license for a park as defined in this Section. Even though the license is issued for a one-year period, the license shall be authorized for the same period as the license location in violation of the conditions of the Board of Zoning Appeals approval, and the unexpired portion of the license is not refundable.

SECTION VI. LICENSE AND PERMIT FEES

(a) The annual license fee for a park shall be as follows:

One mobile home space	.....	\$15.00
Two mobile home spaces	.....	40.00
Three to fifteen mobile home spaces	.....	50.00
Sixteen to twenty-five mobile home spaces	.....	50.00
Twenty-six to fifty mobile home spaces	.....	70.00
Fifty-one to seventy-five mobile home spaces	.....	100.00
Seventy-six to one hundred fifty mobile home spaces	.....	200.00
Over one hundred fifty mobile home spaces	.....	200.00

Plus 10 dollars for each ten mobile home spaces, or major fraction thereof, over one hundred fifty.

(b) The annual license fee for a camp shall be as follows:

Two house trailer spaces	.....	\$30.00
Three to fifteen house trailer spaces	.....	40.00
Sixteen to twenty-five house trailer spaces	.....	50.00
Over twenty-five house trailer spaces	.....	50.00

Plus 10 dollars for each ten house trailer spaces, or major fraction thereof, over twenty-five.

(c) A temporary permit may be issued for a mobile home or house trailer to be occupied other than within a park or trailer camp, permitted in accordance with Sections II (b) and II (c) for a period not to exceed thirty days, upon the payment of a fee of five dollars. There shall not be more than two such permits issued for the placement of a mobile home or house trailer in one twelve month period.

SECTION VII. EXISTING PARKS:

All persons operating existing parks shall obtain the appropriate license as required by Sections II (b) and II (c) of this Chapter upon the expiration of the current license. The Superintendent of Central Inspection shall determine the appropriate classification for each park based on the records that have been filed with the various departments of the city in the application for existing licenses. The following are the requirements for existing parks existing on the effective date of this ordinance:

- (a) All parks existing at the time of adoption of the new existing mobile home and house trailer regulations shall be permitted to operate on a non-standard park license until March 3, 1979, or to the expiration of the current license, whichever is later, until March 3, 1979, or to the expiration of the current license, whichever is later, until March 3, 1979, by the expiration date, all mobile homes or house trailers December 31, 1978, by the expiration date, and the land returned to a condition to allow shall be required to be adopted on a continuing basis in accordance with the applicable provisions of this ordinance.
- (b) All persons operating parks existing on the effective date of this ordinance that have been developed after March 3, 1964, or have been brought into compliance with all provisions of this ordinance in compliance with all the provisions of said ordinance.

...of any provisions hereof, and revealing said original title 26 of the CODE OF THE CITY OF WICHITA, KANSAS. BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION VIII. APPLICATIONS FOR LICENSE FOR NEW PARKS AND CAMPS:

Any person developing new parks and camps after the effective date of this ordinance shall make an application to the inspection officer for the appropriate park or camp license. Applications for mobile home parks may be made only after a development plan has been approved by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department or his authorized representative. When platting is required, the development plan shall be submitted at the preliminary platting stage and when approved shall constitute approval by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department. When platting is not required, a sketch plan showing the relationship of the mobile home spaces to the roadways, parking, open space, and other features of the overall environment of the park may be submitted at any time for approval by the Director of the Wichita-Sedgewick County Metropolitan Area Planning Department.

The application for a license shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description with all applicable provisions of this Chapter, including a plot plan drawn to scale, at not less than one inch equal to one hundred feet, showing the park or camp location and width of roadways, sidewalks, off-street parking and easements; location, size and specifications of buildings, sewers, water lines and gas lines; drainage system; topography and a drainage grading plan. The submitted plans may be approved by the inspection officer for construction only after the applicant has obtained and issued a park license for such new parks, and of a camp license for such new camps, shall not be made until construction in accordance with the approved plans.

An application for any addition to an existing park shall be processed as an application for a new park. Only those existing parks determined to be non-standard parks as defined in Section VIII (b) of this Chapter shall be processed with this ordinance may be expanded. Such application, in addition to the information required above, shall designate the portion of the park that is non-standard. The portion of the park that is non-standard shall conform to the minimum requirements that the total park area be less than the area required for a new park.

SECTION IX. APPLICATION FOR MOBILE HOME PARK IN ACCORDANCE WITH SECTION 28.04.182.3, OF THE CODE OF THE CITY OF WICHITA, KANSAS:

Any person desiring to locate a mobile home in accordance with Section 28.04.182.3, of the Code of the City of Wichita, Kansas, may make an application to the inspection officer for a mobile home park license. Such application shall be in triplicate, in writing, signed by the applicant and shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home is requested to be located; three copies of a plot plan drawn to scale at not less than one inch equal to one hundred feet, showing the location and dimensions of the application area; location of existing buildings and/or structures, if any, and how such mobile home will be located and connected to the utilities. The submitted plans may be tentatively approved by the inspection officer for construction only after the applicant has obtained and issued a park license for such new parks, and of a camp license for such new camps, shall not be made until construction in accordance with the approved plans.

- (a) Area to be provided or allotted the mobile home shall contain not less than four hundred square feet of area. The area shall be a minimum of one hundred and twenty feet in length and the area shall be a minimum of one hundred and twenty feet in width. The area shall not be less than the area required for a structure already located on the property.
- (b) That a side setback of six feet, a front setback of twenty-five feet, a rear setback of ten feet, and a clearance of twenty feet from any building located on the property, can and will be maintained.
- (c) Off-street parking shall be provided as required by Title 28 of the Code of the City of Wichita, Kansas.

After it has been determined by the inspection officer that compliance can be attained at a location, the applicant shall file for an exception as permitted by the zoning ordinance, showing due cause that a hardship exists and that this hardship cannot reasonably be alleviated without the granting of the exception. The inspection officer shall determine whether or not the applicant has presented an opinion that he approves of the location, but only that he has reviewed the application and the information furnished and has determined that compliance with the ordinance can be attained. If the applicant's plans show that a hardship does exist and cannot reasonably be alleviated without the granting of the exception.

SECTION X. APPLICATION FOR TEMPORARY PERMIT FOR PLACEMENT OF INDIVIDUAL MOBILE HOME OR HOUSE TRAILER IN ACCORDANCE WITH SECTIONS II (b) OR II (c) OF THIS CHAPTER:

Any person desiring to place an individual mobile home or house trailer in accordance with Sections II (b) or II (c) of this Chapter, shall make an application to the inspection officer for a temporary permit. Such application shall include the following: the name, address and telephone number of the applicant; the location and legal description of property where the mobile home or house trailer is requested to be located; and shall provide all other applicable information as follows:

- (a) Those applications requested in accordance with Section II (b) or II (c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or house trailer is intended to be parked which in no event shall exceed thirty. The application shall be accompanied by a plot plan drawn to scale, showing the legal description and boundaries of the application area, location of existing buildings, and the location of where the mobile home or house trailer is to be parked.
- (b) The connection of the mobile home or house trailer to any utility shall be in accordance with all applicable regulations of the Code of the City of Wichita.

SECTION XI. PARK AND CAMP LOCATION:

All parks and camps shall be located in accordance with the provisions of Title 28 of the Code of the City of Wichita, Kansas and shall be located on a well drained, sloping, graded, and improved area to insure adequate drainage from stagnant pools of water. Plans and specifications for the drainage and grading system, including roadways, storm sewers and appurtenances, and general drainage and grading shall be prepared by a professional engineer.

SECTION XII. PARK AND CAMP LAUNDRY:

- (a) Area - Mobile home parks shall contain the minimum area as required by the zoning ordinance. Trailer camps shall contain a minimum of one thousand square feet of area for each trailer or camping space.
- (b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any other mobile home, house trailer or structure; and to maintain a setback no less than ten feet from the edge of a park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not contiguous to any public street or highway right-of-way.
- (c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or structure; and to maintain a clearance of not less than twenty feet from any building or structure within the park or camp.
- (d) Roadways and sidewalks - All mobile home or house trailer spaces shall have their direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section IX. All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than 4 inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway. All roadways shall have unobstructed access to a public street or highway, with all dead-end roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter of not less than eighty feet. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.
- (e) Patios and lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty (120) cubic feet in capacity and one mobile home space or house trailer locker may be grouped in locker compounds at a distance not to exceed one hundred feet from the mobile homes they serve. The lockers shall be designed in a manner to be fire resistant and the park and camp shall be constructed of suitable weather resistant materials.
- (f) Off-street parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of the Code of the City of Wichita, Kansas. No portion of the park roadways shall be used to provide the required off-street parking.
- (g) Identification of mobile home and house trailer spaces - All mobile home and house trailer spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in size. Such identification shall be in compliance with the provisions of this ordinance as required by Section VII or Section IX of this Chapter.
- (h) Recreation space - Each mobile home park shall devote at least eight percent of the total area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required recreation space shall not be considered as recreational space and off-street parking spaces shall not be considered as recreational space.
- (i) Screening - Whenever a mobile home park adjoins an arterial street or an area zoned for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining roadway.

(CONTINUED ON PAGE 10)

(CONTINUED FROM PAGE 9)

boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.
(1) Lighting - All park and camp roadways shall be lighted at night with 7,000 lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship lights (gas or electric), with lighting equal in wattage, light and automatically from dusk to dawn, shall be provided for each mobile home space adjacent to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways.

SECTION XIII. SERVICE BUILDINGS:
Each camp, serving or intended to serve one or more house trailers, and all camps, shall be provided with one or more service buildings which shall:
(a) Be located no nearer than twenty feet from a mobile home or house trailer in a park, nor nearer than twenty feet from a house trailer in a camp.
(b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it.
(c) Be of permanent type construction and be adequately lighted.
(d) Be of moisture resistant material to permit frequent washing and cleaning.
(e) Have one flush toilet, one lavatory and one shower or bathtub for females, and one flush toilet, one lavatory, one shower or bathtub for males for up to nine house trailers. One additional unit of the above plumbing facilities shall be provided for each ten additional house trailers.
(f) Be connected with both hot and cold running water.
(g) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (140 degrees F.) at a minimum rate of eight gallons per hour for the required fixture units.
(h) Have an accessible, adequate, safe potable water supply of cold water.
(i) Have all rooms well ventilated with all openings effectively screened.
(j) Have at least one stop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles.
(k) Comply with the other provisions of the Code of the City of Wichita, Kansas, regarding the construction of buildings and the installation of electrical, plumbing, heating and air conditioning systems.
(l) Be maintained in a sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.

SECTION XIV. WATER SUPPLY:
(a) Required - An accessible, safe and potable supply of water as approved by the Health Officer shall be provided in each park or camp. If city water is available to the park or camp, it shall be used.
(b) Design - The size and location of water mains and fire hydrants shall be designed by a licensed professional engineer from either the Wichita Water Department or by others authorized in writing by the City of Wichita, Kansas. When city water is available, a utility easement for the distribution system shall be granted to the Wichita Water Department and the City of Wichita, Kansas, for the distribution system shall become the property of the City of Wichita.
(c) Service Connections - Individual water supply connections shall be provided at each mobile home space. Such connections shall be located at least four inches above ground surface, at least three-quarters inch in diameter and equipped with a three-quarters inch valve outlet. The outlet shall be protected from surface water and all pipe shall be protected against frost damage. Below ground shutoff valves may be used but stop and waste valves shall not be used. When service connections are provided for house trailer spaces they shall comply with the other requirements of the Code of the City of Wichita, Kansas.
(d) Private Water Supply - When a private water supply is provided, it shall provide an adequate water supply with minimum flow rates of four gallons per minute for each mobile home or house trailer space and an additional one gallon per minute for each additional space. Such system shall provide a minimum of twenty pounds per square inch of pressure at all connections provided for such mobile home or house trailer space.

SECTION XV. SEWERAGE AND REFUSE:
(a) Design - All sewerage and refuse disposal systems to the City of Wichita sewer system shall be of similar construction.
(b) Design - All sewerage and refuse disposal systems to the City of Wichita sewer system shall be of similar construction.
(c) Treatment plant - When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the Health Officer shall be provided. The design and capacity for new parks and camps shall be based on their ultimate maximum capacity. The application for a permit shall be submitted to the Health Officer for treatment proposed and on the design of the facility prior to the construction.
(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of waste from mobile homes or house trailer spaces and in no other manner. Sanitary stations shall be approved by the health officer, connected to the sewerage system and located not less than 20 feet from any space or residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth.

SECTION XVI. PESTICIDES AND REFUSE:
Provisions for garbage and refuse storage, collection and disposal shall be maintained so as to prevent health hazards, insect breeding in the area, accident hazards or air pollution and shall comply with the requirements of Chapter 7.08 of the Code of the City of Wichita, Kansas.
SECTION XVII. FIRE:
(a) Maintenance free from infestation - Mobile homes and trailer camps shall be maintained free from infestation or pest infestation.
(b) Preventive environmental maintenance - The mobile home park or trailer camp management shall keep all areas outside of the confines of the individual mobile homes reasonably free from infestation, harborage and breeding of insects, rodents and insects. Such areas shall be kept free of litter, trash, salvage, material, junk and weeds or other obnoxious vegetation growths in excess of two feet in height. The mobile home park or trailer camp management shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or house trailers.

SECTION XVIII. ELECTRICAL:
A weather proof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or house trailer space. All electrical wiring shall comply with applicable editions of the National Electrical Code of the City of Wichita, Kansas. No power lines shall be permitted to lie on the ground or be suspended, less than fifteen feet above the ground over any roadway, parking or service area.

SECTION XIX. FUEL:
(a) Liquefied petroleum gas - When liquefied petroleum gas is used, containers for such gas shall not hold more than twenty-five gallons water capacity; shall be the liquefied petroleum gas containers approved by the Interstate Commerce Commission for its intended purpose; and shall be integrally attached to the mobile home or house trailer in a manner approved by the Health Officer. Liquefied petroleum gas containers in the absence of the heretofore mentioned installation, aboveground or underground, containers may be connected to mobile homes if such containers are located on a firm fire resistant base on a mobile home or house trailer to a mobile home as required by the Code for any permanent structure and shall be equipped with an excess flow valve at the discharge valve of the container. Gas lines shall be buried a minimum of eighteen inches below grade from the container to a point at or below the mobile home.
(b) Natural gas - Containers shall be connected to mobile homes or house trailers under the following conditions:
(1) All gas lines supplying mobile homes or house trailers shall be of appliances in the mobile home or house trailer to operate at their normal rate of capacity.
(2) Where a gas utility company supplies gas to individual mobile homes or house trailers, the gas supply line to the mobile home or house trailer shall be sized as required by the utility serving the same and a meter (loop shall be made in accordance with the requirements of said utility company.
(3) All gas lines including gas service entering the mobile home or house trailer shall be buried not less than eighteen inches below grade from the point at or below the mobile home or house trailer and otherwise be installed in accordance with Chapter 21.16 of the Code of the City of Wichita, Kansas.

(4) For each individual mobile home or house trailer there shall be a gas stop cock and an American Gas Association approved flexible connector, as required by the Code of the City of Wichita, Kansas.
(a) It shall be the responsibility of the person operating each park and camp to keep a register containing a record of all mobile home and house trailer owners and tenants located within each park and camp. The register shall contain the name and address of the owner, the make, model, year and manufacturer of each mobile home or house trailer, including the name of the contractor responsible for construction of the mobile home or house trailer.
The person operating each park or camp shall keep the register available for health officials and fire law enforcement officers, assessor, and other officials. Information contained in the register, other than the name and address of the owner, shall not be destroyed for a period of three years following the date of registration. It shall be the responsibility of the person operating each park and camp to notify the inspection officer of any damage exceeding \$100 by fire or storm to any mobile home or house trailer in his park or camp, and to file with the officer copies of such information into categories of losses and their cause.

to the inspection officer and in conformity with all of the sections of this Code.
(b) No additions of any kind shall be built onto or become a part of any mobile home or house trailer.
Exception: Accessory structures not exceeding an area of 100 square feet, carports and residential patio structures may be attached to or become a part of a mobile home if such structure complies in all respects to the applicable provisions of Title 18 of the Code of the City of Wichita, Kansas. Skirting of mobile homes is permissible only with non-combustible material, however, skirting shall not permanently attach the mobile home to the ground. A mobile home regulated by this ordinance shall be anchored to the ground by a method approved by the Inspection Officer. This anchorage shall be designed to resist horizontal and vertical wind and uplift pressures as set forth in the Building Code of the City of Wichita, Kansas, for permanent structures. This regulation shall start on and after July 1, 1969, apply to all new mobile homes. Mobile homes moved, relocated or replaced in existing parks, and furthermore, compliance shall be attained on all mobile homes not later than December 31, 1971.

(c) A mobile home or house trailer shall not be permanently attached to the ground or placed on a concrete or masonry foundation unless it is otherwise converted to a building complying in all respects to the provisions of the Code of the City of Wichita for a permanent structure.
SECTION XXII. PENALTY:
Any person who shall violate any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars or by imprisonment in the city jail for a period of not exceeding one year or by both such fine and imprisonment. Each day that a violation of this chapter shall be continued shall constitute a separate offense and shall be punishable hereunder as a separate violation.
SECTION XXIII: This shall original Title 26 of the Code of the City of Wichita, Kansas, in heretofore mentioned ordinance, shall be repealed.

SECTION XXIV: This ordinance shall take effect on its passage and publication once in the official City paper.
PASSED AND APPROVED at Wichita, Kansas, this 16th day of September, 1969.
DONALD K. ENOCH, Mayor.
Attest: (SEAL) RALPH C. EBERLY, City Clerk.

GROVE ESTATE
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 2, 1969
In The District Court of Sedgewick County, Kansas
In The Matter of The Estate of Alexine Rorbaugh, Deceased.
NOTICE OF HEARING
Case No. 52088
The State of Kansas to all persons concerned:
You are hereby notified that a Petition has been filed in said court by Richard W. Boyd, grandson and heir at law of Alexine Rorbaugh Grove, deceased, and in heretofore appointment of an administrator De Bonis Non of the estate of Alexine Rorbaugh Grove, deceased, and are hereby requested to file your written defenses thereto on or before the 15th day of October, 1969, at the Court House, in said county, in the City of Wichita, in said county and state, at which time the said petition will be heard. Should you fail therein, judgment and decree will be entered in due course upon said petition.

RICHARD W. BOYD, Petitioner.
In and for the said Plaintiff, by: ROBERT W. KAPLAN, Attorney for Petitioner.
Attest: (SEAL) FRANK J. VAN ARSDALE, Clerk of the District Court.

ROBERTS DIVORCE
(First Published In The Democrat & Daily Record September 20, 1969)-40
In The District Court of Sedgewick County, Kansas
George Roberts, Plaintiff, vs. Frances Roberts, Defendant.
NOTICE OF SUIT
Case No. D-1726
The State of Kansas to the Above Named Defendant:
You are hereby notified that a petition has been filed in the District Court of Sedgewick County, Kansas, by the above named plaintiff for an absolute divorce of plaintiff from defendant, a restraining order, temporary and permanent alimony for the two minor children in custody of marriage, and such other and further relief as to you are equitable and proper; and, you are hereby notified to plead to said petition on or before the 30th day of October, 1969, in said court at Wichita, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition.

FRANCES ROBERTS, Plaintiff.
In and for the said Plaintiff, by: ARVIN, ARVIN & BUSEY, Attorneys for the Plaintiff.
Attest: (SEAL) DOROTHY I. VAN ARSDALE, Clerk of the District Court.

UPTON TRS. MAJORITY
(First Published In The Democrat & Daily Record September 20, 1969)-40
In The District Court of Sedgewick County, Kansas
In The Matter of The Petition of Frank E. Upton, a minor, to confer rights of majority.
NOTICE OF PETITION TO CONFER RIGHTS OF MAJORITY UPON A MINOR
Case No. C-17449
To Whom It May Concern:
This notice is hereby given that Frank E. Upton, a minor, residing in the City of Sedgewick, State of Kansas, did by Gene Upton, his next friend, on the 19th day of August, 1969, file a petition in the District Court of Sedgewick County, Kansas, praying that said court confer upon said minor the rights of majority, and adjudging that he shall have full power and authority to exercise the right of majority, concerning contracts and real and personal property for all purposes mentioned in K.S.A. 38-108 and in and to said petition will be called for hearing in said court on the 22nd day of October, 1969, at the Court House, in said county, in the City of Wichita, Kansas, at 10:00 o'clock a.m. of said day, or as soon thereafter, at which time and place said petition will be heard and judgment and decree will be entered in due course upon said petition.

FRANK E. UPTON, By Gene Upton, His Next Friend, Petitioner.
In and for the said Plaintiff, by: LAWRENCE W. SMITH, Attorney.

F.N.M.A. vs ANDERSON
(First Published In The Democrat & Daily Record, September 20, 1969)-42
Date of Sale October 2, 1969
SHERIFF'S SALE
Case No. C-16952
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. Federal National Mortgage Association, a corporation, Plaintiff, vs. Jerry V. Anderson and Carolyn L. Anderson, his wife, and Kewanee Oil Company; the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of the above named and assigns of the deceased; the unknown spouses of the defendants; the unknown officers, successors, trustees, creditors and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such defendants as are or were partners or in partnership; and the unknown trustees, conservators and trustees of such of the defendants as are charged with a fiduciary duty under legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased, as heirs, devisees, trustees, creditors, successors and assigns of the defendants.

By an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, the above entitled action, I will, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in said county, in the City of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title and interest of the said Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Lot 6, Block 12, Ridgecrest, an addition to the City of Wichita, Sedgewick County, Kansas; Said real property is levied on as the property of the Defendants above named and will be sold without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 12, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.
Sedgewick County, Kansas
By: RICHARD A. HILL, Under Sheriff.
MARTHA R. HODGES, Plaintiff Attorney.

HOLLON vs. CRISTIANO
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 24, 1969
GENERAL EXECUTION
Case No. C-13850
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. David V. Hollon, d/b/a Hollon Construction Company, Plaintiff, vs. Crisla Cristiano and Irmaquard B. Cristiano, Defendants.

By an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Friday, the 24th day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in said county, in the City of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: So. 1/2 of Lot 29 and all of Lot 31, Commonly known as 1420 So. Salco, Salco, real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 11, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold without appraisal to satisfy said Order of Sale.

HUMPHREY ESTATE
(First Published In The Democrat & Daily Record September 20, 1969)-40
In The Probate Court of Sedgewick County, Kansas
In The Matter of The Application of Mabel Humphrey to Determine the Descent of the Estate of Samuel Humphrey, Deceased.
PUBLICATION NOTICE
Case No. 53276
The State of Kansas to all persons: Unknown Heirs, devisees, successors and assigns, and all persons concerned, notice is hereby given that Mabel Humphrey has filed her Petition for above captioned estate, and that said matter has been set for hearing in the Probate Court of Sedgewick County, Kansas, at 9:30 a.m., on the 16th day of October, 1969.

You are hereby notified that unless you answer or otherwise make claim on or before that date, judgment will be granted as prayed for in said Petition.

W. L. HUMPHREY, Petitioner.
ROBERT W. BLASE, Attorney.
2302 North Wood, Wichita, Kansas 67204

WIDE DIVORCE
(First Published In The Democrat & Daily Record September 20, 1969)-40
Answer Day November 3, 1969
In The District Court of Sedgewick County, Kansas
Richard Wise, Plaintiff, vs. Betty Wise, Defendant.
NOTICE OF SUIT
Case No. D-17253
The State of Kansas to the above-named Defendant:
Notice is hereby given that you have been sued in the above-mentioned Court by the above-named Plaintiff and that unless you answer or otherwise plead to the above entitled filed in said court on or before the 3rd day of November, 1969, judgment will be rendered in and for said Plaintiff. A petition, to-wit: decree of absolute divorce; custody and control of minor children; and such other relief.

BETTY WISE, Plaintiff.
FRANKIS W. PROSSER, Attorney for Plaintiff.
Attest: (SEAL) FRANKIS W. VAN ARSDALE, Clerk of the District Court.

BELCHER ESTATE
(First Published In The Democrat & Daily Record September 20, 1969)-40
State of Kansas, vs. Sedgewick County, ss. Brynwood Place 2302 North Wood, Wichita, Kansas 67204. In and for said County, ss. Vernon Darrell Belcher, Sr., Deceased.
EXECUTOR'S NOTICE
Case No. S-2914

Notice is hereby given that the undersigned was on the 27th day of August, 1969, appointed Executor of said estate of Vernon Darrell Belcher, Sr., late of said County, deceased, by the Probate Court of the County and State of Kansas, on the 12th day of September, 1969, qualified as such Executor.

I am concerned in said Estate, particularly all creditors, heirs, devisees and legatees thereof, are hereby notified that all claims against said Estate must be exhibited within nine months from the date of the first State of Kansas, to-wit: September 12, 1969, by law, or they shall be forever barred.

VIRGINIA BERLENE BELCHER, Executor of said Estate.
Last Will and Testament of Vernon Darrell Belcher, Sr.
Attest: CLARK W. OWENS, Probate Judge.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
Case No. C-17449
District Court, Eighteenth Judicial District, Sedgewick County, Kansas, vs. American Savings Association of Wichita, Plaintiff, vs. Artice H. Ray and Aulline A. Ray, Plaintiff, vs. Plan of Wichita, Kansas, a Corporation; Cohen-Steenrod Co., State of Kansas, a Corporation; The United States of America, the County Commissioners of the County of Sedgewick, State of Kansas, Defendants.

By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

Sheriff's Office, Wichita, Kansas, September 18, A.D., 1969.
In and for the said Plaintiff, by: M. MILLER, Sheriff.

AMERICAN SAVINGS vs. RAY
(First Published In The Democrat & Daily Record September 20, 1969)-42
Date of Sale October 22, 1969
SHERIFF'S SALE
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By virtue of an Order of Sale issued out of the District Court of the Eighteenth Judicial District, sitting in and for Sedgewick County, Kansas, on Wednesday, the 22nd day of October, A.D., 1969, at 10:00 o'clock A.M., in the main door of the Court House, in the city of Wichita, Kansas, offer for sale at a public auction and sell to the highest bidder for cash in hand all the right, title, and interest of the Defendants above named in and to the following described real property situated in the County of Sedgewick, State of Kansas, to-wit: Addition, Tract 92 and 94, Block 8, Ohio Addition, City of Wichita, in Sedgewick County, Kansas; In said real property is levied on as the property of the Defendants above named and will be sold to satisfy said Order of Sale without appraisal to satisfy said Order of Sale.

October 4, 1968

Ralph Wulz, City Manager
C. Bickley Foster, Director of Planning

Mobile Home Regulations

In our discussions with representatives of the mobile home dealers and mobile home park owners, we, the staff, have tried to objectively draft an ordinance change that would most likely fit the desires of the Board of City Commissioners requiring adequate anchorage for mobile homes for the safety of the occupants. We are at this point in need of some directive from the Board of City Commissioners and request that this matter be placed on the informal agenda for discussion at the earliest convenience.

Although the industry has not presented the Division of Central Inspection with any engineering data to supplement their proposal, they are in the process of securing the necessary tests. They have, however, speculated that an average cost for materials to anchor a mobile home on a new site would be approximately \$50.00. At the present time, the mobile home park ordinance, prohibits the anchorage of the mobile homes to the ground, but does permit jacks or blocks to stabilize the mobile home in position. The industry people have indicated the desire to anchor the mobile homes, but are not certain of its application to existing mobile home parks.

In our research for information, we have requested information from Police, Fire and Public Works on the number of mobile homes overturned or damaged from wind and find that records are not compiled in this category, thus making it nearly impossible to compile any statistics on this matter. It is known, however, that mobile homes do upset in winds of less than tornado force as was evident of the damage to two mobile homes on Sunday, September 22, 1968 near the Riverside Airport.

The staff has indicated that to the best of their knowledge it would provide a greater degree of safety to the occupants of the mobile homes to provide anchorage, than to not permit it and be able to remove the mobile homes in case of an adjacent mobile

being on fire. The acting fire marshal has indicated that there has never been an instance where a mobile home has been moved by their Department in an emergency.

As of this date, there are 2,322 mobile homes licensed within the City Limits. This includes the single mobile homes as well as those in the larger mobile home parks, but does not include camper trailers often stored in the back yard of the owner's residence. We have no record of the number that have been anchored in violation of the existing ordinance.

We have all agreed that it would be desirable to permit some means of anchorage of these mobile homes. The disagreement revolves around how to make it mandatory in all instances and at what date. This is where direction by the Commission is desired.

According to figures stated by the industry representatives, the national average for a mobile home to remain at a location is approximately four years. It is with this in mind that we would recommend that the anchorage of mobile homes be made mandatory and be applied accordingly.

1. Require in all new mobile home parks.
2. Require in existing mobile home parks whenever a space is vacated and a new mobile home is located thereon.
3. All mobile homes to be anchored by December 31, 1973.

With City Commission's direction we will prepare the ordinance change and have it ready for first reading on October 29, 1968.

GEE:rbh

CC: R. W. Bruggeman, Director of Public Works
Robert Feldner, Superintendent, Central Inspection
Glen Lytle, Special Assistant for Zoning

WICHITA-SEDGWICK COUNTY

DATE

September 13, 1968

Lytle

METROPOLITAN AREA PLANNING DEPARTMENT

TO C. Bickley Foster, Director of Planning
FROM Robert A. Lakin, Assistant Planning Director
SUBJECT Mobile Homes

Attached are a list of questions that quickly come to mind on mobile homes together with some short answer or position statements. More study and consultation with other staffs and outside interest groups may change my opinion. However, you still might want to use these to brief the BCC on the problem.

cc: Jim Aiken, County Health Department
Jack Galbraith, Regulations
Glen Lytle, Special Assistant for Zoning
Robert Feldner, Central Inspection

COPY

Specific questions involving mobile homes include:

Question 1. Are mobile homes a part of the supply of permanent housing of the community?

Answer: Yes, mobile homes, prefabricated housing, non-transient housing etc. are a permanent part of the housing supply of the community.

Question 2. Is there a need for a range of sizes for mobile home sites with an absolute minimum?

Answer: Yes, the lot sizes should be allowed to range with a density factor controlling the total number of units. Also, different densities should be allowed just the same as different densities are allowed for conventional housing.

Question 3. Should mobile homes be permitted on the same basis as conventional housing e. g. intermixed or should they be separated into "separate but equal" areas such as are garden apartments, four-plex areas, etc? If so what is the minimum allowable area or number of units?

Answer: Mobile homes should not be allowed to co-mingle with conventional type housing mainly due to maintenance of property value due to aesthetics and slow changing attitudes towards mobile homes. A minimum should be established as to the size of these separated areas either in acres or number. This size should be based on the economics of "park" development. If high standards apply, the minimum size will probably be not less than six acres.

Question 4. Should all codes applicable to conventional housing apply to mobile home housing? This includes all construction, fire, housing, health and planning codes?

Answer: Yes, if these are needed to protect life and property for the bulk of our citizenry, then there is no logical reason to exclude those living in mobile homes from such protection.

Question 5. If we change the ground rules and require equivalent sites and equal facilities e.g. streets, sidewalks, etc., does this operate against other community goals of helping to provide low cost (and where possible non-public supported housing)?

Answer: Yes, increased standards will in all probability remove this housing from the low cost market. Note that most low income people cannot afford down payments anyway and thus do not use this housing now. Existing mobile home dwellers have a median family income above that of Wichita generally.

Question 6. Should detail design review of the park and control of lot or site arrangement be required?

Answer: Yes, until this occurs, the results will be stereotyped, row on row of unimaginative parks, leading to further alienation with the community at large and the neighborhood.

Question 7. Should streets be public or private?

Answer: More study is needed.

Question 8. Should mobile home parks be allowed to locate in LC?

Answer: Basically not desirable although some type of facility is needed near Highways (not neighborhood LC) to provide for transient mobile homes. More probable is the portable unit which unlike camper etc. qualifies for the technical definition of a mobile home, and thus is subject to all of the restraints on them such as sewer hookups, construction codes, locational criteria. The Air Stream, aluminum type mobile home is a prime example of this specie - neither fish nor fowl.

Question 9. Can you effectively or fairly deal with the "question of mobile homes" without revising the city zoning ordinance, the Technical mobile code (Title 26) and the comparable county codes?

Answer: NO! All must be rewritten to avoid creating conflicts. In addition the construction codes of the city may need to be adjusted.

Question 10. What Public Relations problem will we have and which groups must we be prepared to meet with to resolve differences?

Answer: Mobile Homes are still an emotional issue plus being a strong economic issue. Mobile homes sales representatives (organized), Park operator and owner (organized), manufacturers (organized) owners of single units, groups near past zone change applications, small city mayors and planning commission, Board of County Commissioners comprise most of the groups. It could even turn out like the home occupation hassle if anyone dislikes a "get tough" treat them equal policy.

Question 11. Do mobile homes pay their fair share of taxes?

Answer: Depends on view point. They pay the same tax levy but usually on a personal property basis which involves a fast depreciation schedule similar to cars. Alternate solution:

Hands off

Flea to legislature

Require them to become permanent real estate with foundation etc. However, KSA 1967 Supp 8-1303 requires the listing of mobile homes for tax purposes to be under the schedule issued by the director of property valuation.