

DR 83-16 - "A" Amendment to City
Zoning Ordinance - Re: "C" Home
Home District. "B" - Amendment to
"C" Home Regulations. - TR 11-26

7-

ACTION

COMMITTEE _____

DATE _____

M.A.P.C. *Approved as advised 9/22/83*

B.C.C./B.C.O.C. *Approved as* 10-18-83
Recommender

ORDINANCES PUBL. 10-28-83

DR 83-16 - "A" Amendment to City
Zoning Ordinance - Re: "G" Mobile
Home District. "G" - Amendment to
Mobile Home Regulations - Title 26



KANSAS MANUFACTURED HOUSING INSTITUTE
 100 East Ninth Street • Suite 205 • Topeka, Kansas 66612 • (913) 357-5256

*Little file
 w/ mth
 + at change
 so I can
 keep track
 of name
 addresses*

October 31, 1983

Robert Lakin
 Director, MAPD
 City Hall
 Wichita, KS 67200

Dear Bob:

On behalf of the Kansas Manufactured Housing Institute, I sincerely thank you for taking time to speak to one of the sessions during our annual meeting in Wichita. I have had many compliments regarding the meeting and particularly regarding the content of the session on siting of homes. I do appreciate your willingness to participate and to make this such a successful event.

I look forward to the possibility of working with you again in the future and hope you will feel free to call on me if there is any way in which KMHI can be of assistance to you.

Sincerely,

Margie
 Margie Braden
 Executive Director

dr/MT

RECEIVED

NOV 2 1983

METROPOLITAN PLANNING
 ROUTE _____

October 17, 1983

John Dekker, Director of Law

Glen E. Lytle, Special Assistant for Zoning

DR-83-16 Amendments to Mobile Home Regulations -
Approval of Ordinances as to Form

Attached hereto are copies of two separate ordinances in final form of which the delineated ordinances have been forwarded to the City Commission for their consideration on October 18, 1983.

I have reviewed the delineated ordinances with H. R. Kuhn and believe these ordinances are now in conformance to his suggestions. Please approve as to form, and when ready give me a call at 4421.

Glen E. Lytle

GEL:sad

Attachments

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 6, 1983

TO E. H. Denton, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT DR-83-16 Possible Amendments to Mobile Home Regulations

Attached are copies of an amendment to City of Wichita Zoning Ordinance and an amendment to Title 26 (Mobile Home Regulations) that are recommended unanimously by the Planning Commission for adoption. Please place these ordinances on the agenda for City Commission consideration on October 18, 1983.

BACKGROUND

The "C" Mobile Home District was first established within the City of Wichita in 1964, and was amended in 1969 to require a minimum of 5 acres for a mobile home park, and included the provision for mobile home subdivisions wherein individual lots are sold for individual mobile home sites.

Until recently, the majority of mobile homes have been located in the larger mobile home parks on sites leased from the park operator. Present regulations prevent the placement of mobile homes on permanent foundations, but do require units to be blocked and anchored to the ground as set forth in the State Statutes.

Since 1976, all mobile homes have been required to be constructed in accordance with the standards embodied in the Federal Manufactured Home Construction and Safety Standards generally known as the "HUD" code. The industry has requested that provisions be made to allow manufactured housing constructed to these standards be permitted on permanent foundations in order to provide a better financing package for the home purchaser. The industry also has requested that the language within the ordinance be updated to reflect the changes that have occurred in the industry over the past few years. A number of the changes in definitions include the terms "manufactured home", "modular home" and "recreational vehicle".

There have also been a number of instances where existing setback requirements between mobile homes has created problems in the location of new units, particularly in subdivisions where lots are sold to individuals. Some of the problems are possibly due to excessive setback requirements while others have been created by platting lots too small to accommodate many of the units on the market today. One of the major problems relates to the side yard setback of ten feet in a mobile home subdivision. This is twice the distance that is required in the "B" Multiple-family Dwelling District for a dwelling of frame construction, and 4 feet more than is required in

any other residential district. The building code does not place any fire resistant requirements on a one-family dwelling three feet or more from a property line, so it appears that the setbacks in a mobile home subdivision are excessive.

One of the major concerns of the Sedgwick County Manufactured Housing Association has been the requirement of the foundations to comply with the building code. Their organization has worked with an engineer to develop a foundation design acceptable to Central Inspection as meeting the minimum requirements of the Uniform Building Code.

SUMMARY:

The following is a list of the changes that are included in the two ordinances:

1. Amends the definition of a mobile home to include those units manufactured prior to 1976 or those not in compliance with the HUD Code.
2. Adds the definition of a manufactured home.
3. Adds the definition of a modular home.
4. Adds the definition of a recreational vehicle and eliminates the term house trailer from the regulations.
5. Adds the definition of a recreational vehicle campground and eliminates the term trailer camp from the regulations.
6. Changes the name of the "G" Mobile Home District to the "G" Manufactured Housing District.
7. Requires the placement of Manufactured Homes on permanent foundations on individual lots in a Manufactured Home Subdivision.
8. Eliminates the mobile home park license for individual homes in a manufactured home subdivision once placed on a permanent foundation.
9. Reduces the setbacks in a mobile home park between units. Requires a 10 foot separation between mobile homes or any appertenance thereto.
10. Reduces setbacks in a manufactured home subdivision from 20 feet to 10 feet adjacent to a street and from 10 feet to 5 feet for the basic setback of a common property line.
11. Allows the platting of a manufactured home subdivision on less than 5 acres if adjacent to another mobile home park or manufactured home subdivision.

12. Reduces the minimum lot dimensions for a manufactured home subdivision but maintains the minimum lot area of 5,000 square feet.
13. Removes the minimum lot area required for a hardship for the placement of a mobile home by the Board of Zoning Appeals, and establishes minimum setbacks only.
14. Permits the location of a manufactured home on a permanent foundation as a night watchman for an industrial property.
15. Requires that manufactured homes or modular homes, to be located in a Manufactured Home Subdivision, have a continuous perimeter foundation or a skirting of non-combustible material that is resistant to weather.

After a number of meetings with representatives of the Sedgwick County Manufactured Housing Association, City staff, and the Planning Commission, these amendments to the ordinances were advertised for public hearing which was held on September 22, 1983. The Planning Commission has unanimously recommended that the ordinances be adopted. An excerpt of the Planning Commission meeting is attached for your information.

Also attached is a summary of the CPO Neighborhood Council recommendations on the proposed changes. As you will note the majority of the councils supported most of the changes and only the reduction of the setbacks proposed were opposed by the majority of the councils.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place each of the ordinances on first reading.
2. Return the ordinances to the Planning Commission for reconsideration. The City Commission states the following reasons for reconsideration.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:GEL:sad
Attachments

cc: Board of City Commissioners
Don Anderson, Director of Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Jin Sparr, Fire Chief
Don Glasse, Aetna Mobile Homes, 3101 South Broadway, Wichita
Ed Bridwell, 2621 South Broadway, Wichita
Wichita Area Board of Realtors, 717 N. Emporia, Wichita 67214
Wichita Area Builders Association, 730 N. Main, Wichita 67203
CPO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 AND 26.04.210 AND ADDING SECTION 26.04.212 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PROVIDING FOR THE CONTROL AND LOCATION OF OCCUPIED MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES AND THE REQUIREMENTS FOR LICENSING OF MOBILE HOME PARKS AND RECREATIONAL VEHICLE CAMPGROUNDS WITHIN THE CITY OF WICHITA; AND REPEALING SAID ORIGINAL SECTIONS 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 AND 26.04.210.

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

SECTION 26.04.010 (Definitions) shall be amended to read as follows:

"26.04.010 Definitions. As used in this chapter: "Building" means any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

"Camp" means a recreational vehicle campground.

"Health officer" means the Director of the Wichita-Sedgwick County Department of Community Health, or his authorized representative.

"House trailer" --See "Recreational Vehicle".

"Inspection officer" means the Superintendent of Central Inspection, Department of Housing and Economic Development or his authorized representative.

"Manufactured Home" means a structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

"Manufactured Home Subdivision" means a subdivision within the "G" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

"Mobile Home" means a movable detached single family dwelling unit that was manufactured prior to 1976 and is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined above when located in a mobile home park.

"Mobile Home Park" means 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 or manufactured homes not placed on permanent foundations. 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" means a plot of ground within a mobile home park which is to accommodate one mobile home or manufactured home and which provides service facilities for water, sewerage and electricity.

"Modular Home" means a structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

"Occupy;" "occupancy," or "occupied" means the use of any mobile home, manufactured home or recreational vehicle by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

"Park" means mobile home park.

"Person" means any individual, firm, trust, partnership, association or corporation.

"Recreational Vehicle" means a unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

"Recreational Vehicle Campground" means a lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

"Roadway" means 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" means 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" -see "Recreational Vehicle Campground".

SECTION 26.04.020 shall be amended to read as follows:

"26.04.020 Location of mobile homes, manufactured homes and recreational vehicles. It is unlawful for any person to occupy a mobile home or manufactured home in the city unless such mobile home or manufactured home is located in a mobile home park in conformance with all regulations for a mobile home park; and it is also unlawful for any person to occupy a recreational vehicle in the city unless such recreational vehicle is located in a camp.

Exceptions:

(a) A mobile home or manufactured 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 three days written notice, when in his opinion the intent of this section is being violated.

(b) A mobile home or manufactured home may be occupied other than within a park for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(c) A recreational vehicle may be occupied other than within a camp for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(d) A recreational vehicle may occupy a mobile home space in a park for a period not to exceed thirty days, provided a service building as required for a camp is within two hundred feet of the space so occupied.

Under no circumstances shall the number of mobile home spaces within a park be occupied by recreational vehicles in excess of five percent of the total number of mobile home spaces provided, or a total of three, whichever is larger.

(e) A manufactured home may be occupied on a lot in a manufactured home subdivision provided it is placed on a permanent foundation and a building permit is obtained for construction and conversion to a permanent structure.

(f) A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in the "E" or "F" industrial zoning districts, provided such home is placed on a permanent foundation and complying with Section 28.04.120(B-2a.) of the zoning ordinance."

SECTION 26.04.050 shall be amended to read as follows:

"26.04.050 Permits for individual mobile homes and recreational vehicles. Prior to occupying a mobile home or a recreational vehicle located other than within a park or camp, a permit shall be obtained as permitted by Sections 26.04.020 (b) and 26.04.020(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 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 26.04.060 shall be amended to read as follows:

"26.04.060 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 ten 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 recreational vehicle spaces.	\$ 30.00
Three to fifteen recreational vehicle spaces	40.00
Sixteen to Twenty-five recreational vehicle sp	50.00
Over twenty-five recreational vehicle spaces	50.00

Plus ten dollars for each ten recreational vehicle spaces, or major fraction thereof, over twenty-five.

(c) A temporary permit may be issued for a mobile home or recreational vehicle to be occupied other than within a park or camp, permitted in accordance with Sections 26.04.020(b) and 26.04.020(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 recreational vehicle in accordance with Sections 26.04.020(b) and 26.04.020(c) on the same property in any twelve month period."

SECTION 26.04.070 shall be amended to read as follows:

"26.04.070 Existing parks. All persons operating existing parks shall obtain the appropriate license as required by Sections 26.04.030 or 26.04.040 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 September 20, 1969, that were existing on March 3, 1964 and have been licensed on a continuing basis in accordance with the applicable standards of Ordinance No. 27-552, as herein amended, shall be permitted to operate as non-standard parks.

(b) All persons operating parks existing on September 20, 1969, that have been developed after March 3, 1964, in accordance with all the standards of Ordinance No. 27-552, shall be permitted to be licensed annually as nonstandard 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 26.04.200 and 26.04.210. Only those existing parks that comply with all the requirements for new mobile home parks will be eligible for the "C" manufactured home district under Title 28 of this code.

No addition shall be made to any existing park after January 1, 1970, except as permitted by Section 26.04.080 for a new park."

SECTION 26.04.090 shall be amended to read as follows:

"26.04.090 Application for mobile home park in accordance with Section 28.04.182.3 of this code. Any person desirous of locating a mobile home or manufactured home in accordance with Section 28.04.182.3, of this code, 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 or manufactured 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 minimum requirements as set forth in Section 28.04.182.3 can be met.

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 title, 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 approved 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 26.04.100 shall be amended to read as follows:

"26.04.100 Application for temporary permit for placement of individual mobile home or recreational vehicle. Any person desirous of locating a mobile home or recreational vehicle in accordance with Sections 26.04.020(b) or 26.04.020(c), 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 recreational vehicle is requested to be located; and shall provide all other applicable information as follows:

(a) Those applications requested in accordance with Sections 26.04.020(b) and 26.04.020(c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or recreational vehicle 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 recreational vehicle will be parked;

(b) The connection of the mobile home or recreational vehicle to any utility shall be in accordance with all applicable regulations of this code."

SECTION 26.04.120 shall be amended to read as follows:

"26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each camping space.

(b) Setbacks - All mobile homes and manufactured homes shall comply with the setbacks and clearances as set forth for mobile home parks in Section 28.04.135 of the zoning ordinance. All recreational vehicles 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 five feet from the edge of a camp roadway; 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) Roadways and Sidewalks - All mobile home spaces or recreational vehicle spaces shall abut upon a park or camp roadway, with no mobile home or recreational vehicle having its direct access from a public street or highway unless such mobile home is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than twenty-one feet. When parking is permitted on one side of the roadway, roadways shall not be less than twenty-nine feet. When parking is permitted on both sides of the roadway, roadways shall not be less than thirty-five feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turnaround (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turnaround area such as hammerheads, etc., as may be approved by the planning department as providing service equal to the cul-de-sac. All park and camp roadways shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

(d) Patios and Storage Lockers - Each mobile home space shall be provided with a paved patio of at least two hundred square feet, which may be of concrete, masonry, wood or other hard surface material. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(e) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and recreational vehicle space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(f) Identification of Roadways and Spaces - All park and camp roadways and mobile home or recreational vehicle 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 26.04.070 or Section 26.04.090.

(g) 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. Mobile home parks established under Section 26.04.090 are not required to provide recreational space as set forth herein.

(h) 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.

(i) Lighting - All park and camp roadways shall be lighted at night with seven-thousand-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 forty 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 26.04.130 shall be amended to read as follows:

"26.04.130 Service buildings. Each park serving or intended to serve one or more recreational vehicles; and all camps, shall be provided with one or more service buildings which shall:

(a) Be located no nearer than ten feet from a mobile home or recreational vehicle in a park, nor nearer than ten feet from a recreational vehicle in a camp;

(b) Be so located that any recreational vehicle 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 recreational vehicles. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional recreational vehicles 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 (one hundred forty degrees Fahrenheit) 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 this code, 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 or the public or constitute a nuisance."

SECTION 26.04.140 shall be amended to read as follows:

"26.04.140 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.

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.

(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 recreational vehicle 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 recreational vehicle 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 26.04.150 shall be amended to read as follows:

"26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for recreational vehicles, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer 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 fifty 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 26.04.170 shall be amended to read as follows:

"26.04.170 Rodents and insects. (a) Maintenance Free from Infestation - Mobile home parks and recreational vehicle campgrounds shall be maintained free of excessive insect or rodent infestation.

(b) Preventive Environmental Maintenance - The mobile home park or recreational vehicle campground management shall keep all areas outside of the confines of the individual mobile homes or recreational vehicles 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 recreational vehicle occupants shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or recreational vehicles."

SECTION 26.04.180 shall be amended to read as follows:

"26.04.180 Electricity. A weatherproof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or recreational vehicle space. All electrical wiring shall comply with applicable provisions of the electrical code of the city. 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 26.04.190 shall be amended to read as follows:

"26.04.190 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 recreational vehicle 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 this 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 under the following conditions:

(1) All gas lines supplying mobile homes shall be of adequate size to provide a sufficient supply of gas that will allow all appliances in the mobile home to operate at their normal rate of capacity;

(2) Where a gas utility company supplies gas to individual mobile homes the service line to the mobile home 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 shall be buried not less than eighteen inches below grade to a point at or below the mobile home and otherwise be installed in accordance with Chapter 21.16 of this code;

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

SECTION 26.04.200 shall be amended to read as follows:

"26.04.200 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 recreational vehicle 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 recreational vehicle; the dates of arrival and departure of each mobile home recreational vehicle, 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 one hundred dollars by fire or storm to any mobile home or recreational vehicle 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 26.04.210 shall be amended to read as follows:

"26.04.210 Alterations and additions to mobile homes or manufactured homes in mobile home parks. (a) Alterations and additions to mobile homes

or manufactured homes which are affected by provisions contained in this chapter, 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 recreational vehicle.

Exception: Accessory structures not exceeding an area of one hundred square feet of enclosed space, carports and residential patio structures may be attached to or become a part of a mobile home or manufactured home if such structure complies in all respects to the applicable provisions of the building code and other related technical codes and permits are secured from Central Inspection.

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

SECTION 26.04.212 shall be added to read as follows:

"26.04.212 Additions and alterations to homes in a manufactured home subdivision. Additions and alterations may be made to any manufactured home or modular home in a manufactured home subdivision. Such additions or alterations shall also be placed on a permanent foundation as required by the building code of the City of Wichita. Whenever any manufactured home or modular home does not have a continuous perimeter foundation, continuous perimeter skirting shall be installed. Such skirting shall be of noncombustible material and resistant to deterioration due to weather."

The original Sections 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 and 26.04.210 are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas and be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this ____ day of _____, 1983.

Margalee Wright, Mayor

ATTEST:

Donald C. Gisick, City Clerk

The above instrument approved as to form

this ____ day of _____, 1983.

City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 28.04.020, 28.04.030, 28.04.135 AND 28.04.182.3 OF THE ZONING CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE DEFINITIONS, LOCATION AND OCCUPANCY OF MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES WITHIN THE CITY OF WICHITA AND AMENDING THE DESIGNATION OF THE "C" MOBILE HOME DISTRICT TO BE THE "C" MANUFACTURED HOME DISTRICT; AND REPEALING SAID ORIGINAL SECTIONS 28.04.020; 28.04.030, 28.04.135 AND 28.04.182.

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

SECTION 28.04.020 of the code of the City of Wichita, Kansas shall be amended to read as follows:

"28.04.020 Definitions. For the purpose of this chapter, certain terms and words are defined as follows: Words used in the present tense shall include the future; words in the singular number shall include the plural; words in the plural shall include the singular number; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot"; the word "shall" is mandatory and not directory. Any words defined in the building code of the city and not specifically defined herein shall be construed as defined in the building code of the city. Any word not defined herein or in the building code of the city shall have its usual meaning.

ACCESSORY STRUCTURE. Any construction, production or piece of work built up or composed of parts joined together and affixed to the land or real property excluding poles, fences, walks, and other such minor incidental improvements.

ALLEY. A public thoroughfare which ordinarily affords only a secondary means of access to abutting property and which is not over twenty feet wide.

BASEMENT OR CELLAR. A portion of a building which is wholly or partly below grade, the ceiling of which is less than four feet above grade, which shall not be included as a story.

BOARDINGHOUSE. A building or place where for compensation and by prearrangement for definite periods, table board is provided for five or more persons, but does not furnish meals to occasional or transient customers without such previous arrangement.

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

BUILDINGS, HEIGHT OF. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch roof, or the average height of a hip roof.

BUILDING LINE. The exterior face of a wall of an existing structure or the limits to which an exterior face of a wall of a proposed structure may be built, but shall not include the face of one-story unoccupied gable-roofed areas over open porches, entrances or like appendages.

CHILD CARE CENTER. A building or portion of a building used as a day nursery providing care for seven or more children, for part or all of a day or night, away from the home of the parent or legal guardian; and includes full day child care, nursery schools, play groups, Head Start centers giving emphasis to programming for special children, kindergartens not operated by the public schools, and other establishments offering care to groups of children for part or all of the day or night.

COMMISSION. "Commission" means the Wichita-Sedgwick County metropolitan area planning commission.

DISTRICT. Any section of the city for which the regulations governing the use of buildings and premises and the height and area of buildings are uniform.

DWELLING. A building or portion thereof which is designed or used exclusively for residential purposes. (Mobile homes and recreational vehicles 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 title, mobile homes; manufactured homes and recreational vehicles 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.

FAMILY. One person living alone or two or more persons living together, related either by birth or marriage, who, together with their servants occupy a single housekeeping unit; or a group of not more than four unrelated persons who, with their servants, occupy a single housekeeping unit. Family does not include a group occupying a club, sorority or fraternity house, etc.

FAMILY DAY CARE HOME. A home occupation, in a dwelling, in which care is given for less than twenty-four hours a day to ten or less children away from their own homes, who are not related to the care provider; provided, however, the number and ages of the children shall not exceed that permitted by the licensing regulations of the Kansas Department of Health and Environment.

FILLING STATION. Any building or premises used solely or principally for the storing, dispensing, sale or offering for sale at retail of any automotive fuels and lubricants and automotive accessories.

FRONTAGE. The length of the property abutting on one side of a street or place measured along the dividing line between the property and the street or place. (For double frontage see REVERSAL OF LOT FRONTAGE and LOT OR PLOT, THROUGH.)

GARAGE.

Private: An accessory building designed or used for the storage of privately owned, motor driven vehicles, of which not more than one may be a commercial motor vehicle of not more than two tons' capacity, and with no provision of repairing or equipping such vehicles.

Public: A building or portion thereof used for the housing of motor vehicles or where such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale, not including exhibition or showroom for model cars.

Storage: A building or portion thereof designed or used exclusively for housing four or more motor-driven vehicles.

GRADE. Any wall approximately parallel to and not more than five feet from a street line is not to be considered as adjoining the street. Where no sidewalk has been constructed, the city engineer shall establish such sidewalk or its equivalent for the purpose of these regulations.

1. For buildings having walls adjoining one street only, it is the elevation of the sidewalk at the center of the wall adjoining the street.

2. For buildings having walls adjoining more than one street, it is the average of the elevation for the sidewalks at the centers of all walls adjoining the streets.

3. For buildings having no wall adjoining the street, it is the average level of the finished surface of the ground adjacent to the exterior walls of the building.

GOVERNING BODY. Board of commissioners of the city.

GROUP BOARDING HOME FOR CHILDREN. A residential facility for five or more children, who, for various reasons, cannot reside in their natural home and where twenty-four hour adult care and supervision and consultation may be available, and which is licensed by the Kansas State Board of Health.

HALFWAY HOUSE - GROUP HOME. A residential facility for five or more adults who have been institutionalized for various reasons and released, or who have or have had physical or social disabilities which make operation in society difficult and require the protection of a group setting to facilitate the transition to a functional member of society (e.g., former convicts, alcoholics, drug addicts, mental patients, etc.); provided shelter, supervision and residential rehabilitative services.

HOME FOR THE AGED. A facility, however named, which is designed, staffed and equipped for the care of individuals who are not in need of hospital or nursing care but who are in need of assistance with everyday activities of living in a protected environment.

Home Occupations shall consist of the following:

HOME OCCUPATIONS.

A. Authorization. Home occupations shall be permitted in any dwelling unit unless otherwise prohibited or restricted by this section.

B. Definition. A business, profession, occupation or trade conducted for gain or conducted entirely within a residential building or, when permitted by subsection C., within a structure that is accessory to a residential building.

C. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

1. In all districts permitting dwellings:

a. No alteration of the principal building or premises shall be made which changes the character or appearance.

b. The home occupation shall not occupy more floor area than floor area devoted to the primary use as a residence.

c. No equipment shall be used which shall create undue noise, vibration, electrical interference, smoke or particulate matter emission, power demands, or odors. In determining what is undue noise, such activity shall not cause or create noise at the lot lines in excess of the sound levels contained in the schedule on file with the city clerk and the enforcing officer, approved by the metropolitan area planning commission and titled, "Noise Standards for Home Occupations, October, 1966."

d. There shall be no outdoor storage of equipment, materials or vehicles used in the home occupation.

2. In the "AA" one-family dwelling districts:

a. No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his residence.

b. No manufacturing or processing or conducting of a trade of any sort whatsoever shall be done and no stock-in-trade shall be displayed or sold on the premises.

c. The home occupation shall be conducted entirely within the main residential building. No such home occupation shall be conducted in an accessory structure or in a garage, whether attached or detached.

d. No sign shall be permitted except when required by law. When such a sign is required, it shall not be larger than two square feet, provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.

3. In all other districts permitting residences:

a. No more than one person other than a person(s) occupying such dwelling unit as their residence shall be employed.

b. No stock-in-trade (except articles produced by members of the immediate family residing on the premises) shall be displayed or sold on the premises.

c. The home occupation shall be conducted entirely within the principal residential building or in a permitted accessory structure thereto.

d. No sign shall be permitted larger than two square feet, provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.

D. Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each listed occupation shall be subject to the requirements of subsections B. and C. of this section:

1. Artists, authors or composers, dancers, music teachers, and other similar artists, including instruction thereof; provided that instruction shall be limited to not more than five pupils at a time, excepting dancing instruction, which shall be limited to not more than fifteen pupils at a time.

2. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, appliance repairs, etc.

3. Ministers, rabbis, priests.

4. Office facilities for architects, engineers, lawyers, doctors, dentists, and members of similar professions.

5. Office facilities for salesmen, sales representatives, manufacturers representatives, when no retailing or wholesaling is made or transacted on the premises.

6. Office facilities for service type businesses such as insurance agents, brokers, decorators, painters, business consultants, tax advisors, and photographers.

7. Personal services, such as dressmakers, seamstresses, tailors, barber shops, beauty shops.
8. Family day care home.
- E. Particular Home Occupations Prohibited. Permitted home occupations shall not, in any event, be deemed to include:
 1. Animal hospitals.
 2. Auto and other vehicle repair.
 3. Funeral homes.
 4. Kennels and stables when carried on as a business activity and not as a hobby with coincidental occasional sales and use.
 5. Medical or dental clinics or hospitals.
 6. Nursery schools and child day care centers, having more than seven students at a time.
 7. Renting of trailers, cars or other equipment.
 8. Restaurants.
 9. Tourist homes, unless specifically permitted by the district regulations.

NOISE STANDARDS FOR HOME OCCUPATIONS

OCTOBER 1966

The following noise standards shall be measured with octave band analyzers calibrated in the Preferred Frequencies (American Standards Association S1.6-1960 Preferred Frequencies for Acoustical Measurements) for measuring intensity and frequency of sound using the flat network and fast response of the sound level meter.

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level Decibels
31.5	65
63	67
125	66
250	59
500	52
1000	46
2000	37
4000	26
8000	17

Approved by the Wichita-Sedgwick County metropolitan area planning commission on October 20, 1966.

HOTEL. A building which provides a common entrance, lobby, halls and stairways, and in which lodging is provided with or without meals, to transient guests.

HOUSE TRAILER. See Recreational Vehicle.

HOUSEKEEPING UNIT. A building or a portion of a building which is occupied or intended to be occupied as a dwelling, and which has the facilities for cooking and serving meals and for sleeping quarters, and which may or may not include other rooms or facilities.

LANDSCAPING. The improvement of a lot, parcel or tract of land with grass and shrubs and/or trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects, such as fountains, statuary and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

LODGINGHOUSE. A building or place wherein lodging is provided for five or more individuals pursuant to previous arrangement and not open to transients.

LOT OR PLOT. A building site or parcel of land occupied or intended to be occupied by a building and accessory buildings, and including such open spaces as are required under this chapter, and having its principal frontage upon a public street or officially approved place.

Corner: A lot abutting upon two or more streets at their intersection.

Triangular: A lot abutting on two or more streets at their junction, where the angle formed by the intersecting streets is less than forty-five degrees.

Depth of: The mean horizontal distance between the front and rear lot lines.

Interior: A lot other than a corner lot or triangular lot.

Through: An interior lot having frontage on two streets.

LOT FRONTAGE. See **FRONTAGE.**

LOT LINES. The lines bounding a lot as defined in this section.

LOT OF RECORD. A lot or portion of one or more lots which are a part of a subdivision, the map of which has been recorded in the office of the register of deeds of the county, or a plot described by metes and bounds, the description of which has been recorded in the office of the register of deeds of the county.

LOT, ZONING. A parcel of land that is designated by its owner or developer, at the time of applying for an occupancy certificate as a tract, all of which is to be used, developed or built upon as a unit under single ownership. As long as it satisfies the requirements of the above and the requirements of the subdivision rules and regulations, such lot may consist of:

- (1) A single lot of record; or
- (2) A portion of a lot of record; or

(3) A combination of complete lots of record, complete lots and portions of lots of record, or portions of lots of record.

MANUFACTURED HOME: A structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

MANUFACTURED HOME SUBDIVISION: A subdivision within the "G" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

MOBILE HOME: A movable detached single-family dwelling unit that was manufactured prior to 1976 or is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined herein when located in a mobile home park.

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 or manufactured homes not placed on permanent foundations. 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.

MODULAR HOME: A structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

MOTEL. A group of attached or detached permanent nonmobile buildings containing four or more individual sleeping or separate living facilities; designed and used for the accommodation of transients or nonpermanent residents. Motels shall include motor courts, auto courts and cabin or tourist courts but shall not include recreational vehicle campgrounds or courts, camp sites or mobile home parks.

NONCONFORMING USE. A building or premises legally occupied by a use that does not conform with the regulations of the district in which it is situated as established by this chapter or any prior zoning ordinance.

NURSING HOMES OR CONVALESCENT HOME. A home providing bed care for persons, exclusive of relatives, who by reason of illness or physical infirmity are unable to care properly for themselves, but not serving or admitting alcoholics, drug addicts, or persons with mental or communicable diseases; a registered nurse on duty at all times, and wherein there is no surgery or other similar activities such as customarily provided in sanitariums and hospitals.

OPEN SPACE. That ground area and the space above which is unimpeded from the ground to the sky by any main structure except that the area may be used for landscaping, recreational purposes such as for swimming, shuffleboard, tennis, etc. Parking lots and storage areas for vehicles and material shall not be considered as open space.

PARKING LOT. A parcel of land devoted to unenclosed parking space, which may include partially enclosed one-story buildings.

PARKING SPACE. A suitable surfaced space either within or outside of a building. The area shall not be less than two hundred square feet, having a minimum width of eight feet six inches and a minimum length of eighteen feet.

PLACE. An open unoccupied space dedicated to purposes of access for abutting property.

PORCH. A roofed structure projecting from a building and separated from the building by the walls thereof and having no enclosing features except roof supports, railing or screen wire.

RECREATIONAL VEHICLE. A unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

RECREATIONAL VEHICLE CAMPGROUND. A lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

REVERSAL OF LOT FRONTAGE. Lots in any block which are platted facing more than two streets so that some of the platted lots have their frontage approximately at right angles to other platted lots in the same block shall be construed as having a reversal of frontage; provided however, that if a corner lot adjoining lots on either side having this reversal of frontage is platted of sufficient depth on both dimensions to approximately equal the depth of the lots adjacent to each of the interior boundary lines, both street lines of such lot shall be construed as front lines of the lot and front yard requirements shall be required on both street frontages.

SCREENING. Decorative fencing, evergreen vegetation* or landscaped earth berms* maintained for the purpose of concealing from view the area behind such fence, evergreen vegetation or berms. When fencing is used for screening, it shall not be less than six nor more than eight feet in height.

*Whenever evergreen vegetation or landscaped earth berms are used for screening, a plan shall be submitted for approval by the director of planning and the superintendent of central inspection.

SETBACK. The distances between the lot line and the building line.

SHELTER, FALLOUT. A structure or portion of a structure intended to provide protection to human life during periods of danger to human life from nuclear fallout, air raids, storms, or other emergencies.

SIGN. Any printed or written text (including letter, word or numeral), pictorial representation (including illustration, decoration or figure), emblem (including device, symbol or trademark), commercial flag (including advertising banner, streamer or pennant), or any other object which:

(a) Is a structure or any part thereof; or is attached to, painted on, or in any other manner represented on a building, fence, wall, post or any other structure or surface; and

(b) Is used to identify, instruct, attract, guide or advertise.

STABLE.

Private: A building with capacity for not more than four horses.

Public: A building with a capacity for more than four horses.

STREET. A public or private thoroughfare more than twenty feet wide which provides the principal means of access to abutting property for persons or vehicles and public utilities.

STREET LINE. The dividing line between a lot, tract or parcel of land and a street.

STORY. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above.

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 includes buildings, towers, cages for transformer substations, 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.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

SWIMMING CLUB. A private club, a nonprofit organization used exclusively for its membership for the purpose of maintaining the operating of a swimming pool with specified limitations upon the number of members and limited to residents of a block, subdivision, neighborhood or community or other specified area of residence for the exclusive use of members and their guests.

TERRACE. An artificial or natural embankment in the area between a building and lot line.

TRAILER CAMP. See Recreational Vehicle Campground.

WAREHOUSES.

Commercial Warehouse: A building or portion thereof used for the storage of any property not permitted in a residential storage warehouse. This shall not be deemed to include the storage area in connection with a purely retail business when located on the same property.

Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper and other items of personal property generally stored in

residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.

YARD. The space between the building and the adjoining lot lines. The drawing which is entitled "Height, Yard, Parking Regulations" is adopted by reference and made a part of this chapter as though set out in full in this chapter, and is intended to further clarify the definitions and regulations contained in this chapter as to front, side and rear yards under various conditions.

Front: That portion of the yard extending across the front of a lot between the side lot lines and being measured at the minimum horizontal distance between the street line and the front building line, not including steps, terraces, unenclosed balconies and unenclosed or screened porches.

Rear: That portion of the yard, on the same lot with a building, between the rear building line and the rear line of the lot, for the full width of the lot, provided that in those locations where an alley is platted in the rear of the lots, half the width of the platted alley may be included in the rear yard requirement. The depth of the rear yard is the minimum horizontal distance between the rear lot line or the center of the alley in the rear of the lot where such an alley is platted, and the rear of the main building, not including steps, unenclosed balconies and unenclosed porches.

Side: That portion of the yard along each side of a building between the building line and the side line of the lot extending from the front yard to the rear yard. The width of the side yard is the minimum horizontal distance between the building line and the side lot line."

SECTION 28.04.030 of the Code of the City of Wichita, Kansas, shall be amended to read as follows:

"28.04.030 Zoning classification or districts. In order to regulate and restrict the use and improvement of lands and the location, type, construction and use of building improvements located within the city; to prevent overcrowding of land, to preserve property values; to promote the general welfare, public safety and health; and to preserve

personal and property rights; all lots, parcels and tracts of land located within the city, together with any and all building improvements located thereon, shall be zoned into one of the following classifications or districts:

- "AA" - One-family dwelling classification or district.
- "A" - Two-family dwelling classification or district.
- "RB" - Four-family dwelling classification or district.
- "R-5" - General residence classification or district.
- "R-6" - General residence classification or district.
- "B" - Multiple-family dwelling classification or district.
- "BB" - Office classification or district.
- "OC" - Office Commercial classification or district.
- "LC" - Light Commercial classification or district.
- "C" - Commercial classification or district.
- "D" - Central business classification or district.
- "E" - Light Industrial classification or district.
- "F" - Heavy Industrial classification or district.
- "G" - Manufactured home classification or district.
- "U" - University classification or district.

SECTION 28.04.135 ("G" Mobile Home District) be amended to read as follows:

"28.04.135 "G" manufactured 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 or in manufactured home subdivisions designed and constructed to accommodate mobile homes and manufactured homes and other uses compatible with such mobile home parks and manufactured home subdivisions which provide related services necessary and appropriate to the satisfactory functioning of such mobile home parks and manufactured home subdivisions. 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 eight mobile homes or manufactured homes per gross acre.

A. USE REGULATIONS

In the "G" manufactured 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" manufactured home district shall conform to the following area and bulk regulations.

Uses Permitted

1. Mobile home parks.
2. Manufactured home subdivisions.
3. 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.
4. Churches, chapels, temples and synagogues.
5. Parks, playground and community buildings operated by a public agency or nonprofit organization.
6. 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.
7. Child care centers.
8. Public and private golf courses not including miniature golf courses and driving ranges.
9. Public libraries.
10. Home occupations as permitted in the "A" two-family dwelling district.
11. 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, five acres, and complying with all standards in Title 26 of this code.
 - 1.2 Other permitted uses: ten thousand square feet.
 - 1.3 Lots within a manufactured home subdivision where lots are sold for individual manufactured home or modular home sites: five thousand square feet per lot. Minimum gross area of a manufactured home subdivision shall be five acres, or be adjacent to a mobile home park or manufactured home subdivision, the total of which shall be five acres or more.

2. Minimum Lot Width:

- 2.1 Mobile home parks: two hundred feet.
- 2.2 Other permitted uses: one hundred feet.
- 2.3 Lot within a manufactured home subdivision: forty feet.

3. Minimum Lot Depth:

- 3.1 Mobile home parks: two hundred feet.
- 3.2 Other permitted uses: one hundred feet.
- 3.3 Lot within a manufactured home subdivision: eighty feet.

C. BULK REGULATIONS

1. Maximum Structure Height: thirty-five feet.

2. Maximum Lot Coverage:

(a) Mobile home parks and other permitted uses: thirty-five percent.

(b) Lot in a manufactured home subdivision: fifty percent.

3. Setback requirements:

3.1 Mobile home park setbacks:

(a) All structures, permanent or temporary, shall maintain a setback of not less than 20 feet to any public street right-of-way and a setback of not less than 10 feet to any property line not common to a public street. Under no circumstance shall any structure, permanent or temporary, be located closer than the setbacks as shown on a plat.

(b) All structures, permanent or temporary, shall maintain a setback of not less than 5 feet from a private roadway within a mobile home park, and shall not be located closer than 10 feet to any other structure, permanent or temporary, or any appurtenance thereto as permitted by Title 26 of the code.

(c) No structure, permanent or temporary, shall be located so that any portion will project into, over or under any utility easement.

3.2 Manufactured home subdivision setbacks:

(a) All structures shall maintain a setback of not less than 10 feet to any public street right-of-way; provided, however, the setback for the front of a garage or carport providing vehicular access must maintain a 20 foot setback from the public street right-of-way.

- (b) All structures shall maintain a setback of not less than 5 feet to any property line not common to a public street right-of-way.
- (c) Eaves, entrance hoods, steps, raised patio decks, terraces, bay windows, unenclosed porches, and similar appurtenances to any main use may project into the above setbacks not more than 2 feet adjacent to a public street right-of-way, or 1 foot into any other setback; provided, however, no structure or appurtenance thereto shall be located so that any portion will project into, over or under any easement.
- (d) Accessory structures shall maintain the same setbacks as required for the main use from the property lines.
- (e) Any structure established for any main use, other than for dwelling purposes, shall comply with the same yard requirements for that use to be located in the "A" Two-family Dwelling District."

SECTION 28.04.182 be amended to read as follows:

28.04.182 Same - Swimming clubs, small animal clinics, mobile homes.

1. Swimming clubs - Private, nonprofit by special permit:

The board of city commissioners may by special permit authorize the location of such use in the "AA", "A" and "RB" districts, providing the following conditions have been met and further provided that such location and preliminary plans shall first be approved in writing by the planning commission, who shall first find that such use is reasonable and is in harmony with the surrounding area and the objectives of the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community.

1.1 Only facilities for games and outdoor uses such as swimming pool, shuffle board, croquet or tennis courts, shall be permitted. Indoor facilities shall include only meeting rooms and locker rooms. These games and buildings shall not be located within fifty feet of the side property lines, twenty feet of the rear property line, and as required elsewhere in the zoning ordinance for front property lines. No permit under this paragraph shall be granted unless and until the petitioner files the consent, duly acknowledged, of one hundred percent of the owners within one hundred feet of the property on which such use is to be located.

1.2 Solid fencing and screening from abutting property of all outdoor activity area shall be at least six feet in height. If parking areas are outside this six-foot fence, then a wall at least three and one-half feet in height shall be constructed around parking area to protect adjoining property from headlights.

1.3 Any pumps and filters which are located aboveground shall be at least fifty feet from abutting property.

1.4 Only the dispensing of beverages, candy and tobacco shall be permitted, and these shall be from coin-operated machines.

1.5 All lights shall be shielded to reflect or direct light away from adjoining property.

1.6 No loudspeakers or amplification system shall be used so as to be heard outside of the building.

1.7 The required parking space shall be computed on the basis of one space, two hundred fifty square feet, for each seventy square feet of pool area.

1.8 Parking areas shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surface and shall be maintained in good condition free of all weeds, dust, trash and other debris.

2. Small animal clinic in "BB" office district.

The board of zoning appeals may, by special permit after a public hearing and subject to conditions, allow small animal clinics in the "BB" office district.

2.1 Prior to granting of such permit, the board shall find from plans and specifications submitted that no noise or odors shall be discernible at any exterior building line.

2.2 Treatment shall be limited to dogs, cats and other small animals; all animals shall be harbored indoors.

3. Mobile homes.

The board of zoning appeals may permit as an exception the placement of a mobile home or manufactured home on any property in any district on a temporary basis subject to the following conditions and requirements:

3.1 The board of zoning appeals shall determine a reasonable time limit to be attached to each individual case.

3.2 The applicant shall show due cause that hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

3.3 The location of such home shall conform to all height and setback requirements of the district in which located and as set forth below, and the off-street parking requirements of this chapter.

(a) Whenever a mobile home or manufactured home is to be located on a property with another dwelling, it shall not occupy any part of the required front yard or side yard of the existing dwelling, but may occupy up to one-half of the required rear yard.

(b) Whenever a mobile home or manufactured home is to be located on a property without another structure, the location shall be in compliance with the setbacks required for a dwelling in the zoning district wherein located.

(c) A mobile home or manufactured home shall not be located closer than ten feet to any other structure, nor shall it be located closer to the front or side property lines than required by the zoning district.

3.4 The board of zoning appeals may include additional conditions as they deem necessary to include, but not limited to, extraordinary setbacks, landscaping, installation of utilities and the placement of the home on a temporary foundation as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the code."

The original Sectopms 28.04.020, 28.04.030, 28.04.135 and 28.04.182 of the Code of the City of Wichita, Kansas are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this _____ day of October, 1983.

Margalee Wright, Mayor

ATTEST:

Donald C. Gisick, City Clerk

(SEAL)

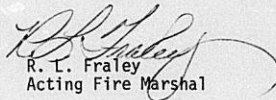
The undersigned hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Wichita.

City Attorney

TO: Jim E. Sparr, Fire Chief
FROM: R. L. Fraley, Acting Fire Marshal
SUBJECT: Manufactured Home Regulations
DATE: October 7, 1983

QUESTIONS

1. Will the manufactured homes be allowed to use electrical power cords for supply or will they be required to have permanent power as a house?
2. I dislike the reduction in the setback due to the Fire Department's past experience with mobile home parks.
3. How will the manufactured homes be anchored?
4. Will basements or cellars be allowed?
5. Will Central Inspection have jurisdiction over remodels, repairs, and/or the replacement of water heaters, furnaces, etc.?
6. What type of water heaters will the manufactured homes have? There is a great difference between a mobile home and conventional water heater.
7. Fire lane signs and hydrants where applicable?


R. L. Fraley
Acting Fire Marshal

pp

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 22, 1983

9. Case No. DR 83-16 - Public hearing on an amendment to City Zoning Ordinance - "C" Mobile Home District and amendment to Mobile Home Regulations Title 26.

LAKIN briefed the Commission on the amendments to each of the ordinances and indicated that he felt the Sedgwick County Manufactured Housing Association was in accord with the proposed changes. He indicated that staff members of the Planning Department and Mr. Feldner, Superintendent of Central Inspection, were available should there be any questions. LAKIN stated that representatives of the Sedgwick County Manufactured Housing Association had been working with Mr. Feldner on foundation requirements that would meet the building code of the City and felt that this was now resolved.

There was no one present from the public to speak.

MOTION: That the Planning Commission recommend to the City Commission the approval of the amendments to the Zoning Ordinance related to the Mobile Home Regulations, the amendment to Title 26, Mobile Home Regulations, and that they be forwarded to the City Commission for adoption. Hansen moved. Moore seconded and it carried unanimously. Gardner and Goebel were absent.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 22, 1983

TO Robert Lakin, Director of Planning

FROM Clemencia L. Prieto, Administrative Aide III

SUBJECT DR 83-16 Possible Amendments to
Mobile Home Regulations

During the second round of September meetings, CPO Neighborhood Councils are considering the proposed amendment to Titles 26 and 28 of the City Code pertaining to Mobile Home Regulations and the Zoning Ordinance. Twelve of the fifteen CPO Neighborhood Councils considered the proposed amendments.

Listed below are the Councils recommendation on the proposed changes:

1. Amends the definition of a mobile home to make a distinction between the older mobile homes and those manufactured in conformance with the HUD code.

Received and filed	C, E, G, O
Supported	B, D, F, H, I, L
Opposed	K
Undecided	J (4-4 vote)

2. Adds the definition of a manufactured home.

Received and filed	C, E, G, O
Supported	B, D, F, H, I, J, L
Opposed	K

3. Adds the definition of a modular home.

Received and filed	C, E, G, O
Supported	B, D, F, H, I, J, L
Opposed	K

4. Adds the definition of a recreational vehicle and eliminates the term house trailer from the regulations.

Received and filed	C, E, G, O
Supported	B, D, F, H, I, J, L
Opposed	K

5. Adds the definition of a recreational vehicle campground and eliminates the term trailer camp from the regulations.

Received and filed	C, E, G, O
Supported	B, D, F, H, I, J, L
Opposed	K

6. Changes the "G" Mobile Home District to the "G" Manufactured Housing District.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,L
Opposed	J,K

7. Requires the placement of Manufactured Homes on permanent foundations on individual lots in a Manufactured Home Subdivision.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,J,L
Opposed	K

8. Eliminates the mobile home park license for individual homes in a manufactured home subdivision once placed on a permanent foundation.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,J,L
Opposed	K

9. Reduces the setback in a mobile home park between units. Requires a 10 foot separation between mobile homes or any appertenance thereto.

Received and filed	C,E,G,O
Supported	B,D,L
Opposed	F*,H**,I,J,K

*Recommended 12' separation.

**Recommended same setback as single family homes.

10. Reduces setbacks in a manufactured home subdivision from 20 feet to 10 feet adjacent to a street and from 10 feet to 5 feet for the basic setback of a common property line.

Received and filed	C,E,G,O
Supported	D,L
Opposed	B*,F**,H**,I***,J,K

*Noted that there would be limited space for parking.

**Recommended the same setback found in "AA" zoning.

***Recommended that 20' setback should be maintained when the manufactured home is adjacent to an arterial, collector or residential street.

11. Allows the platting of a manufactured home subdivision on less than 5 acres if adjacent to another mobile home park or manufactured home subdivision.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,L
Opposed	J,K

12. Reduces the minimum lot dimensions for a manufactured home subdivision but maintains the minimum lot area of 5,000 square feet.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,L
Opposed	J,K

13. Removes the minimum lot area required for a hardship for the placement of a mobile home by the Board of Zoning Appeals, and establishes minimum setbacks only.

Received and filed	C,E,G,O
Supported	B,D,I,J,L
Opposed	K

"F" recommended that the minimum lot area be maintained.
"H" questioned the need for this change.

14. Permits the location of a manufactured home on a permanent foundation as a night watchman for an industrial property.

Received and filed	C,E,G,O
Supported	B,D,F,I,J,L
Opposed	K

"H" questioned the need for this change.

15. Requires that manufactured homes or modular homes, to be located in a Manufactured Home Subdivision, have a continuous perimeter foundation or a skirting of non-combustible material that is resistant to weather.

Received and filed	C,E,G,O
Supported	B,D,F,H,I,J,L
Opposed	K

General Comments

- I - Suggested that the proposed amendments be presented to Fire Chief Sparr for his recommendations concerning fire safety in the manufactured home subdivisions if the proposed setback changes are approved.
- K - Noted that the changes may facilitate the development of the 27th and Hillside land site with mobile homes and opposed the changes on these grounds.
- J - Expressed concern that the changes will make it easier for the 27th and Hillside land to be developed with mobile homes.

Robert Lakin, Director of Planning
Mobile Home Amendments
Page 4

Please provide the Councils' comments and recommendations to the MAPC and the Board of City Commissioners when the issue is considered by them.

Clemencia L. Prieto

Clemencia L. Prieto
Administrative Aide III

CLP:sm

Noted:

Shirley Mast

Shirley Mast
Interim CP Coordinator

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE October 7, 1983

TO E.H. Denton, City Manager

FROM Dean Kruihof, Administrative Aide III

SUBJECT Supplemental CPO Recommendations
Concerning DR 83-16 Possible
Amendments to Mobile Home
Regulations

Due to scheduling conflicts, CPO Councils "A", "M", and "N" were unable to forward recommendations on the possible amendments to mobile home regulations prior to consideration of the subject by the MAPC at its September 22nd meeting.

Councils "A" and "N" voted (7-0 and 4-1 respectively) to support the proposed amendments. Council "M" expressed opposition to the proposed reduction of the required side yard setbacks in mobile home parks from 10 to 5 feet.

Please provide these supplemental recommendations to the Board of City Commissioners when the amendments are considered at its October 18th meeting.


Dean Kruihof
Administrative Aide III

DK:sm

cc: Robert Lakin, Director of Planning
Glen Lytle, Special Assistant for Zoning

RECEIVED

OCT 7 1983

METROPOLITAN PLANNING

ROUTE

Additions underlined.
Corrections ~~marked thru~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 AND 26.04.210 AND ADDING SECTION 26.04.212 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PROVIDING FOR THE CONTROL AND LOCATION OF OCCUPIED MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES AND THE REQUIREMENTS FOR LICENSING OF MOBILE HOME PARKS AND RECREATIONAL VEHICLE CAMPGROUNDS WITHIN THE CITY OF WICHITA; AND REPEALING SAID ORIGINAL SECTIONS 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 AND 26.04.210.

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

SECTION 26.04.010 (Definitions) shall be amended to read as follows:

"26.04.010 Definitions. As used in this chapter: "Building" means any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

"Camp" means a ~~trailer camp~~; recreational vehicle campground.

"Health officer" means the Director of the Wichita-Sedgwick County Department of Community Health, or his authorized representative.

"House trailer" ~~means 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 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. --See "Recreational Vehicle".~~

"Inspection officer" means the Superintendent of Central Inspection, Department of ~~Public Works~~- Housing and Economic Development or his authorized representative.

"Manufactured Home" means a structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

"Manufactured Home Subdivision" means a subdivision within the "C" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

"Mobile Home" means a movable detached single family dwelling unit that was manufactured prior to 1976 and is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined above when located in a mobile home park.

~~"Mobile home" means 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, kitchen facilities, and have 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 placed on a foundation as required for a permanent structure.~~

"Mobile Home Park" means 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 or manufactured homes not placed on permanent foundations. 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" means a plot of ground within a mobile home park which is to accommodate one mobile home or manufactured home and which provides service facilities for water, sewerage and electricity.

"Modular Home" means a structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code

of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

"Occupy;" "occupancy," or "occupied" means the use of any mobile home, manufactured home or ~~house-trailer~~ recreational vehicle by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

"Park" means mobile home park.

"Person" means any individual, firm, trust, partnership, association or corporation.

"Recreational Vehicle" means a unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle.

Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

"Recreational Vehicle Campground" means a lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

"Roadway" means 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" means 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" means the use of a parcel or tract of land which provides spaces for transient occupancy, and which is used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. "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. --see "Recreational Vehicle Campground"."~~

SECTION 26.04.020 shall be amended to read as follows:

"26.04.020 Location of mobile homes, manufactured homes and ~~house trailers--~~ recreational vehicles. It is unlawful for any person to occupy a mobile home or manufactured home in the city unless such mobile home or manufactured home is located in a mobile home park in conformance with all regulations for a mobile home park; and it is also unlawful for any person to occupy a ~~house-trailer~~ recreational vehicle in the city unless such ~~house-trailer~~ recreational vehicle is located in a camp.

Exceptions:

(a) A mobile home or manufactured 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 three days written notice, when in his opinion the intent of this section is being violated.

(b) A mobile home or manufactured home may be occupied other than within a park for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(c) A ~~house-trailer~~ recreational vehicle may be occupied other than within a camp for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(d) A ~~house-trailer~~ recreational vehicle may occupy a mobile home space in a park for a period not to exceed thirty days, provided a service building as required for a ~~trailer~~ camp is within two hundred feet of the space so occupied. Under no circumstances shall the number of mobile home spaces within a park be occupied by ~~house-trailers~~ recreational vehicles in excess of five percent of the total number of mobile home spaces provided, or a total of three, whichever is larger.

(e) A manufactured home may be occupied on a lot in a manufactured home subdivision provided it is placed on a permanent foundation and a building permit is obtained for construction and conversion to a permanent structure.

(f) A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in the "E" or "F" industrial zoning districts, provided such home is placed on a permanent foundation and complying with Section 28.04.120(B-2a.) of the zoning ordinance."

SECTION 26.04.050 shall be amended to read as follows:

"26.04.050 Permits for individual mobile homes and ~~house-trailers~~ recreational vehicles. Prior to occupying a mobile home or a ~~house trailer-~~ recreational vehicle located other than within a park or camp, a permit shall be obtained as permitted by Sections 26.04.020 (b) and 26.04.020(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 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 26.04.060 shall be amended to read as follows:

"26.04.060 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 ten 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 <u>recreational vehicle</u> spaces.	\$ 30.00
Three to fifteen house-trailer <u>recreational vehicle</u> spaces .	40.00
Sixteen to Twenty-five house-trailer <u>recreational vehicle</u> sp.	50.00
Over twenty-five house-trailer <u>recreational vehicle</u> spaces .	50.00
Plus ten dollars for each ten house-trailer <u>recreational vehicle</u> spaces, or major fraction thereof, over twenty-five.	

(c) A temporary permit may be issued for a mobile home or ~~house trailer-~~ recreational vehicle to be occupied other than within a park or camp, permitted in accordance with Sections 26.04.020(b) and 26.04.020(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~~ recreational vehicle in accordance with Sections 26.04.020(b) and 26.04.020(c) on the same property in any twelve month period."

SECTION 26.04.070 shall be amended to read as follows:

"26.04.070 Existing parks. All persons operating existing parks shall obtain the appropriate license as required by Sections 26.04.030 or 26.04.040 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 September 20, 1969, that were existing on March 3, 1964 and have been licensed on a continuing basis in accordance with the applicable standards of Ordinance No. 27-552, as herein amended, shall be permitted to operate as non-standard parks.

(b) All persons operating parks existing on September 20, 1969, that have been developed after March 3, 1964, in accordance with all the standards of Ordinance No. 27-552, shall be permitted to be licensed annually as nonstandard 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 26.04.200 and 26.04.210. Only those existing parks that comply with all the requirements for new mobile home parks will be eligible for the "G" ~~mobile-~~ manufactured home district under Title 28 of this code.

No addition shall be made to any existing park after January 1, 1970, except as permitted by Section 26.04.080 for a new park."

SECTION 26.04.090 shall be amended to read as follows:

"26.04.090 Application for mobile home park in accordance with Section 28.04.182.3 of this code. Any person desirous of locating a mobile home or manufactured home in accordance with Section 28.04.182.3, of this code, 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 or manufactured 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 as set forth in Section 28.04.182.3 can be met.

~~(e) -- Area to be provided or allotted the mobile home shall contain not less than two thousand five hundred square feet or the area required for a single family dwelling in the district wherein located, whichever is larger; -- except in the "A1" zoning district where, for purposes of this section, the lot area requirements of the "A1" zoning district shall apply. -- 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 away from any building located on the property, can and will be maintained.~~

~~(c) Off street parking can be provided as required by Title 26 of this code.~~

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 title, 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 approved 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 26.04.100 shall be amended to read as follows:

"26.04.100 Application for temporary permit for placement of individual mobile home or ~~house-trailer~~ recreational vehicle. Any person desirous of locating a mobile home or ~~house-trailer~~ recreational vehicle in accordance with Sections 26.04.020(b) or 26.04.020(c), 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~~ recreational vehicle is requested to be located; and shall provide all other applicable information as follows:

(a) Those applications requested in accordance with Sections 26.04.020(b) and 26.04.020(c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or ~~house-trailer~~ recreational vehicle 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~~ recreational vehicle will be parked;

(b) The connection of the mobile home or ~~house-trailer~~ recreational vehicle to any utility shall be in accordance with all applicable regulations of this code."

SECTION 26.04.120 shall be amended to read as follows:

"26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each ~~trailer or~~ camping space.

(b) Setbacks - All mobile homes and manufactured homes shall comply with the setbacks and clearances as set forth for mobile home parks in Section 28.04.135 of the zoning ordinance. All ~~mobile homes and house trailers~~ recreational vehicles 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 five feet from the edge of a ~~park or~~ camp roadway; 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 enclosed appurtenance thereto and not less than ten feet from any unenclosed appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp.--All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.~~

~~(c)~~(d) Roadways and Sidewalks - All mobile home spaces or ~~house trailer-~~ recreational vehicle spaces shall abut upon a park or camp roadway, with no mobile home or ~~house-trailer~~ recreational vehicle 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 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than twenty-one feet. When parking is permitted on one side of the roadway, roadways shall not be less than twenty-nine feet. When parking is permitted on both sides of the roadway, roadways shall not be less than thirty-five feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turnaround (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turnaround area such as hammerheads, etc., as may be approved by the planning department as providing service equal to the cul-de-sac. 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.~~ or other comparable surfacing.

~~(d)~~(e) Patios and Storage Lockers - Each mobile home space and ~~house-trailer-space-~~ shall be provided with a paved patio of at least two hundred square feet, which may be of concrete, masonry, wood or other hard surface material. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner than will enhance the park and shall be constructed of suitable weather-resistant materials.

~~(e)~~(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and ~~house-trailer~~ recreational vehicle space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

~~(f)~~(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or ~~house-trailer~~ recreational vehicle 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 26.04.070 or Section 26.04.090.

~~(g)~~(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. Mobile home parks established under Section 26.04.090 are not required to provide recreational space as set forth herein.

~~(h)~~(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.

~~(i)~~(j) Lighting - All park and camp roadways shall be lighted at night with seven-thousand-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 forty 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 26.04.130 shall be amended to read as follows:

"26.04.130 Service buildings. Each park serving or intended to serve one or more ~~house-trailers~~ recreational vehicles; and all camps, shall be provided with one or more service buildings which shall:

(a) Be located no nearer than twenty ten feet from a mobile home or ~~house-trailer~~ recreational vehicle in a park, nor nearer than twenty ten feet from a ~~house-trailer~~ recreational vehicle in a camp;

- (b) Be so located that any ~~house-trailer~~ recreational vehicle 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~~ recreational vehicles. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional ~~house-trailers~~ recreational vehicles 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 (one hundred forty degrees Fahrenheit) 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 this code, 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 or the public or constitute a nuisance."

SECTION 26.04.140 shall be amended to read as follows:

"26.04.140 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.

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.

(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~~ recreational vehicle 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~~ recreational vehicle 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 26.04.150 shall be amended to read as follows:

"26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for ~~house-trailers~~ recreational vehicles, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer 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 fifty 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 26.04.170 shall be amended to read as follows:

"26.04.170 Rodents and insects. (a) Maintenance Free from Infestation - Mobile home parks and ~~trailer camps~~ recreational vehicle campgrounds shall be maintained free of excessive insect or rodent infestation.

(b) Preventive Environmental Maintenance - The mobile home park or ~~trailer camp~~ recreational vehicle campground management shall keep all areas outside of the confines of the individual mobile homes or ~~house-trailers~~ recreational vehicles 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~~ recreational vehicle occupants shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or ~~house-trailers~~ recreational vehicles."

SECTION 26.04.180 shall be amended to read as follows:

"26.04.180 Electricity. A weatherproof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or ~~house-trailer~~ recreational vehicle space. All electrical wiring shall comply with applicable provisions of the electrical code of the city. 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 26.04.190 shall be amended to read as follows:

"26.04.190 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 this 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 this code;

(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 26.04.200 shall be amended to read as follows:

"26.04.200 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~~ recreational vehicle 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~~ recreational vehicle; the dates of arrival and departure of each mobile home or ~~house-trailer~~ recreational vehicle, 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 one hundred dollars by fire or storm to any mobile home or ~~house-trailer~~ recreational vehicle 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 26.04.210 shall be amended to read as follows:

"26.04.210 Alterations and additions to mobile homes or manufactured homes in mobile home parks. (a) Alterations and additions to mobile homes or manufactured homes which are affected by provisions contained in this chapter, 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~~ recreational vehicle.

Exception: Accessory structures not exceeding an area of one hundred square feet of enclosed space, carports and residential patio structures may be attached to or become a part of a mobile home or manufactured home if such structure complies in all respects to the applicable provisions ~~of Title 18 of this code, and with the written approval of the inspection officer,~~ of the building code and other related technical codes and permits are secured from Central Inspection.

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

SECTION 26.04.212 shall be added to read as follows:

"26.04.212 Additions and alterations to homes in a manufactured home subdivision. Additions and alterations may be made to any manufactured home or modular home in a manufactured home subdivision. Such additions or alterations shall also be placed on a permanent foundation as required by the building code of the City of Wichita. Whenever any manufactured home or modular home does not have a continuous perimeter foundation, continuous perimeter skirting shall be installed. Such skirting shall be of noncombustible material and resistant to deterioration due to weather."

The original Sections 26.04.010, 26.04.020, 26.04.050, 26.04.060, 26.04.070, 26.04.090, 26.04.100, 26.04.120, 26.04.130, 26.04.140, 26.04.150, 26.04.170, 26.04.180, 26.04.200 and 26.04.210 are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas and be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this ____ day of _____, 1983.

Margalee Wright, Mayor

ATTEST:

Donald C. Gisick, City Clerk

Additions underlined
Corrections marked through

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 28.04.020, 28.04.030, 28.04.135 AND 28.04.182.3 OF THE ZONING CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE DEFINITIONS, LOCATION AND OCCUPANCY OF MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES WITHIN THE CITY OF WICHITA AND AMENDING THE DESIGNATION OF THE "C" MOBILE HOME DISTRICT TO BE THE "G" MANUFACTURED HOME DISTRICT; AND REPEALING SAID ORIGINAL SECTIONS 28.04.020; 28.04.030, 28.04.135 AND 28.04.182.

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

SECTION 28.04.020 of the code of the City of Wichita, Kansas shall be amended to read as follows:

"28.04.020 Definitions. For the purpose of this chapter, certain terms and words are defined as follows: Words used in the present tense shall include the future; words in the singular number shall include the plural; words in the plural shall include the singular number; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot"; the word "shall" is mandatory and not directory. Any words defined in the building code of the city and not specifically defined herein shall be construed as defined in the building code of the city. Any word not defined herein or in the building code of the city shall have its usual meaning.

ACCESSORY STRUCTURE. Any construction, production or piece of work built up or composed of parts joined together and affixed to the land or real property excluding poles, fences, walks, and other such minor incidental improvements.

ALLEY. A public thoroughfare which ordinarily affords only a secondary means of access to abutting property and which is not over twenty feet wide.

BASEMENT OR CELLAR. A portion of a building which is wholly or partly below grade, the ceiling of which is less than four feet above grade, which shall not be included as a story.

BOARDINGHOUSE. A building or place where for compensation and by prearrangement for definite periods, table board is provided for five or more persons, but does not furnish meals to occasional or transient customers without such previous arrangement.

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

BUILDINGS, HEIGHT OF. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch roof, or the average height of a hip roof.

BUILDING LINE. The exterior face of a wall of an existing structure or the limits to which an exterior face of a wall of a proposed structure may be built, but shall not include the face of one-story unoccupied gable-roofed areas over open porches, entrances or like appendages.

CHILD CARE CENTER. A building or portion of a building used as a day nursery providing care for seven or more children, for part or all of a day or night, away from the home of the parent or legal guardian; and includes full day child care, nursery schools, play groups, Head Start centers giving emphasis to programming for special children, kindergartens not operated by the public schools, and other establishments offering care to groups of children for part or all of the day or night.

COMMISSION. "Commission" means the Wichita-Sedgwick County metropolitan area planning commission.

DISTRICT. Any section of the city for which the regulations governing the use of buildings and premises and the height and area of buildings are uniform.

DWELLING. A building or portion thereof which is designed or used exclusively for residential purposes. (Mobile homes and ~~house trailers~~ recreational vehicles 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 title, mobile homes; manufactured homes and ~~house trailers~~ recreational vehicles 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.

FAMILY. One person living alone or two or more persons living together, related either by birth or marriage, who, together with their servants occupy a single housekeeping unit; or a group of not more than four unrelated persons who, with their servants, occupy a single housekeeping unit. Family does not include a group occupying a club, sorority or fraternity house, etc.

FAMILY DAY CARE HOME. A home occupation, in a dwelling, in which care is given for less than twenty-four hours a day to ten or less children away from their own homes, who are not related to the care provider; provided, however, the number and ages of the children shall not exceed that permitted by the licensing regulations of the Kansas Department of Health and Environment.

FILLING STATION. Any building or premises used solely or principally for the storing, dispensing, sale or offering for sale at retail of any automotive fuels and lubricants and automotive accessories.

FRONTAGE. The length of the property abutting on one side of a street or place measured along the dividing line between the property and the street or place. (For double frontage see REVERSAL OF LOT FRONTAGE and LOT OR PLOT, THROUGH.)

GARAGE.

Private: An accessory building designed or used for the storage of privately owned, motor driven vehicles, of which not more than one may be a commercial motor vehicle of not more than two tons' capacity, and with no provision of repairing or equipping such vehicles.

Public: A building or portion thereof used for the housing of motor vehicles or where such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale, not including exhibition or showroom for model cars.

Storage: A building or portion thereof designed or used exclusively for housing four or more motor-driven vehicles.

GRADE. Any wall approximately parallel to and not more than five feet from a street line is not to be considered as adjoining the street. Where no sidewalk has been constructed, the city engineer shall establish such sidewalk or its equivalent for the purpose of these regulations.

1. For buildings having walls adjoining one street only, it is the elevation of the sidewalk at the center of the wall adjoining the street.

2. For buildings having walls adjoining more than one street, it is the average of the elevation for the sidewalks at the centers of all walls adjoining the streets.

3. For buildings having no wall adjoining the street, it is the average level of the finished surface of the ground adjacent to the exterior walls of the building.

GOVERNING BODY. Board of commissioners of the city.

GROUP BOARDING HOME FOR CHILDREN. A residential facility for five or more children, who, for various reasons, cannot reside in their natural home and where twenty-four hour adult care and supervision and consultation may be available, and which is licensed by the Kansas State Board of Health.

HALFWAY HOUSE - GROUP HOME. A residential facility for five or more adults who have been institutionalized for various reasons and released, or who have or have had physical or social disabilities which make operation in society difficult and require the protection of a group setting to facilitate the transition to a functional member of society (e.g., former convicts, alcoholics, drug addicts, mental patients, etc.); provided shelter, supervision and residential rehabilitative services.

HOME FOR THE AGED. A facility, however named, which is designed, staffed and equipped for the care of individuals who are not in need of hospital or nursing care but who are in need of assistance with everyday activities of living in a protected environment.

Home Occupations shall consist of the following:

HOME OCCUPATIONS.

A. Authorization. Home occupations shall be permitted in any dwelling unit unless otherwise prohibited or restricted by this section.

B. Definition. A business, profession, occupation or trade conducted for gain or conducted entirely within a residential building or, when permitted by subsection C., within a structure that is accessory to a residential building.

C. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

1. In all districts permitting dwellings:

a. No alteration of the principal building or premises shall be made which changes the character or appearance.

b. The home occupation shall not occupy more floor area than floor area devoted to the primary use as a residence.

c. No equipment shall be used which shall create undue noise, vibration, electrical interference, smoke or particulate matter emission, power demands, or odors. In determining what is undue noise, such activity shall not cause or create noise at the lot lines in excess of the

sound levels contained in the schedule on file with the city clerk and the enforcing officer, approved by the metropolitan area planning commission and titled, "Noise Standards for Home Occupations, October, 1966."

d. There shall be no outdoor storage of equipment, materials or vehicles used in the home occupation.

2. In the "AA" one-family dwelling districts:

a. No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his residence.

b. No manufacturing or processing or conducting of a trade of any sort whatsoever shall be done and no stock-in-trade shall be displayed or sold on the premises.

c. The home occupation shall be conducted entirely within the main residential building. No such home occupation shall be conducted in an accessory structure or in a garage, whether attached or detached.

d. No sign shall be permitted except when required by law. When such a sign is required, it shall not be larger than two square feet, provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.

3. In all other districts permitting residences:

a. No more than one person other than a person(s) occupying such dwelling unit as their residence shall be employed.

b. No stock-in-trade (except articles produced by members of the immediate family residing on the premises) shall be displayed or sold on the premises.

c. The home occupation shall be conducted entirely within the principal residential building or in a permitted accessory structure thereto.

d. No sign shall be permitted larger than two square feet, provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.

D. Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each listed occupation shall be subject to the requirements of subsections B. and C. of this section:

1. Artists, authors or composers, dancers, music teachers, and other similar artists, including instruction thereof; provided that instruction shall be limited to not more than five pupils at a time, excepting dancing instruction, which shall be limited to not more than fifteen pupils at a time.

2. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, appliance repairs, etc.

3. Ministers, rabbis, priests.

4. Office facilities for architects, engineers, lawyers, doctors, dentists, and members of similar professions.

5. Office facilities for salesmen, sales representatives, manufacturers representatives, when no retailing or wholesaling is made or transacted on the premises.

6. Office facilities for service type businesses such as insurance agents, brokers, decorators, painters, business consultants, tax advisors, and photographers.

7. Personal services, such as dressmakers, seamstresses, tailors, barber shops, beauty shops.

8. Family day care home.

E. Particular Home Occupations Prohibited. Permitted home occupations shall not, in any event, be deemed to include:

1. Animal hospitals.

2. Auto and other vehicle repair.

3. Funeral homes.

4. Kennels and stables when carried on as a business activity and not as a hobby with coincidental occasional sales and use.

5. Medical or dental clinics or hospitals.

6. Nursery schools and child day care centers, having more than seven students at a time.

7. Renting of trailers, cars or other equipment.

8. Restaurants.

9. Tourist homes, unless specifically permitted by the district regulations.

NOISE STANDARDS FOR HOME OCCUPATIONS

OCTOBER 1966

The following noise standards shall be measured with octave band analyzers calibrated in the Preferred Frequencies (American Standards Association S1.6-1960 Preferred Frequencies for Acoustical Measurements) for measuring intensity and frequency of sound using the flat network and fast response of the sound level meter.

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level Decibels
31.5	65
63	67
125	66
250	59
500	52
1000	46
2000	37
4000	26
8000	17

Approved by the Wichita-Sedgwick County metropolitan area planning commission on October 20, 1966.

HOTEL. A building which provides a common entrance, lobby, halls and stairways, and in which lodging is provided with or without meals, to transient guests.

~~**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.~~ See Recreational Vehicle.

HOUSEKEEPING UNIT. A building or a portion of a building which is occupied or intended to be occupied as a dwelling, and which has the facilities for cooking and serving meals and for sleeping quarters, and which may or may not include other rooms or facilities.

LANDSCAPING. The improvement of a lot, parcel or tract of land with grass and shrubs and/or trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects, such as fountains, statuary and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

LODGINGHOUSE. A building or place wherein lodging is provided for five or more individuals pursuant to previous arrangement and not open to transients.

LOT OR PLOT. A building site or parcel of land occupied or intended to be occupied by a building and accessory buildings, and including such open spaces as are required under this chapter, and having its principal frontage upon a public street or officially approved place.

Corner: A lot abutting upon two or more streets at their intersection.

Triangular: A lot abutting on two or more streets at their junction, where the angle formed by the intersecting streets is less than forty-five degrees.

Depth of: The mean horizontal distance between the front and rear lot lines.

Interior: A lot other than a corner lot or triangular lot.

Through: An interior lot having frontage on two streets.

LOT FRONTAGE. See FRONTAGE.

LOT LINES. The lines bounding a lot as defined in this section.

LOT OF RECORD. A lot or portion of one or more lots which are a part of a subdivision, the map of which has been recorded in the office of the register of deeds of the county, or a plot described by metes and bounds, the description of which has been recorded in the office of the register of deeds of the county.

LOT, ZONING. A parcel of land that is designated by its owner or developer, at the time of applying for an occupancy certificate as a tract, all of which is to be used, developed or built upon as a unit under single ownership. As long as it satisfies the requirements of the above and the requirements of the subdivision rules and regulations, such lot may consist of:

- (1) A single lot of record; or
- (2) A portion of a lot of record; or
- (3) A combination of complete lots of record, complete lots and portions of lots of record, or portions of lots of record.

MANUFACTURED HOME: A structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

MANUFACTURED HOME SUBDIVISION: A subdivision within the "G" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

MOBILE HOME: A movable detached single-family dwelling unit that was manufactured prior to 1976 or is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined herein when located in a mobile home park.

~~"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 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 or manufactured homes not placed on permanent foundations. 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.

MODULAR HOME: A structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

MOTEL. A group of attached or detached permanent nonmobile buildings containing four or more individual sleeping or separate living facilities; designed and used for the accommodation of transients or nonpermanent residents. Motels shall include motor courts, auto courts and cabin or tourist courts but shall not include ~~trailer-camps~~ recreational vehicle campgrounds or courts, camp sites or mobile home parks.

NONCONFORMING USE. A building or premises legally occupied by a use that does not conform with the regulations of the district in which it is situated as established by this chapter or any prior zoning ordinance.

NURSING HOMES OR CONVALESCENT HOME. A home providing bed care for persons, exclusive of relatives, who by reason of illness or physical infirmity are unable to care properly for themselves, but not serving or admitting alcoholics, drug addicts, or persons with mental or communicable diseases; a registered nurse on duty at all times, and wherein there is no surgery or other similar activities such as customarily provided in sanitariums and hospitals.

OPEN SPACE. That ground area and the space above which is unimpeded from the ground to the sky by any main structure except that the area may be used for landscaping, recreational purposes such as for swimming, shuffleboard, tennis, etc. Parking lots and storage areas for vehicles and material shall not be considered as open space.

PARKING LOT. A parcel of land devoted to unenclosed parking space, which may include partially enclosed one-story buildings.

PARKING SPACE. A suitable surfaced space either within or outside of a building. The area shall not be less than two hundred square feet, having a minimum width of eight feet six inches and a minimum length of eighteen feet.

PLACE. An open unoccupied space dedicated to purposes of access for abutting property.

PORCH. A roofed structure projecting from a building and separated from the building by the walls thereof and having no enclosing features except roof supports, railing or screen wire.

RECREATIONAL VEHICLE. A unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

RECREATIONAL VEHICLE CAMPGROUND. A lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

REVERSAL OF LOT FRONTAGE. Lots in any block which are platted facing more than two streets so that some of the platted lots have their frontage approximately at right angles to other platted lots in the same block shall be construed as having a reversal of frontage; provided however, that if a corner lot adjoining lots on either side having this reversal of frontage is platted of sufficient depth on both dimensions to approximately equal the depth of the lots adjacent to each of the interior boundary lines, both street lines of such lot shall be construed as front lines of the lot and front yard requirements shall be required on both street frontages.

SCREENING. Decorative fencing, evergreen vegetation* or landscaped earth berms* maintained for the purpose of concealing from view the area behind such fence, evergreen vegetation or berms. When fencing is used for screening, it shall not be less than six nor more than eight feet in height.

*Whenever evergreen vegetation or landscaped earth berms are used for screening, a plan shall be submitted for approval by the director of planning and the superintendent of central inspection.

SETBACK. The distances between the lot line and the building line.

SHELTER, FALLOUT. A structure or portion of a structure intended to provide protection to human life during periods of danger to human life from nuclear fallout, air raids, storms, or other emergencies.

SIGN. Any printed or written text (including letter, word or numeral), pictorial representation (including illustration, decoration or figure), emblem (including device, symbol or trademark), commercial flag (including advertising banner, streamer or pennant), or any other object which:

(a) Is a structure or any part thereof; or is attached to, painted on, or in any other manner represented on a building, fence, wall, post or any other structure or surface; and

(b) Is used to identify, instruct, attract, guide or advertise.

STABLE.

Private: A building with capacity for not more than four horses.

Public: A building with a capacity for more than four horses.

STREET. A public or private thoroughfare more than twenty feet wide which provides the principal means of access to abutting property for persons or vehicles and public utilities.

STREET LINE. The dividing line between a lot, tract or parcel of land and a street.

STORY. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above.

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 includes buildings, towers, cages for transformer substations, 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.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

SWIMMING CLUB. A private club, a nonprofit organization used exclusively for its membership for the purpose of maintaining the operating of a swimming pool with specified limitations upon the number of members and limited to residents of a block, subdivision, neighborhood or community or other specified area of residence for the exclusive use of members and their guests.

TERRACE. An artificial or natural embankment in the area between a building and lot line.

~~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. 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. See Recreational Vehicle Campground.~~

WAREHOUSES.

Commercial Warehouse: A building or portion thereof used for the storage of any property not permitted in a residential storage warehouse. This shall not be deemed to include the storage area in connection with a purely retail business when located on the same property.

Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper and other items of personal property generally stored in residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.

YARD. The space between the building and the adjoining lot lines. The drawing which is entitled "Height, Yard, Parking Regulations" is adopted by reference and made a part of this chapter as though set out in full in this chapter, and is intended to further clarify the definitions and regulations contained in this chapter as to front, side and rear yards under various conditions.

Front: That portion of the yard extending across the front of a lot between the side lot lines and being measured at the minimum horizontal distance between the street line and the front building line, not including steps, terraces, unenclosed balconies and unenclosed or screened porches.

Rear: That portion of the yard, on the same lot with a building, between the rear building line and the rear line of the lot, for the full width of the lot, provided that in those locations where an alley is platted in the rear of the lots, half the width of the platted alley may be included in the rear yard requirement. The depth of the rear yard is the minimum horizontal distance between the rear lot line or the center of the alley in the rear of the lot where such an alley is platted, and the rear of the main building, not including steps, unenclosed balconies and unenclosed porches.

Side: That portion of the yard along each side of a building between the building line and the side line of the lot extending from the front yard to the rear yard. The width of the side yard is the minimum horizontal distance between the building line and the side lot line."

SECTION 28.04.030 of the Code of the City of Wichita, Kansas, shall be amended to read as follows:

"28.04.030 Zoning classification or districts. In order to regulate and restrict the use and improvement of lands and the location, type, construction and use of building improvements located within the city; to prevent overcrowding of land, to preserve property values; to promote the general welfare, public safety and health; and to preserve personal and property rights; all lots, parcels and tracts of land located within the city, together with any and all building improvements located thereon, shall be zoned into one of the following classifications or districts:

- "AA" - One-family dwelling classification or district.
- "A" - Two-family dwelling classification or district.
- "RB" - Four-family dwelling classification or district.
- "R-5" - General residence classification or district.
- "R-6" - General residence classification or district.
- "B" - Multiple-family dwelling classification or district.
- "BB" - Office classification or district.
- "OC" - Office Commercial classification or district.
- "LC" - Light Commercial classification or district.
- "C" - Commercial classification or district.

- "D" - Central business classification or district.
- "E" - Light Industrial classification or district.
- "F" - Heavy Industrial classification or district.
- "G" - Manufactured Mobile home classification or district.
- "U" - University classification or district.

SECTION 28.04.135 ("G" Mobile Home District) be amended to read as follows:

"28.04.135 "G" ~~mobile~~ manufactured 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 or in manufactured home subdivisions designed and constructed to accomodate mobile homes and manufactured homes and other uses compatible with such mobile home parks and manufactured home subdivisions which provide related services necessary and appropriate to the satisfactory functioning of such mobile home parks and manufactured home subdivisions. 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~~ eight ~~mobile homes~~ or manufactured homes per gross acre.

A. USE REGULATIONS

In the "G" ~~mobile~~ manufactured 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. Manufactured home subdivisions.
3. ~~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.

~~4.3:~~ Churches, chapels, temples and synagogues.

~~5.4:~~ Parks, playground and community buildings operated by a public agency or nonprofit organization.

~~6.5:~~ 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.

7. Child care centers.

~~6.-----Day nurseries and kindergartens.~~

~~8.7:~~ Public and private golf courses not including miniature golf courses and driving ranges.

9.8: Public libraries.

10.9: Home occupations as permitted in the "A" two-family dwelling district.

~~11.10:~~ 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, five acres, and complying with all standards in Title 26 of this code.

1.2 Other permitted uses: ten thousand square feet.

1.3 ~~Individual mobile-home Lots~~ within a mobile manufactured home subdivision where lots are sold for individual mobile-home, manufactured home or modular home sites: five thousand square feet per lot. Minimum gross area ~~within the of a mobile manufactured home subdivision shall be~~ five acres, or be adjacent to a mobile home park or manufactured home subdivision, the total of which shall be five acres or more.

2. Minimum Lot Width:

2.1 Mobile home parks: two hundred feet.

2.2 Other permitted uses: one hundred feet.

2.3 ~~Individual mobile-home Lot~~ within a mobile manufactured home subdivision: ~~forty~~ forty feet.

3. Minimum Lot Depth:

3.1 Mobile home parks: two hundred feet.

3.2 Other permitted uses: one hundred feet.

3.3 ~~Individual mobile-home Lot~~ within a mobile manufactured home subdivision: ~~one hundred~~ eighty feet.

C. BULK REGULATIONS

1. Maximum Structure Height: thirty-five feet.

2. Maximum Lot Coverage: thirty-percent.

(a) Mobile home parks and other permitted uses: thirty-five percent.

(b) Lot in a manufactured home subdivision: fifty percent.

~~3.---Yard Requirements:~~

~~3.1--Minimum front yard:~~

~~(a)--Mobile home parks and other permitted uses: twenty 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 twenty feet from public right of way.~~

~~3.2--Minimum side yard:~~

~~(a)--Mobile home parks: ten feet.~~

~~(b)--Other permitted uses: twenty five feet.~~

~~(c)--Individual mobile homes: Separation as required by Title 26 of this code; but in no case less than twenty feet from public right of way; and in no case less than ten feet from property line.~~

~~3.3--Minimum rear yard:~~

~~(a)--Mobile home parks: ten feet.~~

~~(b)--Other permitted uses: fifteen feet.~~

~~(c)--Individual mobile homes: Separation as required by Title 26 of this code; but in no case less than twenty feet from public right of way; and in no case less than ten 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.~~

3. Setback requirements:

3.1 Mobile home park setbacks:

(a) All structures, permanent or temporary, shall maintain a setback of not less than 20 feet to any public street right-of-way and a setback of not less than 10 feet to any property line not common to a public street. Under no circumstance shall any structure, permanent or temporary, be located closer than the setbacks as shown on a plat.

(b) All structures, permanent or temporary, shall maintain a setback of not less than 5 feet from a private roadway within a mobile home park, and shall not be located closer than 10 feet to any other structure, permanent or temporary, or any appurtenance thereto as permitted by Title 26 of the code.

(c) No structure, permanent or temporary, shall be located so that any portion will project into, over or under any utility easement.

3.2 Manufactured home subdivision setbacks:

(a) All structures shall maintain a setback of not less than 10 feet to any public street right-of-way; provided, however, the setback for the front of a garage or carport providing vehicular access must maintain a 20 foot setback from the public street right-of-way.

(b) All structures shall maintain a setback of not less than 5 feet to any property line not common to a public street right-of-way.

(c) Eaves, entrance hoods, steps, raised patio decks, terraces, bay windows, unenclosed porches, and similar appurtenances to any main use may project into the above setbacks not more than 2 feet adjacent to a public street right-of-way, or 1 foot into any other setback; provided, however, no structure or appurtenance thereto shall be located so that any portion will project into, over or under any easement.

(d) Accessory structures shall maintain the same setbacks as required for the main use from the property lines.

(e) Any structure established for any main use, other than for dwelling purposes, shall comply with the same yard requirements for that use to be located in the "A" Two-family Dwelling District."

SECTION 28.04.182 be amended to read as follows:

28.04.182 Same - Swimming clubs, small animal clinics, mobile homes.

1. Swimming clubs - Private, nonprofit by special permit:

The board of city commissioners may by special permit authorize the location of such use in the "AA", "A" and "RB" districts, providing the following conditions have been met and further provided that such location and preliminary plans shall first be approved in writing by the planning commission, who shall first find that such use is reasonable and is in harmony with the surrounding area and the objectives of the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community.

1.1 Only facilities for games and outdoor uses such as swimming pool, shuffle board, croquet or tennis courts, shall be permitted. Indoor facilities shall include only meeting rooms and locker rooms. These games and buildings shall not be located within fifty feet of the side property lines, twenty feet of the rear property line, and as required elsewhere in the zoning ordinance for front property lines. No permit under this paragraph shall be granted unless and until the petitioner files the consent, duly acknowledged, of one hundred percent of the owners within one hundred feet of the property on which such use is to be located.

1.2 Solid fencing and screening from abutting property of all outdoor activity area shall be at least six feet in height. If parking areas are outside this six-foot fence, then a wall at least three and one-half feet in height shall be constructed around parking area to protect adjoining property from headlights.

1.3 Any pumps and filters which are located aboveground shall be at least fifty feet from abutting property.

1.4 Only the dispensing of beverages, candy and tobacco shall be permitted, and these shall be from coin-operated machines.

1.5 All lights shall be shielded to reflect or direct light away from adjoining property.

1.6 No loudspeakers or amplification system shall be used so as to be heard outside of the building.

1.7 The required parking space shall be computed on the basis of one space, two hundred fifty square feet, for each seventy square feet of pool area.

1.8 Parking areas shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surface and shall be maintained in good condition free of all weeds, dust, trash and other debris.

2. Small animal clinic in "BB" office district.

The board of zoning appeals may, by special permit after a public hearing and subject to conditions, allow small animal clinics in the "BB" office district.

2.1 Prior to granting of such permit, the board shall find from plans and specifications submitted that no noise or odors shall be discernible at any exterior building line.

2.2 Treatment shall be limited to dogs, cats and other small animals; all animals shall be harbored indoors.

3. Mobile homes.

The board of zoning appeals may permit as an exception the placement of a mobile home or manufactured home on any property in any district on a temporary basis subject to the following conditions and requirements:

3.1 The board of zoning appeals shall determine a reasonable time limit to be attached to each individual case.

3.2 The applicant shall show due cause that hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

3.3 The location of such home shall conform to all height and setback requirements of the district in which located and as set forth below, and the off-street parking requirements of this chapter.

~~Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(a) of this code.~~

(a) Whenever a mobile home or manufactured home is to be located on a property with another dwelling, it shall not occupy any part of the required front yard or side yard of the existing dwelling, but may occupy up to one-half of the required rear yard.

(b) Whenever a mobile home or manufactured home is to be located on a property without another structure, the location shall be in compliance with the setbacks required for a dwelling in the zoning district wherein located.

(c) A mobile home or manufactured home shall not be located closer than ten feet to any other structure, nor shall it be located closer to the front or side property lines than required by the zoning district.

3.4 The board of zoning appeals may include additional conditions as they deem necessary to include, but not limited to, extraordinary setbacks, landscaping, and installation of utilities- and the placement of the home on a temporary foundation as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the code."

The original Sectopms 28.04.020, 28.04.030, 28.04.135 and 28.04.182 of the Code of the City of Wichita, Kansas are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this ____ day of October, 1983.

Margalee Wright, Mayor

ATTEST:

Donald C. Gisick, City Clerk

(SEAL)

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 25, 1983

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR-83-16 Possible Amendments to Mobile Home Regulations

Attached hereto are possible amendments to the Zoning Ordinance (Title 28) and the Mobile Home Regulations (Title 26) of the City Code. These amendments will be placed on the planning commission agenda for your consideration and recommendation at your regular meeting on Thursday, September 22, 1983. This meeting will begin at 1:30 p.m. in the City Commission Conference Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

BACKGROUND:

The "C" Mobile Home District was first established within the City of Wichita in 1964, and was amended in 1969 to require a minimum of 5 acres for a mobile home park, and included the provision for mobile home subdivisions wherein individual lots are sold for individual mobile home sites.

Until recently, the majority of mobile home development has occurred in the larger mobile home parks on sites leased from the park operator. Present regulations prevent the placement of mobile homes on permanent foundations, but do require units to be blocked and anchored to the ground as set forth in the State Statutes.

Beginning in 1976, all mobile homes have been required to be constructed in accordance with the standards embodied in the Federal Manufactured Home Construction and Safety Standards generally known as the "HUD" code. The industry has requested that provisions be made to allow manufactured housing constructed to these standards be permitted on permanent foundations in order to provide a better financing package for the home purchaser. These proposed changes will permit the location of homes manufactured to "HUD" standards to be located on individual lots on permanent foundations, in what is presently a mobile home subdivision and to be designated a manufactured home subdivision.

There have also been a number of instances where setbacks between mobile homes has created problems in the location of new units, particularly in subdivisions where lots are sold to individuals. Some are possibly due to excessive setback requirements while others have been created by platting lots too small to accommodate many of the units on the market today. One of the major problems relates to the side yard setback of ten feet in a mobile home subdivision. This is twice the distance that is required in the "B" Multiple-family Dwelling District for a dwelling of frame construction, and 4 feet more than is required in any other

residential district. The building code does not place any fire resistant requirements on a one-family dwelling three feet or more from a property line, so it would appear that the setbacks in a mobile home subdivision are possibly excessive.

After several meetings with the Sedgwick County Manufactured Housing Association, and our informal work session on these amendments on June 30, 1983 with the planning commission, the general concern of the Industry has been with the foundation requirements for manufactured housing. The industry has been working with an engineer on several foundation design proposals that will be presented to Central Inspection for consideration of approval as complying with the building code.

SUMMARY:

These amendments include the following changes to the regulations:

1. Amends the definition of a mobile home to make a distinction between the older mobile homes and those manufactured in conformance with the HUD code.
2. Adds the definition of a manufactured home.
3. Adds the definition of a modular home.
4. Adds the definition of a recreational vehicle and eliminates the term house trailer from the regulations.
5. Adds the definition of a recreational vehicle campground and eliminates the term trailer camp from the regulations.
6. Changes the "C" Mobile Home District to the "G" Manufactured Housing District.
7. Requires the placement of Manufactured Homes on permanent foundations on individual lots in a Manufactured Home Subdivision.
8. Eliminates the mobile home park license for individual homes in a manufactured home subdivision once placed on a permanent foundation.
9. Reduces the setbacks in a mobile home park between units. Requires a 10 foot separation between mobile homes or any appertenance thereto.
10. Reduces setbacks in a manufactured home subdivision from 20 feet to 10 feet adjacent to a street and from 10 feet to 5 feet for the basic setback of a common property line.

11. Allows the platting of a manufactured home subdivision on less than 5 acres if adjacent to another mobile home park or manufactured home subdivision.
12. Reduces the minimum lot dimensions for a manufactured home subdivision but maintains the minimum lot area of 5,000 square feet.
13. Removes the minimum lot area required for a hardship for the placement of a mobile home by the Board of Zoning Appeals, and establishes minimum setbacks only.
14. Permits the location of a manufactured home on a permanent foundation as a night watchman for an industrial property.
15. Requires that manufactured homes or modular homes, to be located in a Manufactured Home Subdivision, have a continuous perimeter foundation or a skirting of non-combustible material that is resistant to weather.

RECOMMENDATION:

Make whatever changes are deemed to be in the best interests of the community and forward your recommendation to the City commission for their consideration.

Robert A. Lakin

Robert A. Lakin
Director of Planning

cc: Don Anderson, Director of Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Don Glasse, Aetna Mobile Homes, 3101 South Broadway, Wichita
Ed Bridwell, 2621 South Broadway, Wichita
CPO
Wichita Area Board of Realtors, 717 North Emporia, Wichita 67214
Wichita Area Builders Association, 730 North Main, Wichita 67203

8/29/83

Additions underlined.
Corrections marked through.

DR 83-16-"A"

Possible Amendment to the
City of Wichita Zoning Ordinance Scheduled for
Public Hearing before the MAPC - September 22, 1983

Recommended that Section 28.04.020 (Definitions) be amended to include the following new and revised definitions:

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. See Recreational Vehicle.~~

MANUFACTURED HOME: A structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

MANUFACTURED HOME SUBDIVISION: A subdivision within the "G" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

MOBILE HOME: A movable detached single-family dwelling unit that was manufactured prior to 1976 or is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit

and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined herein when located in a mobile home park.

~~"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 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 or manufactured homes not placed on permanent foundations. 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.

MODULAR HOME: A structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

RECREATIONAL VEHICLE. A unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle; Recreational vehicle shall include motor homes, travel trailers, truck campers camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

RECREATIONAL VEHICLE CAMPGROUND. A lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

~~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. 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. See Recreational Vehicle Campground.~~

Recommended that Section 28.04.135 ("G" Mobile Home District) be amended to read as follows:

28.04.135 "G" ~~mobile~~ manufactured 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 or in manufactured home subdivisions designed and constructed to accommodate mobile homes and manufactured homes and other uses compatible with such mobile home parks and manufactured home subdivisions which provide related services necessary and appropriate to the satisfactory functioning of such mobile home parks and manufactured home subdivisions. 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~~ eight mobile homes or manufactured homes per gross acre.

A. USE REGULATIONS

In the "C" mobile manufactured 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 "C" 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. Manufactured home subdivisions.
- ~~3.2:~~ 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.
- ~~4.3:~~ Churches, chapels, temples and synagogues.
- ~~5.4:~~ Parks, playground and community buildings operated by a public agency or nonprofit organization.
- ~~6.5:~~ 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.

7. Child care centers.

~~6. Day nurseries and kindergartens.~~

~~8.7. Public and private golf courses not including miniature golf courses and driving ranges.~~

~~9.8. Public libraries.~~

~~10.9. Home occupations as permitted in the "A" two-family dwelling district.~~

~~11.10. 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, five acres, and complying with all standards in Title 26 of this code.

1.2 Other permitted uses: ten thousand square feet.

1.3 ~~Individual mobile-home Lots within a mobile manufactured home subdivision where lots are sold for individual mobile-home, manufactured home or modular home sites: five thousand square feet per lot. Minimum gross area within the of a mobile manufactured home subdivision shall be five acres, or be adjacent to a mobile home park or manufactured home subdivision, the total of which shall be five acres or more.~~

2. Minimum Lot Width:

2.1 Mobile home parks: two hundred feet.

2.2 Other permitted uses: one hundred feet.

2.3 ~~Individual mobile-home Lot within a mobile manufactured home subdivision: -fifty forty feet.~~

3. Minimum Lot Depth:

3.1 Mobile home parks: two hundred feet.

3.2 Other permitted uses: one hundred feet.

3.3 ~~Individual mobile-home~~ Lot within a mobile manufactured home subdivision: one hundred eighty feet.

C. BULK REGULATIONS

1. Maximum Structure Height: thirty-five feet.

2. Maximum Lot Coverage: ~~thirty-percent.~~

(a) Mobile home parks and other permitted uses: thirty-five percent.

(b) Lot in a manufactured home subdivision: fifty percent.

~~3.--Yard-Requirements:~~

~~3:1--Minimum-front-yard:~~

~~(a)--Mobile-home-parks-and-other-permitted-uses:-twenty-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-twenty-feet-from-public-right-of-way.~~

~~3:2--Minimum-side-yard:~~

~~(a)--Mobile-home-parks:-ten-feet.~~

~~(b)--Other-permitted-uses:-twenty-five-feet.~~

~~(c)--Individual-mobile-homes:-Separation-as-required-by-Title 26-of-this-code;-but-in-no-case-less-than-twenty-feet-from-public right-of-way; and-in-no-case-less-than-ten-feet-from-property-line.~~

~~3:3--Minimum-rear-yard:~~

~~(a)--Mobile-home-parks:-ten-feet.~~

~~(b)--Other-permitted-uses:-fifteen-feet.~~

~~(c) Individual mobile homes; Separation as required by Title 26 of this code; but in no case less than twenty feet from public right-of-way; and in no case less than ten 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 "GL" 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.~~

3. Setback requirements:

3.1 Mobile home park setbacks:

(a) All structures, permanent or temporary, shall maintain a setback of not less than 20 feet to any public street right-of-way and a setback of not less than 10 feet to any property line not common to a public street. Under no circumstance shall any structure, permanent or temporary, be located closer than the setbacks as shown on a plat.

(b) All structures, permanent or temporary, shall maintain a setback of not less than 5 feet from a private roadway within a mobile home park, and shall not be located closer than 10 feet to any other structure, permanent or temporary, or any appurtenance thereto as permitted by Title 26 of the code.

(c) No structure, permanent or temporary, shall be located so that any portion will project into, over or under any utility easement.

3.2 Manufactured home subdivision setbacks:

- (a) All structures shall maintain a setback of not less than 10 feet to any public street right-of-way; provided, however, the setback for the front of a garage or carport providing vehicular access must maintain a 20 foot setback from the public street right-of-way.
- (b) All structures shall maintain a setback of not less than 5 feet to any property line not common to a public street right-of-way.
- (c) Eaves, entrance hoods, steps, raised patio decks, terraces, bay windows, unenclosed porches, and similar appurtenances to any main use may project into the above setbacks not more than 2 feet adjacent to a public street right-of-way, or 1 foot into any other setback; provided, however, no structure or appurtenance thereto shall be located so that any portion will project into, over or under any easement.
- (d) Accessory structures shall maintain the same setbacks as required for the main use from the property lines.
- (e) Any structure established for any main use, other than for dwelling purposes, shall comply with the same yard requirements for that use to be located in the "A" Two-family Dwelling District.

Recommended that Section 28.04.182.3 be amended to read as follows:

3. Mobile homes.

The board of zoning appeals may permit as an exception the placement of a mobile home or manufactured home on any property in any district on a temporary basis subject to the following conditions and requirements:

3.1 The board of zoning appeals shall determine a reasonable time limit to be attached to each individual case.

3.2 The applicant shall show due cause that hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

3.3 The location of such home shall conform to all height and setback requirements of the district in which located and as set forth below, and the off-street parking requirements of this chapter. ~~Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(e) of this code.~~

(a) Whenever a mobile home or manufactured home is to be located on a property with another dwelling, it shall not occupy any part of the required front yard or side yard of the existing dwelling, but may occupy up to one-half of the required rear yard.

(b) Whenever a mobile home or manufactured home is to be located on a property without another structure, the location shall be in compliance with the setbacks required for a dwelling in the zoning district wherein located.

(c) A mobile home or manufactured home shall not be located closer than ten feet to any other structure, nor shall it be located closer to the front or side property lines than required by the zoning district.

3.4 The board of zoning appeals may include additional conditions as they deem necessary to include, but not limited to, extraordinary setbacks, landscaping, and installation of utilities; and the placement of the home on a temporary foundation as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the code.

Additions underlined.
Corrections-marked-through.

8/29/83

DR 83-16-"B"

Possible Amendment to Title 26 of the
Code of the City of Wichita Scheduled for
Public Hearing before the MAPC - September 22, 1983

Recommended that Section 26.04.010 (Definitions) be amended to read as follows:

26.04.010 Definitions. As used in this chapter: "Building" means any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

"Camp" means a ~~trailer camp~~; recreational vehicle campground.

"Health officer" means the director of the Wichita-Sedgwick County department of community health, or his authorized representative.

"House trailer" ~~means 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 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. --See "Recreational Vehicle".~~

"Inspection officer" means the Superintendent of Central Inspection, Department of ~~Public Works~~ Housing and Economic Development or his authorized representative.

"Manufactured Home" means a structure consisting of one or more mobile components manufactured to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to all utilities in conformance with applicable regulations.

"Manufactured Home Subdivision" means a subdivision within the "C" Manufactured Home District which is platted for development as individual home sites for manufactured homes or modular homes to be placed on permanent foundations as required for permanent structures.

"Mobile Home" means a movable detached single family dwelling unit that was manufactured prior to 1976 and is not in conformance to the HUD Code as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to the utilities in conformance with all applicable regulations. A mobile home shall also include a manufactured home as defined above when located in a mobile home park.

~~"Mobile home" means 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, kitchen facilities, and have 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 placed on a foundation as required for a permanent structure.~~

"Mobile Home Park" means 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 or manufactured homes not placed on permanent foundations. 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" means a plot of ground within a mobile home park which is to accommodate one mobile home or manufactured home and which provides service facilities for water, sewerage and electricity.

"Modular Home" means a structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

"Occupy;" "occupancy," or "occupied" means the use of any mobile home, manufactured home or house-trailer recreational vehicle by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

"Park" means mobile home park.

"Person" means any individual, firm, trust, partnership, association or corporation.

"Recreational Vehicle" means a unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units as determined by the Superintendent of Central Inspection.

"Recreational Vehicle Campground" means a lot, tract or parcel of land designed for occupancy by recreational vehicles for temporary or transient living purposes, including the use of camping spaces for tents.

"Roadway" means 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" means 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" means the use of a parcel or tract of land which provides spaces for transient occupancy, and which is used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. "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. --see "Recreational Vehicle Campground".~~

Recommended that Section 26.04.020 be amended to read as follows:

26.04.020 Location of mobile homes, manufactured homes and ~~house trailers~~ recreational vehicles. It is unlawful for any person to occupy a mobile home or manufactured home in the city unless such mobile home or manufactured home is located in a mobile home park in conformance with all regulations for a mobile home park; and it is also unlawful for any person to occupy a ~~house trailer~~ recreational vehicle in the city unless such ~~house trailer~~ recreational vehicle is located in a camp.

Exceptions:

(a) A mobile home or manufactured 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 three days written notice, when in his opinion the intent of this section is being violated.

(b) A mobile home or manufactured home may be occupied other than within a park for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(c) A ~~house-trailer~~ recreational vehicle may be occupied other than within a camp for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

(d) A ~~house-trailer~~ recreational vehicle may occupy a mobile home space in a park for a period not to exceed thirty days, provided a service building as required for a ~~trailer~~ camp is within two hundred feet of the space so occupied. Under no circumstances shall the number of mobile home spaces within a park be occupied by ~~house-trailers~~ recreational vehicles in excess of five percent of the total number of mobile home spaces provided, or a total of three, whichever is larger.

(e) A manufactured home may be occupied on a lot in a manufactured home subdivision provided it is placed on a permanent foundation and a building permit is obtained for construction and conversion to a permanent structure.

(f) A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in the "E" or "F" industrial zoning districts, provided such home is placed on a permanent foundation and complying with Section 28.04.120(B-2a.) of the zoning ordinance.

Recommended that Section 26.04.050 be amended to read as follows:

- 26.04.050 Permits for individual mobile homes and ~~house-trailers~~ recreational vehicles. Prior to occupying a mobile home or a ~~house trailer~~ recreational vehicle located other than within a park or camp, a permit shall be obtained as permitted by Sections 26.04.020 (b) and 26.04.020(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 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.

Recommended that Section 26.04.060 be amended to read as follows:

26.04.060 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 ten 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 <u>recreational vehicle</u> spaces.	\$ 30.00
Three to fifteen house-trailer <u>recreational vehicle</u> spaces	40.00
Sixteen to Twenty-five house-trailer <u>recreational vehicle</u> sp.	50.00
Over twenty-five house-trailer <u>recreational vehicle</u> spaces	50.00

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

(c) A temporary permit may be issued for a mobile home or ~~house trailer-~~ recreational vehicle to be occupied other than within a park or camp, permitted in accordance with Sections 26.04.020(b) and 26.04.020(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~~ recreational vehicle in accordance with Sections 26.04.020(b) and 26.04.020(c) on the same property in any twelve month period.

Recommended that Section 26.04.070 be amended to read as follows:

26.04.070 Existing parks. All persons operating existing parks shall obtain the appropriate license as required by Sections 26.04.030 or 26.04.040 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 September 20, 1969, that were existing, on March 3, 1964 and have been licensed on a continuing basis in accordance with the applicable standards of Ordinance No. 27-552*, as herein amended, shall be permitted to operate as non-standard parks.

(b) All persons operating parks existing on September 20, 1969, that have been developed after March 3, 1964, in accordance with all the standards of Ordinance No. 27-552*, shall be permitted to be licensed annually as nonstandard 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 26.04.200 and 26.04.210. Only those existing parks that comply with all the requirements for new mobile home parks will be eligible for the "C" mobile- manufactured home district under Title 28 of this code.

No addition shall be made to any existing park after January 1, 1970, except as permitted by Section 26.04:080 for a new park.

Recommended that Section 26.04.090 be amended to read as follows:

26.04.090 Application for mobile home park in accordance with Section 28.04.182.3 of this code. Any person desirous of locating a mobile home or manufactured home in accordance with Section 28.04.182.3, of this code, 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 or manufactured 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 as set forth in Section 28.04.182.3 can be met.

~~(a) Area to be provided or allotted the mobile home shall contain not less than two thousand five hundred square feet or the area required for a single family dwelling in the district wherein located, whichever is larger, except in the "A" zoning district where, for purposes of this section,~~

~~the lot area requirements of the "A" zoning district shall apply. 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 away from any building located on the property, can and will be maintained.~~

~~(c) Off street parking can be provided as required by Title 26 of this code.~~

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 title, 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 approved 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.

Recommended that Section 26.04.100 be amended to read as follows:

26.04.100 Application for temporary permit for placement of individual mobile home or ~~house-trailer~~ recreational vehicle. Any person desirous of locating a mobile home or ~~house-trailer~~ recreational vehicle in accordance with Sections 26.04.020(b) or 26.04.020(c), 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~~ recreational vehicle is requested to be located; and shall provide all other applicable information as follows:

(a) Those applications requested in accordance with Sections 26.04.020(b) and 26.04.020(c) shall give the reason such application is being applied for, and shall give the number of days the mobile home or ~~house-trailer~~ recreational vehicle 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~~ recreational vehicle will be parked;

(b) The connection of the mobile home or ~~house-trailer~~ recreational vehicle to any utility shall be in accordance with all applicable regulations of this code.

Recommended that Section 26.04.120 be amended to read as follows:

26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and manufactured homes shall comply with the setbacks and clearances as set forth for mobile home parks in Section 28.04.135 of the zoning ordinance. ~~All mobile homes and house trailers-~~ recreational vehicles 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 five feet from the edge of a park or camp roadway; 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 enclosed appurtenance thereto and not less than ten feet from any unenclosed appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp.--All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.~~

~~(c)(d) Roadways and Sidewalks - All mobile home spaces or house trailer recreational vehicle spaces shall abut upon a park or camp roadway, with no mobile home or house trailer recreational vehicle 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 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than twenty-one feet. When parking is permitted on one side of the roadway, roadways shall not be less than twenty-nine feet.~~

When parking is permitted on both sides of the roadway, roadways shall not be less than thirty-five feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turnaround (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turnaround area such as hammerheads, etc., as may be approved by the planning department as providing service equal to the cul-de-sac. 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, or other comparable surfacing.

(d)(e) Patios and Storage Lockers - Each mobile home space and ~~house-trailer space~~ shall be provided with a paved patio of at least two hundred square feet, which may be of concrete, masonry, wood or other hard surface material. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner than will enhance the park and shall be constructed of suitable weather-resistant materials.

(e)(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and ~~house-trailer~~ recreational vehicle space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

~~(f)~~(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or ~~house-trailer~~ recreational vehicle 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 26.04.070 or Section 26.04.090.

~~(g)~~(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. Mobile home parks established under Section 26.04.090 are not required to provide recreational space as set forth herein.

~~(h)~~(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 landscap buffer consisting of coniferous and deciduous plant material.

~~(i)~~(j) Lighting - All park and camp roadways shall be lighted at night with seven-thousand-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 forty 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.

Recommended that Section 26.04.130 be amended to read as follows:

26.04.130 Service buildings. Each park serving or intended to serve one or more ~~house-trailers~~ recreational vehicles; and all camps, shall be provided with one or more service buildings which shall:

(a) Be located no nearer than ~~twenty~~ ten feet from a mobile home or ~~house-trailer~~ recreational vehicle in a park, nor nearer than ~~twenty~~ ten feet from a ~~house-trailer~~ recreational vehicle in a camp;

(b) Be so located that any ~~house-trailer~~ recreational vehicle 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~~ recreational vehicles. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional ~~house-trailers~~ recreational vehicles 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 (one hundred forty degrees Fahrenheit) 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 this code, 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 or the public or constitute a nuisance.

Recommended that Section 26.04.140 be amended to read as follows:

26.04.140 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.

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.

(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~~ recreational vehicle 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~~ recreational vehicle 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.

Recommended that Section 26.04.150 be amended to read as follows:

26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for ~~house-trailers~~ recreational vehicles, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer 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 fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth.

Recommended that Section 26.04.170 be amended to read as follows:

26.04.170 Rodents and insects. (a) Maintenance Free from Infestation - Mobile home parks and ~~trailer camps~~ recreational vehicle campgrounds 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~~ recreational vehicles 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~~ recreational vehicle

occupants shall be responsible for the extermination of any insect or rodent infestations occurring within individual mobile homes or ~~house trailers-~~ recreational vehicles.

Recommended that Section 26.04.180 be amended to read as follows:

26.04.180 Electricity. A weatherproof electrical outlet supplying at least one hundred ten volts shall be provided for each mobile home or ~~house-trailer-~~ recreational vehicle space. All electrical wiring shall comply with applicable provisions of the electrical code of the city. 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.

26.04.190 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 this 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 this code;

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

Recommended that Section 26.04.200 be amended to read as follows:

26.04.200 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~~ recreational vehicle 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~~ recreational vehicle; the dates of arrival

and departure of each mobile home or ~~house-trailer~~ recreational vehicle, 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 one hundred dollars by fire or storm to any mobile home or ~~house-trailer~~ recreational vehicle 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.

Recommended that Section 26.04.210 be amended to read as follows:

26.04.210 Alterations and additions to mobile homes or manufactured homes in mobile home parks. (a) Alterations and additions to mobile homes or manufactured homes which are affected by provisions contained in this chapter, 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~~ recreational vehicle.

Exception: Accessory structures not exceeding an area of one hundred square feet of enclosed space, carports and residential patio

structures may be attached to or become a part of a mobile home or manufactured home if such structure complies in all respects to the ~~applicable provisions of Title 18 of this code, and with the written approval of the inspection officer,~~ of the building code and other related technical codes and permits are secured from Central Inspection.

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

Recommended that Section 26.04.212 be added to read as follows:

26.04.212 Additions and alterations to homes in a manufactured home subdivision. Additions and alterations may be made to any manufactured home or modular home in a manufactured home subdivision. Such additions or alterations shall also be placed on a permanent foundation as required by the building code of the City of Wichita. Whenever any manufactured home or modular home does not have a continuous perimeter foundation, continuous perimeter skirting shall be installed. Such skirting shall be of noncombustible material and resistant to deterioration due to weather.

(Published in The Daily Record on August 30, 1983)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN, that on Thursday, September 22, 1983, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes in Title 28, the Code of the City of Wichita, Kansas:

Amendments to Sections 28.04.020, 28.04.135 and 28.04.182.3 of the zoning ordinance pertaining to the placement of mobile homes and manufactured homes within the City of Wichita; said amendments will establish conditions and requirements, such as setbacks, lot area and height limitations for all uses established within mobile home parks and within manufactured home subdivisions.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the 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, and any protest against any of the provisions of the proposed change of the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 27th day of August, 1983.

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

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Wichita-Sedgwick County
Metropolitan Area Planning
Commission

7-6-83

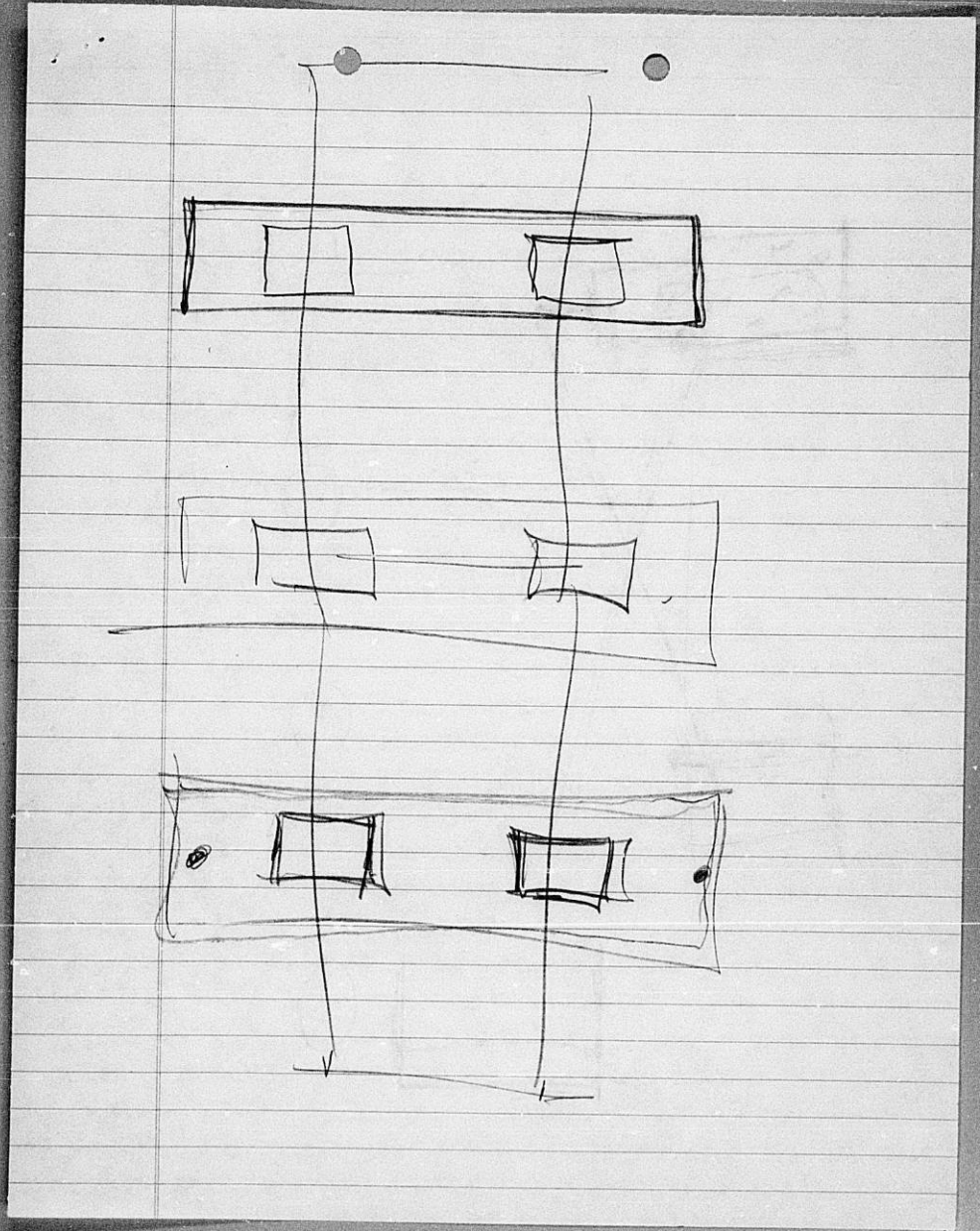
LYTLE, FELDNER, GLASSE, BRIDWELL

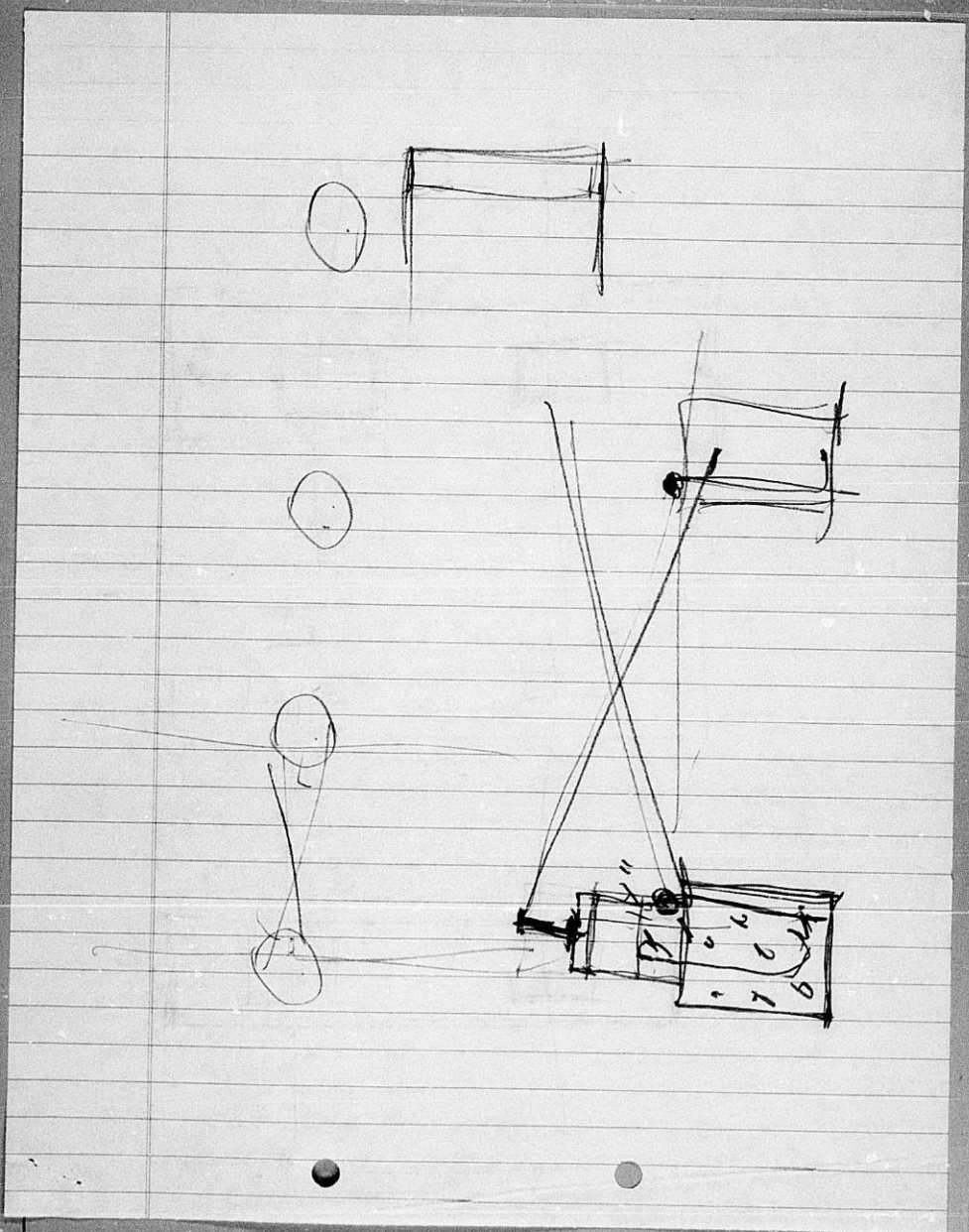
GLASS & BRIDWELL TO SUBMIT

POSS. FOOTN. DESIGNS TO FELDNER
FOR REVIEW.

GLASS - PIERS - w/ SKIRT
BRIDWELL - TRENCH - w/ SKIRT

BOTH NEED LATERAL SUPPORT.





WICHITA-SEDGWICK COUNTY

DATE

Lytle

METROPOLITAN AREA PLANNING DEPARTMENT

July 1, 1983

TO Jack Spratt, Chairman, Board of County Commissioners
Don Gragg, County Commissioner
Tom Scott, County Commissioner

FROM Robert A. Lakin, Director of Planning

SUBJECT Mobile Home Regulations

Nearly a year and half ago we had a proposed change in zoning regulations for the County under consideration by MAPC relative to mobile homes. This was a result of the zoning case that we had out at Central and Greenwich Road where we had a proposed multiple family apartment complex with the zoning case of "AA" Single Family plus a conditional use application. At that time there was a great deal of opposition to the case because the people in the area perceived that "AA" zoning would allow individual mobile homes in the area and they resisted the change largely on that grounds. As a result we proposed a change to the County zoning resolution which would eliminate single mobile homes in the "AA" district, leaving them as a permitted use anywhere other single family homes are permitted in the County, such as in the "R" and the "R-1" district. When we had this before the MAPC, the mobile home industry objected to the change and wanted to study the matter further. The result was that they essentially stonewalled the issue during this time period and the matter has remained on the shelf.

We have had, however, a proposed change develop for the City zoning regulations which would modify the City "G" Mobile Home district and also modify the technical code for mobile homes in the City. Essentially it would provide and allow for permanent foundations in mobile home subdivisions and make other adjustments relative to setbacks, densities, etc. We have reviewed this with the mobile home industry and believe that they find these changes acceptable as well as probably supporting the earlier change we had a year and half ago for the County.

Many years ago we attempted to adopt a mobile home code for the County. It never officially was adopted as a "health" code for the technical control and construction of mobile home parks. However the Health Department over the years has generally enforced in an informal way the contents of that code. In discussing the City code with the mobile home industry, they suggested that we adopt the same code for the County. It would be no great problem from my standpoint to develop this code since the technical work is largely done and would need to be reviewed only with the Health officials and the Zoning Administrator. I am comfortable that the code is a good one and would be helpful. It has also generally been our hope to have City and County codes as nearly comparable as possible so that there would be fewer conflicting regulations existing in this geographic area.

Board of County Commissioners
July 1, 1983
Page 2

Before proceeding to open this as a subject of public debate, I would like your judgment as to whether bringing this up as a County zoning and a mobile home code creation would create any problems for the Commissioners. I would like to talk to you on this subject and will be calling you for an appointment to discuss this issue.


Robert A. Lakin
Director of Planning

RAL:rme

cc: Ron Worley, County Zoning Administrator
William D. Rustin, County Counselor
Richard Euson, Assistant County Counselor

Lytle

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

INFORMAL AGENDA

JUNE 30, 1983

11:00 A. M.

1. DR 82-18 - Consideration of Policy on Posting Signs on Zoning Changes.

2. Consideration of Amendments to the Zoning Ordinance for Mobile Homes.

3. Review of Amended Skywalk Policy.

4. Update on County Wide Zoning.

Robert A. Lakin
Secretary

Lunch will be provided.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 22, 1983

RE: AGENDA ITEM NO. I-2

TO Wichita Sedgwick-County Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT Possible Amendments to Mobile Home Regulations

*Follow
through w/ls*

Attached hereto are copies of possible amendments to the Zoning Ordinance and Title 26, Mobile Home Regulations. This will be scheduled for discussion at your informal luncheon session on Thursday, June 30, 1983 at 11:00 A.M. in the Planning Department Conference Room, 10th Floor, City Hall, 455 North Main.

BACKGROUND:

The "G" Mobile Home District was first established within the City of Wichita in 1964, and was amended in 1969 to require a minimum of 5 acres for a mobile home park, and included the provision for mobile home subdivisions where individual lots are sold for individual mobile home sites.

Until recently, the majority of mobile home development has occurred in the larger mobile home parks on sites leased from the park operator. Present regulations prevent the placement of mobile homes on permanent foundations, but do require units to be blocked and anchored to the ground as set forth in the State Statutes.

Beginning in 1976, all mobile homes are required to be constructed in accordance with the standards embodied in the Federal Manufactured Home Construction and Safety Standards generally known as the "HUD" code. The industry has requested that provisions be made to allow manufactured housing constructed to these standards be permitted on permanent foundations in order to provide a better financing package for the home purchaser. These proposed changes will permit the location of homes manufactured to "HUD" standards to locate on individual lots on permanent foundations in what is presently a mobile home subdivision.

In addition to the financing issue, there has been several instances where existing setbacks requirements within a mobile home subdivision, have created problems. Some were created possibly by the regulations, and others by the lack of foresight by the developer in the platting of the subdivision. One of the problems relates to the separation required between a mobile home and the side property line, which is presently ten feet. This is twice the distance as is required in the "B" Multiple-family Dwelling District for a One-family Dwelling of frame construction, and four feet more than is required in any other residential district. The building code does not place any fire resistant requirements on a one-family dwelling three feet or more from a property line, so it would appear that the setbacks in a mobile home subdivision are possibly excessive.

Memo to MAPC
June 22, 1983
Page 2

I have met with the Sedgwick County Manufacturing Association and discussed the thrust of these proposed changes which seemed to be favorably received. Copies of this draft are being sent to the association so at this time they have not seen and reviewed the changes.

SUMMARY:

These amendments include the following changes in the regulations:

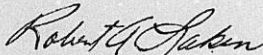
1. Amends the definition of mobile home to make a distinction between the older homes and those manufactured in conformance with the HUD Code.
2. Adds the definition of a manufactured home.
3. Adds the definition of a modular home.
4. Changes the "G" Mobile Home District to the "G" Manufactured Housing District.
5. Requires the placement of Manufactured Homes on permanent foundations on individual lots in a Manufactured Home Subdivision.
6. Eliminates the mobile home park license for individual homes in a manufactured home subdivision once placed on a permanent foundation.
7. Reduces the setbacks in a mobile home park between units. Requires a 10 foot separation between mobile homes or any appertenance thereto.
8. Reduces setbacks in a manufactured home subdivision from 20 feet to 10 feet adjacent to a street and from 10 feet to 5 feet for the basic setback of a common property line.
9. Allows the platting of a manufactured home subdivision on less than 5 acres if adjacent to another mobile home park or manufactured home subdivision.
10. Reduces the minimum lot dimensions for a manufactured home subdivision but maintains the minimum lot area of 5,000 square feet.
11. Removes the minimum lot area required for a hardship for the placement of a mobile home by the Board of Zoning Appeals, and establishes minimum setbacks only.
12. Permits the location of a manufactured home on a permanent foundation as a night watchman for an industrial property.
13. Manufactured homes and modular homes in a Mobile Home Subdivision must have a continuous perimeter foundation or a continuous perimeter skirting of noncombustible material that is resistant to weather.

Memo to MAPC
June 22, 1983
Page 3

Mr. Feldner has been asked to prepare a flyer sheet on acceptable foundations for manufactured homes that would comply with the requirements of the building code. It is hoped that this information will be available at the time this matter is discussed.

RECOMMENDATION:

It is my recommendation that after I have the Manufactured Homes Association's comments and make changes agreed to by us both (assuming we do not have major differences), that I advertise for a public hearing on these changes.



Robert A. Lakin
Director of Planning

RAL:GEL:sad

cc: Don Anderson, Director of Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Don Glasse, Aetna Mobile Homes, 3101 South Broadway, Wichita
Ed Bridwell, 2621 South Broadway, Wichita

ZONING.

5/18/83

Additions underlined.
Corrections marked through.
DR 83-

Possible Amendment to the
City of Wichita Zoning Ordinance Scheduled for
Public Hearing before the MAPC - 1983

Recommended that Section 28.04.020 (Definitions) be amended to
include the following new and revised definitions:

MANUFACTURED HOME: A structure consisting of one or more mobile
components manufactured to the standards embodied in the federal
Manufactured Home Construction and Safety Standards generally known
as the HUD Code. Such units shall provide all of the accommodations
necessary to be a dwelling unit and be connected to all utilities
in conformance with applicable regulations.

MANUFACTURED HOME SUBDIVISION: A subdivision within the "C"
Manufactured Home District which is platted for development as individual
home sites for manufactured homes or modular homes to be placed on
permanent foundations as required for permanent structures.

MOBILE HOME: A movable detached single-family dwelling unit
that was manufactured prior to 1976 or is not in conformance to
the HUD Code as is now required for a manufactured home. Such units
shall provide all of the accommodations necessary to be a dwelling unit
and be connected to the utilities in conformance with all applicable
regulations. A mobile home shall also include a manufactured home as
defined herein when located in a mobile home park.

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 un-
packing and assembly operations, location on supports, connection to
utilities, and the like; and --

(d) -- Not 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 or manufactured homes not placed on
permanent foundations. 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.

MODULAR HOME: A structure consisting of one or more components
manufactured off-site in conformance to the standards of the Building Code
of the City of Wichita and related technical codes and moved to the
construction site for final assembly as a dwelling unit.

Recommended that Section 28.04.135 ("C" Mobile Home District) be
amended to read as follows:

28.04.135 "C" mobile manufactured 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
or in manufactured home subdivisions designed and constructed to
accommodate mobile homes and manufactured homes and other uses
compatible with such mobile home parks and manufactured home subdivisions

which provide related services necessary and appropriate to the satisfactory functioning of such mobile home parks and manufactured home subdivisions. 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~~ eight mobile homes per gross acre.

A. USE REGULATIONS

In the "C" mobile manufactured 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 "C" 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. Manufactured home subdivisions.

~~3.2~~ 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.

~~4.3~~ Churches, chapels, temples and synagogues.

~~5.4~~ Parks, playground and community buildings operated by a public agency or nonprofit organization.

~~6.5~~ 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.

~~7.~~ Child care centers.

~~6.7~~ ~~Day nurseries and kindergartens.~~

~~8.7~~ Public and private golf courses not including miniature golf courses and driving ranges.

~~9.8~~ Public libraries.

~~10.9~~ Home occupations as permitted in the "A" two-family dwelling district.

~~11.10~~ 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, five acres, and complying with all standards in Title 26 of this code.

1.2 Other permitted uses: ten thousand square feet.

1.3 ~~Individual mobile home lots within a mobile manufactured home subdivision where lots are sold for individual mobile home, manufactured home or modular home sites: five thousand square feet per lot. Minimum gross area within the of a mobile manufactured home subdivision shall be five acres or be adjacent to a mobile home park or manufactured home subdivision, the total of which shall be five acres or more.~~

2. Minimum Lot Width:

2.1 Mobile home parks: two hundred feet.

2.2 Other permitted uses: one hundred feet.

2.3 Individual mobile-home Lot within a mobile manufactured home subdivision: forty feet.

3. Minimum Lot Depth:

3.1 Mobile home parks: two hundred feet.

3.2 Other permitted uses: one hundred feet.

3.3 Individual mobile-home Lot within a mobile manufactured home subdivision: one hundred eighty feet.

C. BULK REGULATIONS

1. Maximum Structure Height: thirty-five feet.

2. Maximum Lot Coverage: thirty-percent.

(a) Mobile home parks and other permitted uses: thirty-five percent.

(b) Lot in a manufactured home subdivision: fifty percent.

3. Yard Requirements:

3.1 Minimum front yard:

(a) Mobile home parks and other permitted uses: twenty 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 twenty feet from public right-of-way.

3.2 Minimum side yard:

(a) Mobile home parks: ten feet.

(b) Other permitted uses: twenty-five feet.

(c) Individual mobile homes: Separation as required by Title 26 of this code; but in no case less than twenty feet from public right-of-way; and in no case less than ten feet from property line.

3.3 Minimum rear yard:

(a) Mobile home parks: ten feet.

(b) Other permitted uses: fifteen feet.

(c) Individual mobile homes: Separation as required by Title 26 of this code; but in no case less than twenty feet from public right-of-way; and in no case less than ten 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 #CA 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.

3. Setback requirements:

3.1 Mobile home park setbacks:

(a) All structures, permanent or temporary, shall maintain a setback of not less than 20 feet to any public street right-of-way and a setback of not less than 10 feet to any property line not common to a public street. Under no circumstance shall any structure, permanent or temporary, be located closer than the setbacks as shown on a plat.

(b) All structures, permanent or temporary, shall maintain a setback of not less than 5 feet from a private roadway within a mobile home park, and shall not be located closer than 10 feet to any other structure, permanent or temporary, or any appurtenance thereto as permitted by Title 26 of the code.

(c) No structure, permanent or temporary, shall be located so any portion will project into, over or under any utility easement.

3.2 Manufactured home subdivision setbacks:

(a) All structures shall maintain a setback of not less than 10 feet to any public street right-of-way; provided, however, the setback for the front of a garage or carport providing vehicular access must maintain a 20 foot setback from the public street right-of-way.

(b) All structures shall maintain a setback of not less than 5 feet to any property line not common to a public street right-of-way.

(c) Eaves, entrance hoods, steps, raised patio decks, terraces, bay windows, unenclosed porches, and similar appurtenances to any main use may project into the above setbacks not more than 2 feet adjacent to a public street right-of-way, or 1 foot into any other setback; provided, however, no structure or appurtenance thereto shall be located so that any portion will project into, over or under any easement.

(d) Accessory structures shall maintain the same setbacks as required for the main use from the property lines.

(e) Any structure established for any main use, other than for dwelling purposes, shall comply with the same yard requirements for that use to be located in the "A" Two-family Dwelling District.

Recommended that Section 26.04.182.3 be amended to read as follows:

3. Mobile homes.

The board of zoning appeals may permit as an exception the placement of a mobile home or manufactured home on any property in any district on a temporary basis subject to the following conditions and requirements:

7

3.1 The board of zoning appeals shall determine a reasonable time limit to be attached to each individual case.

3.2 The applicant shall show due cause that hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

3.3 The location of such home shall conform to all height and setback requirements of the district in which located and as set forth below, and the off-street parking requirements of this chapter.

~~Area allotted for--the mobile home shall conform to the provisions of Section 26.04.090(e) of this code--~~

(a) Whenever a mobile home or manufactured home is to be located on a property with another dwelling, it shall not occupy any part of the required front yard or side yard of the existing dwelling, but may occupy up to one-half of the required rear yard.

(b) Whenever a mobile home or manufactured home is to be located on a property without another structure, the location shall be in compliance with the setbacks required for a dwelling in the zoning district wherein located.

(c) A mobile home or manufactured home shall not be located closer than ten feet to any other structure, nor shall it be located closer to the front or side property lines than required by the zoning district.

3.4 The board of zoning appeals may include additional conditions as they deem necessary to include, but not limited to, extraordinary setbacks, landscaping, and installation of utilities; and the placement of the home on a temporary foundation as set forth in Sections 26.04.215, 26.04.216 and 26.04.217 of the code.

8

TITLE 26
M.H. REGS.

5/25/83

Additions underlined.
Corrections marked through. DR 83-

Possible Amendment to Title 26 of the
Code of the City of Wichita Scheduled for
Public Hearing before the MAPC - 1983

Recommended that Section 26.04.010 (Definitions) be amended to
read as follows:

26.04.010 Definitions. As used in this chapter: "Building" means any
structure built for the support, shelter, or enclosure of persons,
animals, chattels, or property of any kind.

"Camp" means a trailer camp.

"Health officer" means the director of the Wichita-Sedgwick County
department of community health, or his authorized representative.

"House trailer" means 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
hailed 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.

"Inspection officer" means the Superintendent of Central Inspection,
Department of Public Works- Housing and Economic Development or his
authorized representative.

"Manufactured Home" means a structure consisting of one or more
mobile components manufactured to the standards embodied in the federal
Manufactured Home Construction and Safety Standards generally known as
the HUD Code. Such units shall provide all of the accommodations necessary
to be a dwelling unit and be connected to all utilities in conformance
with applicable regulations.

"Manufactured Home Subdivision" means a subdivision within the "C"
Manufactured Home District which is platted for development as individual
home sites for manufactured homes or modular homes to be placed on permanent
foundations as required for permanent structures.

"Mobile Home" means a movable detached single family dwelling unit that
was manufactured prior to 1976 and is not in conformance to the HUD Code as
is now required for a manufactured home. Such units shall provide all of
the accommodations necessary to be a dwelling unit and be connected to the
utilities in conformance with all applicable regulations. A mobile home
shall also include a manufactured home as defined above when located in a
mobile home park.

"Mobile-home" means: 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; kitchen facilities;--
and have 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 un-
packing and assembly operations; location on supports; connection to
utilities; and the like; and--

(d)--Not placed on a foundation as required for a permanent structure;

"Mobile Home Park" means 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 or manufactured homes not placed on permanent foundations. 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" means a plot of ground within a mobile home park which is to accommodate one mobile home or manufactured home and which provides service facilities for water, sewerage and electricity.

"Modular Home" means a structure consisting of one or more components manufactured off-site in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

"Occupy;" "occupancy," or "occupied" means the use of any mobile home, manufactured home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

"Park" means mobile home park.

"Person" means any individual, firm, trust, partnership, association or corporation.

"Roadway" means 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" means 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.

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"Trailer camp" means the use of a parcel or tract of land which provides spaces for transient occupancy, and which is used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. "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.

Recommended that Section 26.04.020 be amended to read as follows:

26.04.020 Location of mobile homes, manufactured homes and house trailers. It is unlawful for any person to occupy a mobile home or manufactured home in the city unless such mobile home or manufactured home is located in a mobile home park in conformance with all regulations for a mobile home park; and it is also unlawful for any person to occupy a house trailer in the city unless such house trailer is located in a camp.

Exceptions:

(a) A mobile home or manufactured 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 three days written notice, when in his opinion the intent of this section is being violated.

(b) A mobile home or manufactured home may be occupied other than within a park for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.050(c).

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(c) A house trailer may be occupied other than within a camp for a period not to exceed thirty days when a permit is secured in accordance with Section 26.04.060(c).

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

(e) A manufactured home may be occupied on a lot in a manufactured home subdivision provided it is placed on a permanent foundation.

(f) A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in the "E" or "F" industrial zoning districts, provided such home is placed on a permanent foundation and complying with Section 28.04.120(B-2a.) of the zoning ordinance.

Recommended that Section 26.04.090 be amended to read as follows:

26.04.090 Application for mobile home park in accordance with Section 28.04.182.3 of this code. Any person desirous of locating a mobile home or manufactured home in accordance with Section 28.04.182.3, of this code, 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 or manufactured 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 as set forth in Section 28.04.182.3 can be met.

~~(a) Area to be provided or allotted the mobile home shall contain not less than two thousand five hundred square feet on the area required for a single family dwelling in the district wherein located, whichever is larger, except in the "A" zoning district where, for purposes of this section, the lot area requirements of the "A" zoning district shall apply. 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 away from any building located on the property, can and will be maintained.~~

~~(c) Off street parking can be provided as required by Title 26 of this code.~~

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 title, 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 approved 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.

Recommended that Section 26.04.120 be amended to read as follows:

26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and manufactured homes shall comply with the setbacks and clearances as set forth for mobile home parks in Section 26.04.135 of the zoning ordinance. 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 five feet from the edge of a park or camp roadway; 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 enclosed appurtenance thereto and not less than ten feet from any unenclosed appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or~~

~~service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-562 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.~~

(c) ~~(d)~~ Roadways and Sidewalks - All mobile home spaces 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 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than twenty-one feet. When parking is permitted on one side of the roadway, roadways shall not be less than twenty-nine feet. When parking is permitted on both sides of the roadway, roadways shall not be less than thirty-five feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall have unobstructed access to a public street or highway, with all dead-end roadways being provided an adequate vehicular turnaround (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turnaround area such as hammerheads, etc., as may be approved by the planning department as providing service equal to the cul-de-sac. 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 or other comparable surfacing.~~

(d)(e) Patios and Storage Lockers - Each mobile home space and house trailer space shall be provided with a paved patio of at least two hundred square feet, which may be of concrete, masonry, wood or other hard surface material. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner than will enhance the park and shall be constructed of suitable weather-resistant materials.

(e)(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 this code. No portion of the park roadways shall be used to provide the required off-street parking.

(f)(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 26.04.070 or Section 26.04.090.

(g)(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. Mobile home parks established under Section 26.04.090 are not required to provide recreational space as set forth herein.

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(h)(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 landscap buffer consisting of coniferous and deciduous plant material.

(i)(j) Lighting - All park and camp roadways shall be lighted at night with seven-thousand-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 forty 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.

Recommended that Section 26.04.210 be amended to read as follows:

26.04.210 Alterations and additions to mobile homes or manufactured homes in mobile home parks. (a) Alterations and additions to mobile homes or manufactured homes which are affected by provisions contained in this chapter, 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 one hundred square feet of enclosed space, carports and residential patio structures may be attached to or become a part of a mobile home or manufactured home if such structure complies in all respects to the

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~~applicable provisions of Title 18 of this code, and with the written approval of the inspection officers of the building code and other related technical codes and permits are secured from Central Inspection.~~

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

Recommended that Section 26.04.212 be added to read as follows:

26.04.212 Additions and alterations to homes in a manufactured home subdivision. Additions and alterations may be made to any manufactured home or modular home in a manufactured home subdivision. Such additions or alterations shall also be placed on a permanent foundation as required by the building code of the City of Wichita. Whenever any manufactured home or modular home does not have a continuous perimeter foundation, continuous perimeter skirting shall be installed. Such skirting shall be of noncombustible material and resistant to deterioration due to weather.

MAPC INFORMAL

6-30-83

ED-BRIDWELL



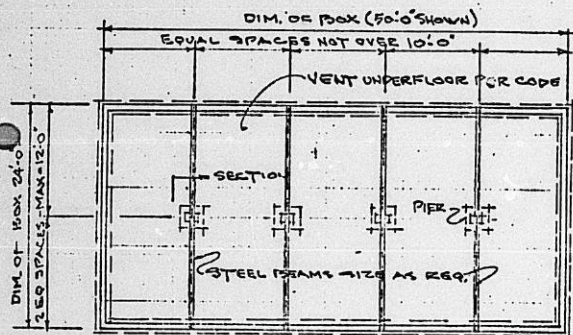
Defin - "House Trailer" -

"as"

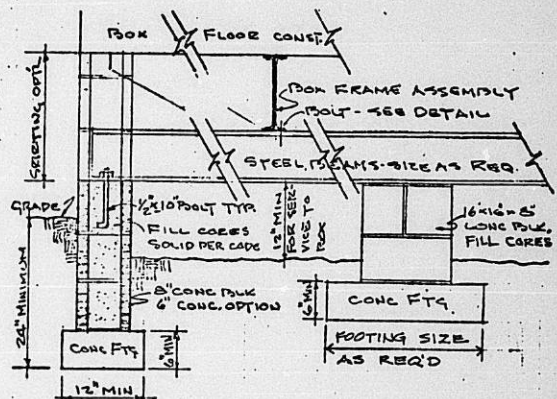
- Recreation Vehicle -

GLASS -

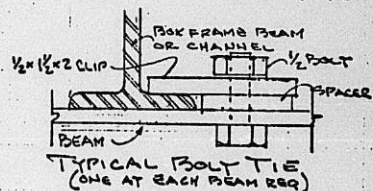
Would be supportive of Co. Regs -



SECTION
 TYPICAL FOUNDATION PLAN
 1/8" = 1'-0"



FOUNDATION DETAIL
 1" = 1'-0" PIER DETAIL
 1" = 1'-0"



TYPICAL BOLT TIE
 (ONE AT EACH BEAM REQ.)

TYPICAL FOUNDATION for
a MANUFACTURED HOME

June 9, 1983

Robert B. Feldner, Superintendent of Central Inspection
Glen E. Lytle, Special Assistant for Zoning

Amendments to Mobile Home Regulations.

Attached hereto are 2 copies of the proposed amendments to the Zoning Ordinance and the Mobile Home regulations for your review and comment.

As you will note, the definitions have been changed to include manufactured homes constructed in accordance with HUD standards. The first phase of changes is primarily to permit the location of manufactured homes on permanent foundations in MH Subdivisions, which will eliminate the need for an individual MH Park licence on each home once installed. It will also alleviate the financing problems now indicated by the industry when such units are not located on a permanent foundation.

I would appreciate your comments on the proposals and particularly your thoughts on the required foundation and skirting for manufactured homes in MH Subdivisions. Is the referral to the building code sufficient to attain foundations or should a minimum set of standards be spelled out, such as depth of footings and required loads?

I anticipate that we will be having an informal session with the Planning Commission prior to these amendments being put out to the general public. If you have some real concerns on these amendments, I am certain Mr. Lakin would like to know immediately so that we can resolve any problems before it goes public.

Glen E. Lytle
Special Assistant for Zoning

GEL:el
Attachments

cc: Robert A. Lakin, Director of Planning

Lytle

June 1, 1983

Mr. Bob Glass
Aetna Mobile Homes, Inc.
3101 South Broadway
Wichita, Kansas 67216

Dear Mr. Glass:

We have finished a redraft of the proposed changes to mobile home regulations that I discussed with you a few weeks ago. We had hoped to do a number of things with this, but most specifically to further distinguish mobiles and manufactured homes, and to make available for manufactured homes, when located on a platted mobile home subdivision lot, the ability to place it on a permanent foundation. This should help in the financing area. As you have noticed we have tried to deal with a number of other things within the regulations, including the issue of setbacks and minor construction, such as porches, patios, garages, etc.

Since we talked I received a call from Ed ^{Bordwell} and asked to speak at the monthly meeting of the Manufactured Housing Association. I had hoped to be able to perhaps work with you more directly prior to going public with any of these items, but I found no reasonable basis to decline the invitation to talk to them and to tell them some of the things that we are going to be proposing in the way of change.

I did mention to you that over a longer range I would see some possibility of even more extensive changes within the zoning ordinance to allow manufactured homes to be located almost anyplace within residential areas provided they met certain design constraints. One of the more interesting written discussions of this that I have seen in our field is one by Fred Bair, a Planning Consultant from Florida, who has long been a mobile home advocate. I xeroxed a copy for you. I hope you have an opportunity to read through this and see which of these items you think might have some potential for use in our area. Before we could ever get into anything like what Fred Bair is suggesting, we are going to have to develop almost total unanimity between the industry, the real estate development groups, financing people, and our Planning Commissioners. If it is perceived as mobile homes versus conventional housing, it is doomed to failure. On the

Mr. Bob Glass
June 1, 1983
Page 2

other hand if we can develop a proposal which would allow moderate priced housing throughout our community to help our people to get into better housing, I think we might have a winner.

After you have read the material, please feel free to give either myself or Jack Galbraith a call. We would be pleased to have any of your thoughts and suggestions. Certainly before we get down into too much of a public hearing routine, I do want to sit down and go over in detail with you any thoughts that you have about improving the content thereof or removing what might otherwise be impediments to its successful adoption.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme
Enclosure

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 25, 1983

TO Robert A. Lakin, Director of Planning
FROM Glen E. Lytle, Special Assistant to Zoning
SUBJECT Possible amendment to Mobile Home Regulations

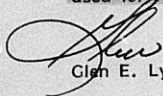
Attached hereto is the second draft of possible amendments to Title 26 and Title 28 related to mobile homes. These drafts have been revised to include your comments on the first draft.

These amendments will provide the following changes:

1. Provide a definition of a manufactured home as a unit or units constructed in conformance with the HUD code.
2. Provide a definition of a modular home as a unit or units constructed in conformance with the building code of the City of Wichita.
3. Allow the placement of manufactured homes or modular homes on permanent foundations on lots in a mobile home subdivision.
4. Reduces the setbacks in a mobile home subdivision and the separation of the units in a mobile home park.
5. Reduces the minimum lot dimensions in a mobile home subdivision but maintains the 5,000 square foot lot area requirement.
6. Allows the platting of a mobile home subdivision of less than 5 acres if adjacent to another mobile home park or subdivision.
7. Removes the lot area requirement for a mobile home on a hardship basis and provides only for adequate setbacks and separation on the property.
8. Removes the requirement for a mobile home park license for individual lots in a mobile home subdivision once the unit is placed on a permanent foundation.
9. Permits the location of a manufactured home to be located as a residence for a nightwatchman on an industrial property without going to the Board of Zoning Appeals.

As drafted the ordinances do not permit units on permanent foundations in a mobile home park. It does, however, eliminate the requirement for a mobile home park license for a unit in a mobile home subdivision once the unit is on a permanent foundation.

Feldner should establish a standard for permanent foundations for manufactured homes and acceptable methods for skirting when perimeter foundations are not used for rodent control.


Glen E. Lytle

GEL:sad

cc: Jack H. Galbraith, Chief Planner, Current Plans

2ND DRAFT

LAKIN
NOTES

2/
4/24/83

Additions underlined.
Corrections-marked-through. DR 83-

Possible Amendment to the
City of Wichita Zoning Ordinance Scheduled for
Public Hearing before the MAPC - 1983

Recommended that Section 28.04.020 (Definitions) be amended to include
the following new and revised definitions:

MANUFACTURED HOME: A structure consisting of one or more mobile
components manufactured in conformance to the standards embodied in the
federal Manufactured Home Construction and Safety Standards generally
known as the HUD Code. Such structure shall be a ~~detached single family~~
dwelling 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; or
be constructed in manner as to be transported; ~~it shall be constructed~~

(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) Be placed on a permanent foundation ^{meeting the requirements of} ~~as required by~~ the build-
ing code ^{for a permanent structure,} or be placed on a temporary foundation as ^{required} ~~permitted~~ for a
mobile home. A manufactured home not placed on a permanent foundation
shall be deemed to be a mobile home and be regulated as a mobile home ^{that was manufactured}

MOBILE HOME: A movable detached single family dwelling unit ~~with~~
Such structure shall be a 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

prior to 1976 and not in conformance
to the HUD code as required for a manufactured home.

Wichita
Zoning
Ordinance
4/24/83

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 permanent foundation as required for a permanent structure, but be placed on ~~blocking~~ ^{and anchored} ~~as set forth~~ in Sections 26.04.215, 26.04.216 and 26.04.217.
MOBILE HOME PARK. A parcel of land ^{under single ownership & control} which has been planned and improved in some manner, and used or intended to be used by one or more occupied mobile homes or manufactured homes not placed on permanent foundations. 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.

defined as a unit,

Will be allow a modular home? a mod home = low gauge? is considered a unit built

MOBILE HOME SUBDIVISION. A subdivision within the "C" Mobile Home District for individual ^{platted} lots to be developed with an individual mobile home, ~~or~~ manufactured home ~~or~~ modular home.

MODULAR HOME: A structure consisting of one or more components manufactured ^{off-site} in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

DWELLING: A building or portion thereof which is designed or used exclusively for residential purposes. (Mobile homes, manufactured 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 title, mobile homes, manufactured homes and house trailers shall be located only where they are specifically listed as a permitted use.)

Recommended that Section 28.04.135 ("G" Mobile Home District) 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 ^{or} ~~or~~ ⁱⁿ mobile home subdivisions designed and constructed to accommodate mobile homes and manufactured homes and other uses compatible with ^{mobile home} such parks and ^{mobile home} mobile home subdivisions which provide related services necessary and appropriate to the satisfactory functioning of ^{mobile home} such parks and ^{mobile home} subdivisions. 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~~ eight mobile homes or manufactured 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.

*Mobile home
Housing
not permitted in G.*

Uses Permitted

1. Mobile home parks, ~~when complying with Title 26 of this code.~~
2. Mobile home subdivisions.
- 3.2: 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.
- 4.3: Churches, chapels, temples and synagogues.
- 5.4: Parks, playground and community buildings operated by a public agency or nonprofit organization.
- 6.5: 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.
7. Child care centers.
- 6.-----~~Day nurseries and kindergartens.~~
- 8.7: Public and private golf courses not including miniature golf courses and driving ranges.
- 9.8: Public libraries.
- 10.9: Home occupations as permitted in the "A" two-family dwelling district.
- 11.10: 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, five acres, and complying with all standards in Title 26 of this code.
 - 1.2 Other permitted uses: ten thousand square feet.

1.3 Individual mobile-home lots within a mobile home subdivision where lots are sold for individual mobile home ^{or modular home} or manufactured home sites: five thousand square feet ^{per lot}. Minimum gross area ^{of a} within the mobile home subdivision ^{of a} shall be five acres or be adjacent to a mobile home park ^{mobile home} or subdivision, the total of which shall be five acres or more.

2. Minimum Lot Width:

2.1 Mobile home parks: two hundred feet.

2.2 Other permitted uses: one hundred feet.

2.3 Individual mobile-home lot within a mobile home subdivision: ~~fifty~~ ^{forty} feet.

3. Minimum Lot Depth:

3.1 Mobile home parks: two hundred feet.

3.2 Other permitted uses: one hundred feet.

3.3 Individual mobile-home lot within a mobile home subdivision: ~~one hundred~~ ^{eighty} feet.

~~4. Exception: Lot width and depth in a mobile home subdivision may be varied by planning commission when unusual circumstances prevent the platting of all lots in conformance with the minimum dimensions. In no case shall a lot be less than 5,000 square feet in area.~~

C. BULK REGULATIONS

1. Maximum Structure Height: thirty-five feet.

2. Maximum Lot Coverage: ~~thirty-percent~~

(a) Mobile home parks and other permitted uses: thirty-five percent.

(b) Lot in a mobile home subdivision: fifty percent.

3. Yard Requirements:

3.1 Minimum front yard.

(a) ~~Mobile home parks and other permitted uses: twenty feet~~

~~from public right-of-way~~ or the setback line as shown on the plat, whichever is greater:

(b) Individual mobile homes: ~~of manufactured homes within a mobile home park~~ as required by Title 26 of this code, but in no case less than twenty feet from public right-of-way.

(c) Individual mobile home or manufactured home in a mobile home subdivision: six feet, provided however, the setback for the front of a garage or carport, providing vehicular access or when adjacent to a driveway on which vehicles may be parked, must maintain a twenty-foot setback from public right-of-way.

3.2 Minimum side yard.

(a) Mobile home parks: ten feet.

(b) Other permitted uses: twenty-five feet.

(c) Individual mobile homes: ~~of manufactured homes within a mobile home park~~: Separation as required by Title 26 of this code, but in no case less than twenty feet from public right-of-way, and in no case less than ten feet from property line.

(d) Individual mobile home or manufactured home in a mobile home subdivision: six feet, provided however a side yard adjacent to a public street shall be the same as required for a front yard.

3.3 Minimum rear yard.

(a) Mobile home parks: ten feet.

(b) Other permitted uses: fifteen feet.

(c) Individual mobile homes: ~~of manufactured homes within a mobile home park~~: Separation as required by Title 26 of this code, but in no case less than twenty feet from public right-of-way, and in no case less than ten feet from property line.

~~102 Individual mobile home or manufactured home in a mobile home~~

~~subdivision: ten feet.~~

~~4. - Accessory Structures:~~

~~4.1 Accessory structures in a mobile home park shall be located in compliance with the yard requirements for main uses or structures of the "G" mobile home district, and as set forth in Title 26 of this code.~~

~~4.2-- Accessory structures to mobile homes shall conform to the setback requirements as set forth in Title 26 of this code.~~

~~4.3 Accessory structures in a mobile home subdivision shall be located in compliance with the yard requirements as the main use and be located not closer than 3 feet to the main use.~~

~~4.3 Accessory structures for other uses shall conform to the setback requirements of the "B" Multiple-family Dwelling District.~~

3.1 Setback requirements:

3.1 Mobile home park setbacks:

a. All structures, permanent or temporary, shall maintain a setback of not less than 20 feet from any public street right-of-way and a setback of not less than 10 feet to any property line not common to a public street. Under no circumstance shall any structure, permanent or temporary, be located closer than the setbacks^{as} shown on a plat.

b. All structures, permanent or temporary, shall maintain a setback of not less than 5 feet from a private roadway within a mobile home

park, and shall not be located closer than 10 feet to any other structure, permanent or temporary, or ^{any} appurtenance thereto as permitted by Title 26 of the code.

d. No structure, permanent or temporary, shall be located so that ^{any portion will} project into, over or under any utility easement.

3.2 Mobile home subdivision setbacks:

Change to 10 when provided

a. All structures, permanent or temporary, shall maintain a setback of not less than 10 feet to any public street right-of-way; provided, however, the setback for the front of a garage or carport providing vehicular access must maintain a 20 foot setback from the public street right-of-way.

b. All structures, permanent or temporary, shall maintain a setback of not less than 5 feet to any property line not common to a public street right-of-way; ~~however, no structure shall be located so that any portion will project into, over or under any utility easement.~~

c. Eaves, entrance hoods, steps, raised patio decks, terraces, bay windows, unenclosed

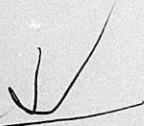
same as conventional?
if roofs become same
we no abt.

porches, and similar appertances to any main use may project into the above setbacks not more than 2 feet adjacent to a public street right-of-way, or 1 foot into any other setback; provided, however, no structure or appertenance thereto shall be located so that any portion will project into, over or under any easement or any platted setbacks.

10' between structures?

d. Accessory structures shall maintain the same setbacks as required for the main use.

e. Any structure established for any ^{main} use, other than for dwelling purposes, shall comply with the same yard requirements for that use to be located in the "A" Two-family Dwelling District.



Recommended that Section 28.04.182.3 be amended to read as follows:

3. Mobile homes.

meaning a
room furnished

The board of zoning appeals may permit as an exception the placement of a mobile home or manufactured home on any property in any district on a temporary basis subject to the following conditions and requirements:

3.1 The board of zoning appeals shall determine a reasonable time limit to be attached to each individual case.

3.2 The applicant shall show due cause that hardship exists and that this hardship cannot reasonably be alleviated without the granting of this permit.

3.3 The location of such home shall conform to all height and setback requirements of the district in which located and the off-street parking requirements of this chapter. Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(a) of this code.

3.4 The board of zoning appeals may include additional conditions as they deem necessary to include, but not limited to, extraordinary setbacks, landscaping, and installation of utilities- and the placement of the home on a temporary foundation, as set forth in Sections 26.04.215,

26.04.216 and 26.04.217 of the code.

2ND DRAFT

Additions underlined.
Corrections ~~marked through~~.

22
4/22/83

DR 83-

Possible Amendment to Title 26 of the
Code of the City of Wichita Scheduled for
Public Hearing before the MAPC - , 1983

Recommended that Section 26.04.010 (Definitions) be amended to read as follows:

26.04.010 Definitions. As used in this chapter: "Building" means any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

"Camp" means a trailer camp.

"Health officer" means the director of the Wichita-Sedgwick County department of community health, or his authorized representative.

"House trailer" means 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 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.

"Inspection officer" means the Superintendent of Central Inspection, Department of ~~Public Works~~ Housing and Economic Development or his authorized representative.

"MANUFACTURED HOME" means a structure consisting of one or more mobile components manufactured in conformance to the standards embodied in the federal Manufactured Home Construction and Safety Standards generally known as the HUD Code. Such structure shall be a ~~detached structure~~ dwelling 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; or be constructed in a manner as to be readily transported;

(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) Be placed on a permanent foundation ^{meeting the requirements of} ~~as required by~~ the building code ^{for a permanent structure,} or be placed on a temporary foundation as ^{required} ~~required~~ for a mobile home. A manufactured ^{home} not placed on a permanent foundation shall be deemed to be a mobile home and be regulated as a mobile home.

"MOBILE HOME" means a movable detached single family dwelling unit ~~that~~ that was manufactured prior to 1976 and not in conformance to the HUD code as required for a manufactured home. Such structure shall be a 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 permanent foundation as required for a permanent structure, but be placed on blocking and anchored as set forth in Section 26.04.215, 26.04.216 and 26.04.217.

"MOBILE HOME PARK" means 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 or manufactured homes not placed on permanent foundations. 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 SUBDIVISION" means a subdivision within the "C" Mobile Home District for individual ^{platted} lots to be developed with an individual mobile home, ~~or~~ manufactured home or modular home.

"Mobile home space" means a plot of ground within a mobile home park which is to accommodate one mobile home or manufactured home and which provides service facilities for water, sewerage and electricity.

"MODULAR HOME" means a structure consisting of one or more components ^{off-site} manufactured in conformance to the standards of the Building Code of the City of Wichita and related technical codes and moved to the construction site for final assembly as a dwelling unit.

"Occupy," "occupancy," or "occupied" means the use of any mobile home, manufactured home or house trailer by any person for living, sleeping, cooking or eating purposes for any period of four or more consecutive days.

"Park" means mobile home park.

"Person" means any individual, firm, trust, partnership, association or corporation.

"Roadway" means 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" means 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" means the use of a parcel or tract of land which provides space for transient occupancy, and which is used or intended to be used for the parking of two or more house trailers, tents or similar type temporary living facilities. "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.

Recommended that Section 26.04.020 be amended to read as follows:

26.04.020 Location of mobile homes, manufactured homes and house trailers. It is unlawful for any person to occupy a mobile home or manufactured home in the city unless such mobile home is located in a park ^{in conformance to all regulations;} and, it is also unlawful for any person to occupy a house trailer in the city 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 three 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 thirty days when a permit is secured in accordance with Section 26.04.060(c).

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

with Section 26.04.060(c).

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

(e) A manufactured home may be occupied on a lot in a mobile home subdivision provided it is placed on a permanent foundation.

(f) A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in the "E" or "F" industrial zoning districts, provided such home is placed on a permanent foundation and complying with Section 28.04.120(B-2a.) of the zoning ordinance.

~~(NOTE: Except as permitted in paragraphs (e) and (f) above, all manufactured homes shall be subject to the same requirements and limitations as a mobile home, including but not limited to blocking and anchorage as set forth in Sections 26.04.215, 26.04.216, and 26.04.217 and licensing as set forth in Section 26.04.060.)~~

Recommended that Section 26.04.090 be amended to read as follows:

26.04.090 Application for mobile home park in accordance with Section 28.04.182.3 of this code. Any person desirous of locating a mobile home or manufactured home in accordance with Section 28.04.182.3, of this code, 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 or manufactured 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 two thousand five hundred square feet or the area required for a single family dwelling in the district wherein located, whichever is larger, except in the "A" zoning district where, for purposes of this section, the lot area requirements of the "A" zoning district shall apply. This shall not in any way interfere with the area required for a structure already located on the property.~~

*Why separate
since it's total
26*

(a) Whenever a mobile home or manufactured home is to be located on a property with another dwelling, it shall not occupy any part of the required front yard or side yard of the existing dwelling, but may occupy up to one-half of the required rear yard.

*1200 sq ft
why?*

(b) Whenever a mobile home or manufactured home is to be located on a property without another structure, the location shall be in compliance with the setbacks required for

a dwelling in the zoning district.

(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) A mobile home or manufactured home shall not be located closer than ten feet to any other structure, nor shall it be located closer to the front or side property lines of the zoning district.

(d)(e) Off-street parking can be provided as required by Title 28 of this code.

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 title, 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.

Recommended that Section 26.04.120 be amended to read as follows:

26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred 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 five feet from the edge of a park or camp roadway; 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.

All mobile homes and manufactured homes shall comply with the setbacks as set forth for mobile home parks in ^{Section} 28.04.135 of the zoning ordinance

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than ~~twenty~~ ^{ten} feet from another mobile home, house trailer or enclosed appurtenance thereto, and not less than ten feet from any unenclosed appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.

Clearance means setbacks. Take out

(d) Roadways and Sidewalks - ^{Spaces} ~~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

lots located

when

mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than twenty-one feet. When parking is permitted on one side of the roadway, roadways shall not be less than twenty-nine feet. When parking is permitted on both sides of the roadway, roadways shall not be less than thirty-five feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall have unobstructed access to a public

Should this name?

street or highway, with all deadend roadways being provided an adequate vehicular turnaround (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turnaround area such as hammerheads, etc., as may be approved by the planning department as providing service equal to the cul-de-sac. 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, or other comparable surfacing that can be maintained in good condition.

(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, which may be concrete, brick, wood or other hard surface suitable material, that can be maintained in good condition.

A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage 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 this code. 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 26.04.070 or Section 26.04.090.

(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. Mobile home parks within a mobile home subdivision are not required to provide 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 seven-thousand-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 forty 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.

Recommended that Section 26.04.210 be amended to read as follows:

26.04.210 Alterations and additions to mobile homes or manufactured homes in mobile home parks. (a) Alterations and additions to mobile homes ^{or manufactured homes} which are affected by provisions contained in this chapter, 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.

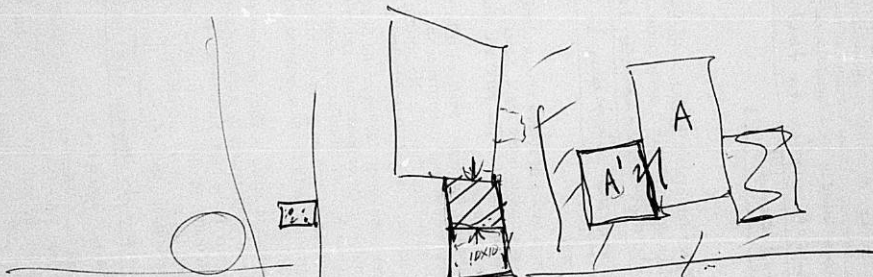
Exception: Accessory structures not exceeding an area of one hundred square feet, carports and residential patio structures may be attached to or become a part of a mobile home ^{or manufactured home} if such structure complies in all respects to the applicable provisions ~~of Title 18 of this code,~~ ^{Uniforms} and ~~with the written approval of the inspection officer.~~ ^{or} of the building ~~code and other related technical codes and permits are secured from~~ ^{code} ~~Central Inspection.~~

what about mfg address no. should not

Skirting of mobile homes ^{or manufactured homes} is permissible only with noncombustible material; however, skirting shall not permanently attach the mobile home to the ground, ^{nor} provide a harborage for rodents or create a fire hazard.

Recommended that Section 26.04.212 be added to read as follows:

26.04.212 Alteration and additions to manufactured homes in mobile subdivisions. Alterations or additions to manufactured homes in mobile home subdivisions ^{and any additions thereto} may be made provided the manufactured home ^{is} placed on a permanent foundation and all alterations and additions comply with the building code and related technical codes and permits are secured from Central Inspection.



THE CITY OF WICHITA

OFFICE OF Housing and Economic
Development

DATE April 5, 1983

70
4/18
4/27

TO Robert A. Lakin, Director of Planning
FROM Don E. Anderson, Director of Housing and Economic Development
SUBJECT Mobile Homes on
Permanent Foundations

On December 2, 1982, you sent a letter to G. R. Monroe, President of Resla, Inc., wherein you advised Mr. Monroe that you would be preparing some suggested changes to the ordinance, in both Title 26 and Title 28, in order to provide for mobile homes on permanent foundations.

Apparently Mr. Lytle has proceeded with this project. Please advise as to the progress of these changes and when we might expect that we can advise those interested parties as to when these changes might be put into effect.

Don E. Anderson

Don E. Anderson, Director
Housing and Economic Development

DEA/st

cc: Robert B. Feldner, Superintendent of Central Inspection
Sam Mobley, Building Code Administrator
Jack Galbraith, Chief Planner, Current Plans Division
Glen Lytle, Special Assistant for Zoning

RECEIVED

APR 27 1983

METROPOLITAN PLANNING
ROUTE

Bsb - do you have any further info on this?

H.M.A.

Please reply 4/27/83

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 11, 1983

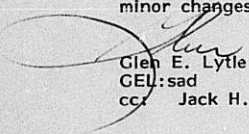
TO Robert A. Lakin, Director of Planning
FROM Glen E. Lytle, Special Assistant for Zoning
SUBJECT Mobile Homes

After review of your memo and suggestions with Sam Mobley, it appears that the majority of problems with the present city regulations relates to the mobile home subdivisions where individuals want to place the units on foundations and add garages, additions, patios, etc. As far as the county regulations are concerned, there does not seem to be a problem related to mobile homes as they permit them to be placed on foundations as a one-family dwelling. Most "AA" districts prevent their location due to restrictive covenants.

In light of the above, I suggest that the following steps be followed to amend the regulations:

1. Amend the zoning ordinance and Mobile Home regulations to permit the location of units manufactured to the HUD code to be placed on permanent foundations in Mobile Home Subdivisions. Also include amendments to allow lessor setbacks and additions to such units on the same basis as a permanent structure.
2. Revise the Mobile Home Park regulations to reduce setbacks, allow wood patio decks, and consider permanent foundations for manufactured homes in Mobile Home Parks.
3. Consider amendments to allow manufactured homes on foundations on any lot in the city subject to appropriate conditions and design review, i.e. Fred Bair's proposal.
4. Amend County regulations to establish standards for mobile home parks and subdivisions, possibly a district other than "AA" with lessor setbacks etc. for said development.
5. Consider possible amendments for granny flats as accessory units in residential districts.

The first drafts of Titles 28 and 26 to include manufactured homes into the ordinances are a first step to permit same to be located on permanent foundations in mobile home subdivisions. Other than some minor changes, this is all that it will accomplish.


Glen E. Lytle

GEL:sad

cc: Jack H. Galbraith, Chief Planner, Current Plans

SUGGESTED

4-4-83

MOBILE HOME PROCEDURE
FOR CHANGES (FIRST PHASE)

CITY ^{Defin. in Chapt}

1. AMEND # 28 & 26 to include manufactured houses
& to change Mobile Home Defin. ^{to include Man. Homes} _{not on Edns.}
2. Amend. Chapt 28. - "G" Dist.
 - a). to permit manufactured houses on Edns. in M.H. Sub Div.
 - b). permit lesser setbacks in M.H. subdivision
possibly 10' front yd. for units &
20' for gar. & car port. for drive. -
 - c). allow 1-F Dwellings and Man. Homes in Sub Div.

(SECOND PHASE)

COUNTY

1. Set up min. reqmts. for M.H. parks & Sr. Div. 's
cond. use in "R" & "R-1" & "AA" Dist.
2. Allow M.H.s. & Man. Hses. in M.H. Park on (block Edns.) temp.
and Man. Hses. on perm. Edns. in M.H. Sub. Div. and
in the "R" & "R-1" Dists on indiv. properties
permit Man. Hses. on Edns. as perm. structures.
3. Establish criteria for Edns. standards - Bldg. code. -

(THIRD PHASE)

CITY

1. Establish method and procedure for approving
Man. Hses. as acceptable housing on permanent
Edns. on any property permitting residential
structures in any district. subject to:
 - a. design approval by C. I. D.
 - b. approval not contradictory to covenants.

? 5

2.
on possibility of Man. Hse. on Fdtns.
in M.H. parks.

1. Taxation — Must land be owned by indivs.?
2. Would this encourage M.H. park owners to sell off, — create problems at future date on priv. rds. & easements — maintenance etc.
3. How to handle licensing once Man. Hse on Fdtn. in large park. ^{without ownership.} Reduce #s or ignore?
4. How could existing parks be converted to M.H. Sub Div.? w/ priv. streets & indiv. lots? Common space, streets & easements — Wisconsin Assn. agreements?