

Chapter 18.350
MHP MOBILE HOME PARK DISTRICT

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18.350.010 Statement of intent

The zoning of property as MHP, Mobile Home Park District, is intended to provide for mobile home parks where such development is appropriate given the surrounding land uses and neighborhood. The MHP district is intended to promote affordable housing consistent with the provisions of the Master Plan.

(History: Ord. ZRR-1725; ZRR-1637)

18.350.020 Permitted uses

No land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.350.050:

- A. Mobile homes;
- B. Manufactured homes;
- C. Utility structures, subject to the requirements outlined in Section 18.180.070(H).

(History: Ord. ZRR-2262 §13, 2001; ZRR-1725; ZRR-1637)

18.350.030 Plan approval

Prior to approval of MHP zoning, a development plan for the proposed mobile home park shall be prepared for consideration concurrent with the rezoning application. The plan shall be accurately drawn, at a scale acceptable to the Director of Planning and Development Services, and shall show the following:

- 1. Proposed street and drive pattern.
- 2. Proposed mobile/manufactured home spaces and their approximate dimensions.
- 3. Any existing streets in or abutting the property.
- 4. Location and size of parking spaces.
- 5. Location and size of park and playground areas.
- 6. Location of shelters

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7. Screening and landscaping.
8. Legal description of the tract.
9. Name of the landowner, developer and the firm preparing the plan.
10. North point, scale and date.

Five copies of the plan shall be submitted with the rezoning application.

(History: Ord. ZRR-2343 §46, 2002; ZRR-1725; ZRR-1637)

18.350.040 Area and setback requirements

- A. All mobile home parks shall have a site area of at least 40 acres.
 - B. Density of mobile home parks shall be not greater than five units per acre.
 - C. All units shall be set back a minimum of 30 feet from the boundary line of the mobile home park and from the right-of-way line of any public street.
 - D. The minimum width of each mobile home space shall be 50 feet.
 - E. The minimum depth of each mobile home space shall be 100 feet.
- (History: Ord. ZRR-1725; ZRR-1637)

18.350.050 Development and performance standards

- A. No mobile home manufactured on or after September 1, 1973 shall be located in a mobile home park unless such mobile home complies with the provisions of K.S.A. 75-1211 et seq., as amended, and rules and regulations adopted thereunder. No mobile home manufactured prior to September 1, 1973 shall be placed, stored or parked within a mobile home park unless such mobile home is in compliance with applicable provisions of the Building Code.
- B. Each mobile home space shall contain a portland cement or asphaltic concrete stand upon which the unit will be situated, and each unit shall be equipped with skirts on all sides, such skirts to be of material harmonious to the unit structure and installed within ten days of the unit placement.
- C. All mobile/manufactured homes installed within the mobile home park shall be anchored to the ground by means of anchors attached both to the frame and with straps extending over the top and completely surrounding the sides and roof. Anchor design shall be approved by the Code Administrator prior to installation and shall comply with all requirements of the State of Kansas. In addition, test data giving certified results of pull tests in soils representative of the area in which the anchors are to be used shall be submitted to the Code Administrator. Minimum load in direct pull shall be 5,400 pounds. Anchors shall be marked so that after installation, the identification is in plain view for inspection.

- D. Each mobile home park shall provide sufficient and adequate number of shelters from natural disasters. Shelters shall be placed at such intervals within the park to ensure maximum safety for residents during times of natural disasters. Design and location of such shelters shall be determined at the time of plan approval, but in no case shall the construction of the initial phase of a mobile home park be allowed to proceed without the concurrent construction of appropriate shelters.
- E. All streets within the park shall be improved to City standards for residential streets. There shall be at least two street or drive openings into the park providing ingress and egress. All private drives shall be not less than 24 feet in width, having portland cement curbs, and be surfaced with at least six inches of compacted stone base with two inches of hot mix bituminous concrete as the surface course, or the equivalent, as determined by the City Engineer.
- F. At least two parking spaces for each mobile/manufactured home shall be provided within 60 feet of the unit. Such parking spaces shall be off the public street or private drive, and each shall be not less than 9 feet by 20 feet in size, and shall be surfaced to at least the standards set forth above for private drives.
- G. Each mobile/manufactured home shall be located on the mobile home space so that no part of one home structure, including canopies, awnings, carports and other protrusions, is closer than 12 feet to another home, or to the edge of the surface of a drive. Each mobile home space shall have not less than two live trees of two to two and one-half inch caliper in such open space area.
- H. Park and playground space shall be provided for occupants of the mobile home park on the basis of 300 square feet for each space in the park. Such playground space shall be separate and in addition to the open space required for each mobile home space, and shall be equipped and maintained for the use of the residents of the park.
- I. All liquid wastes shall be disposed of through a sanitary sewer system and treatment facility, the plans of which shall be approved by the City Engineer prior to construction. All solid waste shall be disposed of by accumulation in tight containers, and removed at regular intervals.
- J. All power and telephone lines shall be underground and shall be in compliance with standards of the utility corporation involved.
- K. The site of the park shall be graded so that surface water will not accumulate, but will run off in a manner that will not adversely affect the residential character of the park or adjacent property. The proposed drainage system shall be approved by the City Engineer prior to construction of streets or other portions of the park.

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- L. Each mobile home park shall have a resident manager and shall be operated in a sanitary, orderly and efficient manner, and shall maintain a neat appearance at all times. Suitable and effective rules for regulating the outside storage of equipment, the removal of wheels and installation of skirtings, the collection of trash and garbage, and the attachment of appurtenances to the unit shall be continually enforced. All portions of the mobile home park shall be open and accessible to fire, police and other emergency and protective vehicles and personnel, including city, county and state inspectors. A map shall be placed at the main entrance to the park, clearly showing the location of each space, and the name and address of the occupant. Such map shall be illuminated at all times and be enclosed in a weatherproof case within full view of persons entering the park.

(History: Ord. ZRR-1725; ZRR-1637)

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