

ORDINANCE NO. 95-4

**AN ORDINANCE PROVIDED FOR THE CONTROL AND THE LOCATION OF
OCCUPIED MOBILE HOMES AND HOUSE TRAILERS.**

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

SECTION 1. DEFINITIONS:

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

(a) Designed for long term occupancy, and containing accommodations, a flush toilet, a tub or shower bath, kitchen facilities, and having plumbing and electrical connections provided for attachment to outside systems;

(b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels (or detachable wheels);

(c) Arrive at the site where it is to be occupied as a dwelling complete, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on supports, connection to utilities, and the like; and

(d) Not be placed on a foundation as required for a permanent structure.

TRAILER as used in this ordinance shall mean a vehicular, portable dwelling unit designed especially for short term occupancy, such as: Travel trailers, 5th wheeled trailers, campers, converted buses, and other similar units whether self-propelled, pulled or hauled and are designed primarily for highway travel without a special permit; and/or does not comply with all the requirements of the definition of a "mobile home" as a dwelling unit.

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

SECTION 2. CONDITIONS AND REQUIREMENTS.

MOBILE HOMES shall be subject to the following conditions and requirements:

- (a) The mobile home shall be located on a space that is well drained and properly graded to insure rapid drainage and freedom from stagnant pools of water.
- (b) Mobile Home Spaces shall be provided consisting of a minimum of Ten Thousand (10,000) square feet exclusive of any other structure on said lot, and which shall be clearly defined and marked as to the lot boundaries.
- (c) Mobile homes shall be so harbored on its space so that there will be at least fifteen (15) feet clearance between it and other existing structures and 35 feet set back from the public street.
- (d) All mobile homes shall have an unobstructed access to a public street and the sole vehicular access shall not be by an alley.
- (e) Off-street parking sites within the mobile home space shall be maintained at a maximum of two (2) car spaces.
- (f) The exterior of the mobile home shall be of moisture resistant material.
- (g) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants or public or constitute a nuisance.
- (h) The front door of the mobile home must face the public street.
- (i) The mobile home must be skirted. Skirting of mobile homes is permissible only with non-combustible material of a uniform nature and appearance, however, skirting shall ~~not~~ be permanently attached to the ground or to the mobile home, so as to prevent a harborage for rodents or creating a fire hazard.
- (k) The mobile home space will be provided with a septic tank and laterals as approved by the City before the mobile home is connected to the public water supply. Upon the construction of a public sewer system, the mobile home's sewer outlet and drainage system shall be connected to the public sewer system in place of the septic tank.

(l) Electric lines must be erected on poles used solely for such purpose of conveying electric power, and all lines leading to the mobile home must be at least 4 feet above the mobile home.

(m) No addition of any kind shall be built onto or become a part of any mobile home except as allowed by the City governing body upon written application by the mobile home owner for such variance.

(n) Every mobile home regulated by this ordinance shall be anchored to the ground in such a manner or method as approved by the City. This anchorage shall be adequate to withstand the minimum horizontal wind and uplift pressures as for permanent structures.

SECTION 3. TEMPORARY ELECTRIC SERVICE.

Upon a mobile home being moved unto a mobile home space, the owner of such mobile home, or the owner of the mobile home space, may apply to the City Clerk of Mulberry, Kansas, for temporary electric service for such mobile home by paying the required deposit. Such temporary electric service shall be for 30 days only, and, in the event that the mobile home and mobile home space is not in compliance in all respects with the conditions and requirements of this ordinance, then in that event, such temporary electric service shall be discontinued.

SECTION 4. TIME LIMITS ON TRAILERS

It shall be unlawful for any person to occupy a trailer within the city limits of the City of Mulberry, Kansas, for a total of thirty (30) or more days during any 120 day period.

SECTION 5. PENALTY

Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars. Each day that a violation of this ordinance occurs shall constitute a separate offense and shall be punishable hereunder as a separate violation.

The City Of Mulberry

MULBERRY, KANSAS 66756
P.O. BOX 187
(316) 764-3315

PROCEDURE FOR TRAILERS JUST MOVING INTO THE CITY LIMITS OF MULBERRY KANSAS LANDOWNERS ARE RESPONSIBLE ON RENTAL LOTS

Owners must advise city of their intent to move trailer in. Must then according to 95-4 Section 2 part (C) stake out trailer location and lot boundaries.

After this, council will check to make sure location conforms to 95-4. If in compliance the City will then determine where utilities will be ran from and determine if there will be any cost to owner. Also make sure said trailer meets Section 1 part (C) Ordinance 95-4. Owner then will comply with Section 2 part (A) (D) (E) Ordinance 95-4.

After compliance trailer may be moved to designated site and apply for temporary electric. Service Section 3 and within a period of 30 days from temporary service have said trailer in full compliance to 95-4.

FAILURE TO FOLLOW DEFINED PROCEDURES LISTED ABOVE WILL RESULT IN PENALTY DEFINED IN SECTION 5.

SECTION 6. REPEAL.

Ordinance No. 95-1 is hereby repealed.

SECTION 7. EFFECT.

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

PASSED AND APPROVED at Mulberry, Kansas, this 13 day of June

1995.

Terry Johnson
Terry Johnson
Mayor

ATTEST:

Janice L. Gilbert
Janice Gilbert
City Clerk

ORDINANCE NO. 98- 3

Mobile home/
Trailer
Amended

AN ORDINANCE AMENDING ORDINANCE NO. 95-4 IN PART, SAID ORDINANCE NO. 95-4 PROVIDES FOR THE CONTROL AND THE LOCATION OF OCCUPIED MOBILE HOMES AND HOUSE TRAILERS.

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

SECTION 1. AMENDMENT.

SECTION 2 (i) CONDITIONS AND REQUIREMENTS of Ordinance No. 95-4 is hereby deleted and in its place and stead shall be inserted the following language:

(i) The mobile home must be skirted. Skirting of mobile homes is permissible only with factory manufactured skirting, however, skirting shall be permanently attached to the ground or to the mobile home, so as to prevent a harborage for rodents or creating a fire hazard.

SECTION 2 (o) CONDITIONS AND REQUIREMENTS of Ordinance No. 95-4 is hereby added and there shall be inserted the following language:

(o) Gas lines must be installed and used solely for the purpose of conveying gas for residential use by the occupants of the mobile home and all lines leading to the mobile home must be installed as required by the City. Any mobile homes using propane tanks prior to the adoption of this ordinance may continue to so do until there is a change in the ownership of the mobile home, at which time continued use of propane and propane tanks shall be prohibited.

SECTION 2. REAFFIRMATION.

Ordinance No. 95-4 is hereby reaffirmed in all other respects.

SECTION 3. EFFECT.

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

Ordinance 2023-03

An Ordinance amending Ordinance No. 95-4 and 98-3 in part, said ordinances provide for the control and location of occupied mobile homes and house trailers.

Be it ordained by the Governing Body of The City of Mulberry, Kansas:

Section 1. Amendment.

Section 2. Conditions and Requirements of Ordinances 95-4 and 98-3 is hereby adding and inserting the following language:

(p) Manufacture date of mobile home moving into the city limits of Mulberry, Kansas cannot be any older than 10 years from the current year.

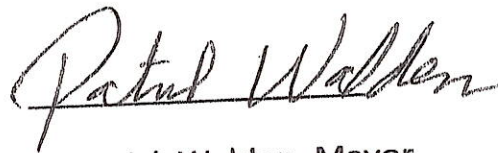
Section 2. Reaffirmation

Ordinances 95-4 and 98-3 are hereby reaffirmed in all other aspects.

Section 3. Effect

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

Passed and approved by the Governing Body of the City of Mulberry, Kansas, this 9th day of May, 2023.



Patrick Walden, Mayor

(Seal)

Attest:



Cherokee Pelican, City Clerk