

(Published in the Topeka Metro News November 9, 2009)

ORDINANCE NO. 19329

AN ORDINANCE introduced by Norton N. Bonaparte, Jr., City Manager, concerning manufactured homes and trailers, amending City of Topeka Code § 98-1 and specifically repealing said original section and creating City of Topeka Code § 98-85.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That section 98-1, Definitions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile home means any ~~house car, house trailer, trailer home or similar mobile unit which may be used for permanent, semipermanent or temporary living quarters~~ manufactured structure constructed for dwelling purposes.

Mobile home park means any tract or parcel of land maintained, ~~offered or used for the parking or camping of one or more mobile homes or similar portable units for habitation; provided, that for zoning purposes a mobile home park shall be considered as a tourist or trailer camp under the zoning ordinance~~ for the purpose of renting or leasing spaces for not less than ten (10) mobile home units for human habitation purposes, whether the mobile homes are owned by the owner of the mobile home park or owned by individual occupants.

Section 2. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section to be numbered 98-85, which said section reads as follows:

30 **Skirting.**

31 All manufactured homes which are not placed on a permanent enclosed
32 perimeter foundation shall have skirts within thirty (30) days after issuance of the permit
33 and placement of the manufactured home on the site. The skirt shall:

34 (a) Be completely around the structure from the base of the manufactured
35 home to the ground level beneath;

36 (b) Be of material with similar appearance to the manufactured home or
37 masonry material;

38 (c) Be weather resistant material for skirting and shall not be scrap metal or
39 polyurethane scrap material;

40 (d) Be skirted in such a way as not to allow access to the underside of the
41 manufactured home for storage and/or trash accumulation but access only for repair
42 purposes to the manufactured home;

43 Any manufactured home existing within the City on the effective date hereof will
44 be required to have skirts no later than thirty (30) days from enactment of this
45 ordinance. However, before being subject to a penalty for violation of this subsection
46 the City shall serve the owner or occupants of any manufactured home without skirts
47 with written notice of violation hereof requiring compliance within such time as
48 designated therein.

49 Section 3. That original § 98-1 of The Code of the City of Topeka, Kansas, is
50 hereby specifically repealed.

51 Section 4. This ordinance shall take effect and be in force from and after its
52 passage, approval and publication in the official City newspaper.

PASSED AND APPROVED by the City Council November 3, 2009.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk