

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

2  
3 **ORDINANCE NO. 19329**

4  
5 AN ORDINANCE introduced by Norton N. Bonaparte, Jr., City Manager, concerning  
6 manufactured homes and trailers, amending City of Topeka Code §  
7 98-1 and specifically repealing said original section and creating  
8 City of Topeka Code § 98-85.  
9

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

11 Section 1. That section 98-1, Definitions, of The Code of the City of Topeka,  
12 Kansas, is hereby amended to read as follows:  
13

14 **Definitions.**

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

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

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

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

30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

**Skirting.**

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

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

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

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

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

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

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

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

53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67

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

CITY OF TOPEKA, KANSAS

\_\_\_\_\_  
William W. Bunten, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk