

ORDINANCE 2015

AN ORDINANCE AMENDING CHAPTER IV, ARTICLE 6 (MOBILE HOMES; PARKS) OF THE CODIFIED ORDINANCE OF THE CITY OF MORAN, BY AMENDING SECTION 4-604A (1).

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

Section 4-601 is hereby amended as follows:

SECTION 1. DEFINITIONS. For the purpose of this section, the following terms are defined as follows:

- (g) **Travel Trailer** - A vehicular or portable unit mounted on a chassis and wheels, designed and constructed to be installed with or without a permanent foundation for human occupancy as a residence, not more than 12 feet in width, nor more than 40 feet in length and containing no more than 480 square feet in total floor area. Total width of said unit including all tip-outs, slide-outs, hinged extensions, or solid frames shall not exceed 12 feet. For purposes of measuring length, the recreation vehicle hitch and/or tongue shall be excluded.
- (h) **Recreation Vehicle** - shall include travel trailers, camping trailers, truck campers, and motor homes. For the purposes of this section, a travel trailer shall be a hard-sided, collapsible or non-collapsible, hard-roofed vehicle, including but not limited to self-propelled Recreational Vehicles (RV). This definition shall not include a car, truck or other vehicle designed primarily for transportation, even if it may be modified to resemble an RV. Residential use of travel trailers by permit only.
- (i) **Residential Use** - means the location of a travel trailer on the same lot of record for a period of more than thirty (30) days for the purpose of possible or intended use as a residence or sleeping quarters regardless of whether the travel trailer is actually utilized as a residence or sleeping quarters every day during said thirty (30) day period and regardless of whether the travel trailer is utilized by different individuals as residence or sleeping quarters during said thirty (30) day period; the rental of a travel trailer to, or other permitted occupancy of a travel trailer by, someone other than the owner of the travel trailer for use as a residence or sleeping quarters for any period; or the use of a travel trailer as a residence or sleeping quarters for any period when connected to a septic system. Residential use of a travel trailer as specifically described hereinabove shall include its use as a sleeping quarters only, even if all other regular living activities, including but not limited to cooking and bathing, take place in another building.
- (j) **Mobile Home Park** - is an area in the city limits where four or more mobile homes are or may be located. (O. 956; O. 1064; Code 2008)

Section 4-605 is hereby amended as follows:

SECTION 2. PERMITS REQUIRED.

- (a) **BUILDING PERMITS.** No mobile home shall hereinafter be moved or relocated upon a lot within the city limits without first complying with the above regulations and securing an approved building permit from the city clerk, building inspector or his duly authorized representative.
- (b) **TRAVEL TRAILER PERMITS.** A permit is required for residential use of a travel trailer.

- (1) The owner of the lot of record on which the travel trailer is located shall be responsible for applying for any permit issued hereunder. A separate permit shall be required for each travel trailer being utilized as a residential use on a lot.
- (2) The permit for a mobile travel trailer shall be obtained from Moran Building Code Officer for a period of 12 months, for which a fee of \$50.00 shall be paid for each new travel trailer placed on a lot. Application for renewal of permits for an additional 12 months may be made within 30 days prior to the expiration of a permit and a renewal fee of \$50.00 will be assessed for each permit. The permit must be displayed at all times.
- (3) A permit is transferable to another travel trailer but shall expire 12 months after issuance.
- (4) Permit fees are nonrefundable.
- (5) Issuance of a permit shall be subject to the approval of all landowners whose property is located within 100 feet from the boundaries. Approval may be submitted in writing along with a permit application. In the event a landowner whose approval for placement is required does not consent then the matter shall be set for a public hearing prior to the next regularly scheduled council meeting so long as said meeting occurs no less than 10 days after the request for hearing is given.
- (6) At a public hearing the council shall hear the concerns of all parties involved and render a decision as to whether or not a permit shall issue.
- (7) Applications for the renewal of a permit shall be subject to any then current, applicable regulations as revised or amended.
- (8) A travel trailer must meet the following criteria in order to be eligible for a permit to allow residential use thereof.
 - a. The travel trailer shall be and remain registered and insured in accordance with all applicable State Motor Vehicles (DMV) regulations.
 - b. The travel trailer shall be and remain capable of passing all applicable DMV safety inspections. The building code officer, in his discretion, may require the travel trailer to be inspected and pass an inspection before issuing a permit hereunder and at any time after a permit is issued.
 - c. The travel trailer shall be and remain situated in such a way as to allow it to be connected to a motor vehicle and readily pulled onto a public roadway without the need to disconnect it from or move or dismantle structures such as, decks, stairs, outbuildings, other travel trailers, etc.
 - d. The travel trailer shall be and remain permitted by the building code officer with regard to applicable City, County and State electric, water and sewer regulations.
 1. A travel trailer shall be furnished with electrical service and shall be furnished with an electrical service outlet equipped with an externally operated switch or fuse of not less than 30 amperes capacity and a heavy-duty outdoor outlet receptacle. Electrical outlets shall be weatherproof and no power lines shall be located less than 15 feet above the ground.
 2. Any water and sewer connections of the travel trailer shall be "quick connect" type connections that allow for the prompt removal of the travel trailer. All water supply requirements and sewer connections shall be in accordance with Section 4-606, Moran City Code.
 3. For a self-contained travel trailer or a travel trailer which is used as sleeping quarters only, written approval from the building code officer shall be required, which approval must verify that the existing sewage disposal system on the property where the travel trailer is located is adequate to support the travel trailer when counted as an additional bedroom(s) under the pertinent provisions of this chapter.

- e. The travel trailer shall be and remain permitted by the building code officer with regard to the electrical power supply and connections from the power supply to the travel trailer; the construction of decks, stairs, outbuildings, etc.; and any other aspect of the Moran City Code which may be applicable.
- f. The travel trailer shall be and remain permitted by any applicable federal, state, and/or local agency having regulatory jurisdiction over the travel trailer and its use.
- g. The travel trailer shall be and remain in compliance with the following restrictions of the Moran City Code.
 - 1. One travel trailer shall be permitted on a lot measured as 50 feet by 140 feet.
 - 2. Vacation trailers and motor homes may be used by visitors of Moran residents, and shall be allowed on the residents' property for a period of time not to exceed 14 days (or longer if approved by director building code officer) in any consecutive six-month period.

(9) The building code officer, in his discretion, may schedule an on-site inspection of a travel trailer to assure compliance with all current regulations.

(10) The owner of record of the lot on which a travel trailer is located for residential use shall certify in writing that the proposed use does not conflict with or violate any existing deed restrictions, property covenants, rights of way, or easements.

(11) The owner of the lot of record on which a travel trailer is located shall be responsible for all cost to provide utilities to the travel trailer. The owner of the lot of record must pay all applicable connect fees if the owner does not have an established utility account(s).

(c) No part of this amendment shall apply or be applied to travel trailers which are legally existing under regulations in effect at the time of the adoption of this amendment.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed

SECTION 4. This ordinance shall take effect after passage, approval, and publication once in the official city newspaper.

PASSED AND APPROVED by the governing body and signed by the Mayor this 2nd day of December 2013.


Phillip L. Merkel, Mayor

ATTEST:


Lori S. Evans, City Clerk