
WEB Procedures: MANUFACTURED HOMES AND RECREATIONAL VEHICLES

The following information is a summary of the City's ordinance and is not intended to cover everything included within the ordinance. Whenever summarization creates a conflict, the official ordinance governs. A copy of the entire ordinance is available for review at the City Clerk's office, 455 N. Main – 13th floor, or directly from the Internet at www.wichita.gov.

BASIS

Camp – Camp means a recreational vehicle campground.

Manufactured Home – Manufactured home means a structure that is subject to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. S4501, et seq that is designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.

Mobile Home – Mobile home means a movable detached single-family dwelling unit manufactured prior to 1976 and is not subject to the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. S4501, et seq. Such units shall provide all of the accommodations necessary to be a dwelling unit and shall be connected to the utilities in conformance with all of the applicable regulations.

Recreational Vehicle – Recreational vehicle means a unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. (Includes: motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units).

LEGAL

REFERENCE

Chapter 26.04 Code of the City of Wichita, Kansas.

REGULATIONS

It is unlawful for any person to occupy a manufactured home or mobile home in the city unless located in a manufactured home park or a nonconforming mobile home park in conformance with all regulations for a manufactured home park or a nonconforming mobile home park.

It is unlawful for any person to occupy a recreational vehicle in the city unless located in a camp.

Exceptions: (See exception details in Chapter 26.04.020)

1. A manufactured home may be occupied at a construction sites by a night watchman or project workmen with MABCD approval
2. A manufactured home may be occupied, not in a park, for period up to 30 days, when permit is obtained
3. A recreational vehicle may be occupied, not in a camp, for period up to 30 days, when permit is obtained
4. A recreational vehicle may occupy a manufactured home or mobile home park, for period up to 30 days, with restrictions
5. A manufactured home may be occupied in a manufactured home subdivision, with restrictions.
6. A manufactured home may be occupied as a one-family dwelling as a residence for a watchman, caretaker or guard for an industrial use in LI or GI zoning districts, with restrictions.

Non-refundable.

Fees due annually, one year from date of approval.

License Fees shall not be prorated for partial years.

**ENFORCING
AUTHORITY**

Metropolitan Area Building and Construction Department, Environmental Services.

FEES

Annual fees for any park for manufactured home spaces:

1 space	\$ 60.00
2 spaces	\$ 90.00
3 to 15 spaces	\$100.00
16 to 25 spaces	\$120.00
26 to 50 spaces	\$160.00
51 to 75 spaces	\$220.00
76 to 150 spaces	\$420.00
Over 150 spaces	\$420.00
Plus \$20.00 for each full or part increment of 10 spaces over 150 spaces	

Annual fees for a camp for recreational vehicle spaces:

2 spaces	\$ 90.00
3 to 15 spaces	\$100.00
16 to 25 spaces	\$120.00
Over 25 spaces	\$120.00
Plus \$20.00 for each full or part increment of 10 spaces over 25 spaces.	

Temporary permit for mobile home or recreational vehicle:

(Two allowed, per 12-month period, for up to 30 days, on same property)

1 Temporary Permit	\$ 5.00
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PROCEDURE

Applicant contacts: Metropolitan Area Building and Construction Department—Zoning
271 W. 3rd St.
Wichita, KS 67202