

**ORDINANCE NO. 3017**

**AN ORDINANCE AMENDING SECTION 03.210, SECTION 15.525 AND TABLE 04.110A OF THE LAND DEVELOPMENT ORDINANCE (LDO) FOR THE CITY OF PAOLA, KANSAS, RELATED TO RURAL RESIDENTIAL REGULATIONS.**

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

**Section 1.** That Sections 03.210 & 15.525 and Table 04.110 A. of the LDO are amended as shown on Attachment A.

**Section 2.** That all ordinances or parts of ordinances in conflict herewith are repealed.

**Section 3.** That this ordinance shall become effective after its passage, approval and publication.

**PASSED BY** the Council this 22<sup>nd</sup> day of June, 2010.

**APPROVED BY** the Mayor this 22<sup>nd</sup> day of June, 2010.

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Artie Stuteville, Mayor

ATTEST: (seal)

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Daniel G. Droste, City Clerk

## ATTACHMENT A

### SECTION 15.525 SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

- A. **Minimum Dimension.** The smaller dimension of a rectangular dwelling unit shall be at least 22 feet. If a dwelling unit is not rectangular, then the minimum dimension of a rectangle superimposed over and enclosing the entire footprint of the dwelling unit shall be at least 22 feet.
- B. **Foundations.** All buildings shall be placed on a permanent foundation that meets applicable building code requirements. The floor elevation of the proposed dwelling shall be reasonably compatible with the floor elevations of surrounding dwelling units.
- C. **Garage or Carport.** A single-family dwelling shall include a garage or carport constructed with the same materials as the dwelling with a concrete floor and concrete pad.
- D. **Driveways.** Driveways with access on public streets shall be hard surfaced. Unless otherwise required by a Miami County Entrance Permit, gravel may be permitted for residential driveways in the Community Growth Area.

### SECTION 03.210 ACCESSORY USES, RESIDENTIAL

- C. **Fences.** Fences, except for walls on patio and atrium units (Table 08.141) may be permitted to enclose rear yards subject to the following.
  - 1. **General.** All fences shall be constructed of materials expressly designed for fences. No hog-wire fences or fences made of discarded material shall be permitted. Fences in the front yard shall not exceed four (4) feet in height and shall be constructed of decorative materials (i.e. picket, wrought iron, split rail, etc.). Chain link is not considered decorative material. No fence shall exceed six (6) feet in height. On lots of three acres or more in the Community Growth Area, other materials, including barbed and hog-wire fences, may be allowed. Fences made of discarded materials are prohibited.
  - 2. **Developments platted after November 18, 1997.** Fences along streets (front, rear, or side yards - see Figure 03.210) shall be permitted only if specified in the landscaping plan and final plat. The fence design along street frontages shall ensure uniform appearance.
  - 3. **Chain link fences.** No chain link fence shall exceed four (4) feet in height. Chain link fences are prohibited in the front yard. For street yards on corner lots, chain link fence setbacks are as shown in Figure 03.210 D.1. Chain link fences with inserts for opacity are prohibited.

**Table 04.110 A. USE AND LOT STANDARDS (Continued)**

Zoning District & Development Type	Landscaping Plant Units per (See Section 06.120)			Bufferyard Opacity Standards (See Table 13.140)										
	Lot	Acre Open Space	Parking Spaces	Adjoining District								Adjoining Streets		
				E	S	SC	NC	TA	D	BP	I	Arterial	Collector	Minor
<b>Estate (E)</b>														
Single-Family Conventional (OS)	1/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Conventional (P)	1/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Equestrian	1/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Cluster	1/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Planned	1/du	4	none	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Institutional Residential	3/ac	4	1/18	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
<b>Suburban (S)</b>														
Single-Family Conventional	1/du	4	none	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Cluster	1/du	4	none	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Planned	1/du	4	1/18	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Manufactured Home Park	1/du	4	1/18	0.4	0.4	0.4	0.4	0.4	0.4	0.2	0.2	0.4	0.4	0.4
Institutional Residential	3/du	4	1/18	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
<b>Suburban Commercial (SC)</b>														
Planned	1/du	5	none	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Institutional Residential	3/du	5	none	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Shopping Center	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Retail	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Office and All Other Uses	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
<b>Thoroughfare Access (TA)</b>														
Single-Family Conventional	1/du	5	none	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Single-Family Attached	1/du	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Planned	1/du	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Multi-Family	1/du	5	1/18	0.5	0.5	0.2	0.4	N1	0.1	0.1	0.3	st1	st1	st1
Manufactured Home Park	1/du	5	1/18	0.5	0.5	0.2	0.6	0.4	0.2	0.2	0.3	st1	st1	st1
Institutional Residential	3/ac.	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Retail	6/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Office	8/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Commercial lodging	8/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
All Other Uses	6/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
<b>Neighborhood Conservation</b>														
NC-R3 Single Family	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
NC-R2, Single Family	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
NC-R1	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
<b>Downtown (D)</b>														
Single-Family Conventional	1/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Single-Family Attached	1/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Planned	0.5/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Multi-Family	0.5/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Institutional Residential	3/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Retail	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Office/Service/Commercial Lodging	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
<b>Business Park (BP)</b>														
Office - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Industry - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Office - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Industry - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All other Uses - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
<b>Industry (I)</b>														
Industry	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1

N1 - Special buffer defined in Section 6.230 (Ordinance 2893 08/23/05)