

### **Ordinance No. 3178 Summary**

On August 10, 2021, the City of Paola, Kansas, adopted Ordinance No. 3178, adding Section 04.120 Minimum Lot Size - Residential Uses of Article 04, District Intensity and Bulk Standards of the Paola Land Development Ordinance pertaining to the minimum lot size requirements for Residential Use. A complete copy of this ordinance may be obtained or viewed free of charge at the Office of the City Clerk at City Hall, 19 E Peoria Street or at [www.cityofpaola.com](http://www.cityofpaola.com). This summary is certified by Lee H. Tetwiler, Paola City Attorney pursuant to K.S.A. 12-3001, et seq.

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### **ORDINANCE NUMBER 3178**

#### **AN ORDINANCE ADDING SECTION 04.120 MINIMUM LOT SIZE – RESIDENTIAL USES OF ARTICLE 04, DISTRICT INTENSITY AND BULK STANDARDS, OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF PAOLA, KANSAS.**

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

**Section 1.** That Section 04.120 Minimum Lot Size – Residential Uses, of Article 04, District Intensity and Bulk Standards of the Paola Land Development Ordinance is added as shown:

#### **SECTION 04.120 MINIMUM LOT SIZE – RESIDENTIAL USES**

The minimum lot area requirements of 6,000 square feet, for lots platted prior to 1983 may be waived for single-family residential use if the following conditions are met per staff review and approval.

- A. Applicant must submit a certified plot plan for staff review before permit application can be submitted and approved.
- B. Plot plan shall comply with the setback requirements stated in Article 4 of the Land Development Ordinance.
- C. The combined square footage of the principal structure, detached garage, and storage/utility shed shall not exceed the maximum building coverage in Table 04.110A Use and Lot Standards. Where no maximum building coverage is provided, the combined structures shall not cover more than 70% of the lot area.
- D. The primary residential dwelling shall comply with Section 15.525 SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS.
- E. The primary residential dwelling shall comply with the building code requirements adopted by the Paola Municipal Code.

**Section 2.** That all ordinances or parts of ordinances in conflict herewith are repealed.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 in the official city newspaper pursuant to KSA 12-3001, et seq.

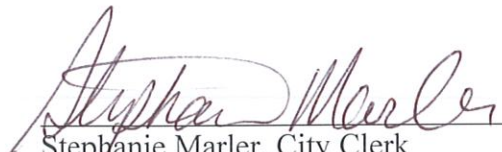
**PASSED AND APPROVED** by the Governing Body this 10th day of August, 2021.

**APPROVED** by the Mayor this 10th day of August, 2021



ATTEST: [seal]

  
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Artie Stuteville, Mayor

  
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Stephanie Marler, City Clerk