

### **Ordinance No. 3194 Summary**

On October 11, 2022, the City of Paola, Kansas, adopted Ordinance No. 3194, amending Article 3. Use Regulations Section 03.210 Accessory Uses, Residential of the Paola Land Development Ordinance to allow for more accommodating storage options of boats, recreational vehicles, and/or commercial vehicles on residential properties. 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 NO. 3194**

**AN ORDINANCE AMENDING ARTICLE 3. USE REGULATIONS, SECTION 03.210 ACCESSORY USES, RESIDENTIAL OF THE PAOLA LAND DEVELOPMENT ORDINANCE TO ALLOW FOR MORE ACCOMMODATING STORAGE OPTIONS OF BOATS, RECREATIONAL VEHICLES, AND/OR COMMERCIAL VEHICLES ON RESIDENTIAL PROPERTIES FOR THE CITY OF PAOLA, KANSAS.**

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

**Section 1.** That Article 3. Use Regulations, Section 03.210 Accessory Uses, Residential of the Paola Land Development Ordinance is amended as shown in 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**Section 2.** That all ordinances or parts of ordinances in conflict herewith are repealed.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 in the official city newspaper pursuant to KSA 12-3001, et seq.

**PASSED AND APPROVED** by the Governing Body this 11th day of October 2022.

**APPROVED** by the Mayor this 11th day of October 2022.



ATTEST: [seal]

  
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Leigh House, Mayor

  
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Stephanie Marler, City Clerk

# **ATTACHMENT A**

Ordinance No 3194

## **SECTION 03.210 ACCESSORY USES, RESIDENTIAL**

- E. Outdoor storage of Boats, Recreational Vehicles (including camping trailers), or Commercial Vehicles shall conform to the following requirements:

It is permissible to park or store not more than any two (2) boats, recreational vehicles (including camping trailers), or commercial vehicles on a single-family or two-family lot; provided, that the following criteria are met:

1. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall be parked in a garage, the side yard, or rear yard but not the front yard, except as provided in Subsection 07 below.
2. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall meet the setback requirements for an accessory structure.
3. The recreational vehicle (including camping trailers) shall not be
  - a. used for on-site dwelling purposes; or
  - b. permanently connected to sewer lines, water lines or electrical lines; or
  - c. used for storage.
4. The recreational vehicle shall be owned by the resident upon whose property it is parked.
5. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall be operable with current registration, its equipment shall be in a usable working condition at all times, not leaking fluids, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
6. The area the boat, recreational vehicle (including camping trailers), or commercial vehicle is parked on is required to be a hard surfaced parking pad if the parking area takes direct access from a hard surface. The parking area is not required to be hard surfaced provided the area has access from a non-paved alley.
  - a. Any boat, recreational vehicle (including camping trailers), or commercial vehicle must be driven to and from the parking area on a dirt-free and rut-free surface, including, without being limited to, any such areas covered with grass, ground cover, water permeable grass pavers, concrete, asphalt or other similar ground cover.
7. Parking of one (1) recreational vehicle or boat is permitted on a front driveway provided that the following conditions are met:

- a. There is no reasonable access to the rear or side yard. A lot shall be deemed to have reasonable access to the rear or side yard if:
  - i. the side yards are ten (10) feet or more in width;
  - ii. there are no large trees (trunk four [4] inches in caliper) or large shrubs (six [6] feet in height) in the side yards. Corner lots shall normally be deemed to have reasonable access to the rear yard. A fence shall not be deemed as preventing reasonable access.
  - iii. There is alley access.
- a. Inside parking is not possible.
- b. No part of the recreational vehicle shall extend over sidewalks or street right-of-way.
- 8. Recreational vehicles (including camping trailers) may be parked on the front drive for up to two (2) days to load and two (2) days to unload as related to a trip.
- 9. No tarps or other non-fitting makeshift covers may be used on boats, recreational vehicles, or commercial vehicles. If the recreational vehicle has slides or pop-up, they must be stored in the closed position.

Storage of trailers with cars or other vehicles shall only be permitted in rear yards provided they meet the setback requirements for an accessory structure.

Definitions to be added to LDO:

Vehicle:

Every device in, upon, or by which any person or property is or may be transported or drawn upon a public highway, excepting electric personal assistive mobility devices or devices moved by human power or used exclusively upon stationary rails or tracks.

Recreational Vehicle:

A vehicular-type unit built on or for use on a chassis and designed primarily as temporary living quarters for recreational, camping, vacation or travel use and which has its own motive power or is mounted on or drawn by another vehicle.

Commercial Motor Vehicle:

A motor vehicle designed or used to transport passengers or property, if:

1. has a gross combination weight rating of 26,001 or more pounds inclusive of a towed unit with a gross vehicle weight rating of more than 10,000 pounds; or
2. has a gross vehicle weight rating of 26,001 or more pounds; or
3. is designed to transport 16 or more passengers, including the driver; or
4. is of any size and is used in the transportation of hazardous materials.

Trailer:

Every vehicle without motive power designed to carry property or passengers wholly on its own structure and to be drawn by a motor vehicle.