



CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS
1941 E. 61ST STREET NORTH

SPECIAL MEETING AGENDA

April 13, 2021, 6:00 P.M.

MEETING CALLED TO ORDER

- 1. Discuss and Consider City Regulations regarding Recreational Vehicles**

ADJOURN



Published in the Ark Valley News on _____

**City of Park City
Ordinance No. _____-2021**

AN ORDINANCE AMENDING SECTION 14-205 OF THE MUNICIPAL CODE OF THE CITY OF PARK CITY, KANSAS, DESIGNATING STREETS AND SECTIONS OF STREETS WHERE VEHICULAR PARKING IS PROHIBITED AND PROHIBITING THE PARKING OF RECREATIONAL VEHICLES EXCEPT FOR LIMITED PURPOSES AND REPEALING THE ORIGINAL OF SAID SECTION 14-205.

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

SECTION 1. Section 14-205 of the Municipal Code is hereby amended to read as follows:

“14-205. NO PARKING.

(a) Vehicular parking is prohibited in the following locations:

(1) Connolly Court - The north side of Connolly Court (South Access) adjacent to Lots 2, 3 & 4, Quiktrip Plaza Addition, and the south side of Connolly Court (North Access) adjacent to Lot 2, Quiktrip Plaza Addition.

(2) Jacksonville Street - On the West Side of the street from 61st Street North to north entrance of Connolly Court.

(3) On west side of Wichita Street beginning at 53rd Street North south to the end of Wichita Street.

(4) On the east side of Broadway Street beginning 372.5 feet north of the 63rd Street North right-of-way line to 224.10 feet south of the 63rd Street North right-of-way line.

(5) On the east side of Independence Drive beginning at the intersection of E. 61st Drive North Frontage Road and Independence Drive; thence northwesterly to the intersection of Independence Drive and Jacksonville Drive.

(6) On the south side of Denver Drive beginning at the intersection of West Parkview Drive and Denver Drive; thence west to the intersection of Denver Drive and Mobile Drive.



(7) On the west side of Evanston Drive beginning at the intersection of Mobile Drive; thence north and east to the intersection of Evanston Drive and West Parkview Street.

(8) On the west side of Mobile Drive beginning at the intersection of Jacksonville Drive and Mobile Drive; thence north to the intersection of Mobile Drive and Denver Drive.

(9) On the north side and the south side of the Park Road.

(10) On the east and west sides of Air Cap Drive.

(11) On Grove Street [from Charleston to Fairchild Street] adjacent to public parks from Midnight to 4:00 a.m., 7 days a week.

(12) On the west side of the access street east of Hydraulic, between Broadbeck and Ravena Streets.

(13) On the south side of the access road north of 61st Street, between Kerman and Grove Streets.

(14) On the south side of the access road on the north side of 61st street from East Parkview to Jacksonville Streets.

(15) On the north side of the access road on the south side of 61st street from Independence to Hydraulic.

(16) On any portion of any street within the city limits of the City of Park City where it is determined by the Chief of Police and the City Administrator that vehicular parking should be prohibited in the best interests of the health, safety and welfare of the citizens of the City; provided; however, that any such prohibition shall only become effective when a report of such a determination is made to the governing body and a sign is erected as set forth in subparagraph (b) below.

(b) Appropriate signs indicating "No Parking" shall be posted along the affected length of each street set out in subparagraph (a) above."

(c) No person shall leave a Recreational Vehicle parked, standing or stopped on any street, highway or road within the corporate limits of the City of Park City except as provided below:

(1) A Recreational Vehicle left parked, standing or stopped as a result of a mechanical breakdown so as to allow the performance of emergency repairs on such



vehicle for a period not to exceed twelve (12) hours; provided the vehicle remains attached to a power unit and does not create a traffic hazard.

(2) A Recreational Vehicle parked on the street for the purpose of loading and unloading for a period not to exceed twelve (12) hours; provided the vehicle remains attached to a power unit and does not create a traffic hazard.

(3) “Recreational Vehicle” is defined for the purposes of this section as a vehicle which is primarily designed and used for travel, camping, recreation, or temporary living quarters and is of such size and weight as not to require special highway movement permits when drawn by a motorized vehicle. Recreational Vehicles include motor homes, mini-motor homes, converted buses, converted camper vans, camping trailers, fifth-wheel trailers and other similar vehicles.

(4) Loading and unloading is defined as the loading and unloading of passengers, merchandise, or other contents.

(d) Any enforcement official may move, cause to be moved or impound a Recreational Vehicle found to be in violation of this regulation with any cost or expense associated therewith to be charged to the owner of the Recreational Vehicle.

SECTION 2. The original of Section 14-1205 of the Municipal Code of the City of Park City, Kansas, is hereby repealed.

SECTION 3. This Ordinance shall be included in the Municipal Code of the City of Park City and shall take effect and be in force from and after its publication in the official city newspaper.

ADOPTED by the governing body of the City of Park City, Kansas, on _____ 2021 and approved and signed by the Mayor.

CITY OF PARK CITY, KANSAS

Ray Mann, Mayor

ATTEST:

Marlo Rugg, City Clerk

ARTICLE 6. ACCESSORY USES, TEMPORARY USES AND HOME OCCUPATIONS

100 Accessory Uses Authorization.

Accessory uses are permitted in any zoning district in connection with any principal use which is permitted.

- A. Definitions. An accessory use is a structure or use which:
1. Is subordinate to and serves a principal structure or use;
 2. Is subordinate in area, extent or purpose to the principal structure or use served which does not preclude having areas for private recreational use such as for tennis, swimming, racquetball, basketball and similar activities, but not to include public or organizational use on a regular basis unless properly permitted. (See Section 6-101A for temporary zoning permits for community events.)
 3. Contributes to the comfort, recreation, convenience or necessity of occupants, business or industry in the principal structure or use served; and
 4. Is located on the same zoning lot as the principal structure or use served. (See Section 6-100D1 regarding beginning any accessory structure or use prior to the principal structure or use.)
- B. Permitted Accessory Uses¹. Any structure or use that complies with the terms of Section 6-100A may be allowed as an accessory use or structure and may be included, but is not limited to the following list of examples²:
1. Off-street parking and loading space as regulated by Article 5 of these regulations, including detached garages and carports. On lots which are not over 20,000 square feet in size for single and two-family dwelling units and all types of manufactured and mobile homes such structures may contain incidental space for storage and other uses and are limited to one each per zoning lot not over 720 square feet in gross floor area for a garage and 600 for a carport, unless a conditional use is granted by the Board of Zoning Appeals for a larger structure. Similarly, on lots over 20,000 square feet and not more than five acres in size, detached garages shall not exceed 960 square feet and carports 600 square feet. Furthermore, on lots over five acres in size, detached garages and carports shall be unlimited in size.
 2. Signs, when permitted by Article 7 of these regulations.
 3. Buildings for storage and other purposes; provided, that no such building on lots which are not over 20,000 square feet in size which is accessory to single and two-family dwelling units and all types of manufactured and mobile homes shall not exceed 400 square feet in gross floor area, unless a conditional use is granted by

¹ For other accessory zoning permits, see Section 6-101 for temporary uses, Section 6-102 for home occupations, Section 5-100 for parking spaces and loading areas and Article 7 for signs.

² Note: Zoning permits are required only for accessory structures which exceed 200 square feet of ground area; however, permits are required for fences in the front yard setback.



the Board of Zoning Appeals for a larger building. Similarly, on lots over 20,000 square feet in size and not more than five acres, such buildings shall not exceed 600 square feet. Furthermore, on lots over five acres in size, such detached buildings may be unlimited in size.

4. No motorized vehicle of any type or any portion thereof such as a truck trailer may be used on a residential lot for storage or any purpose other than for periodic vehicular parking according to provisions of Article 5. Similarly, a railroad box car, construction trailer, dumpster, shipping container or portable storage unit is not permitted permanently on a residential lot. Motorized vehicles and portions thereof, construction trailers, dumpsters, shipping containers or portable storage units; however, may be used only temporarily for refuse disposal or storage during a period of construction, reconstruction or moving including location of a driveway. (See Section 2-102 for definition of PORTABLE STORAGE UNIT.)
5. ~~Storage of recreational vehicles, (RV's); provided, such parking or storage does not create a traffic hazard or adversely affect the public health, safety, or aesthetics, that they shall not be used for living purposes except for the convenience of temporary lodging only for not more than 15 days at any one time, and when stored on the driveway or on a graveled or paved surface parallel and adjacent to the driveway of a residential lot by the occupant who is the vehicle owner. Parking in the right of way is not allowed. Storage of said recreational vehicles beyond the allowed 15 days in the front yard setback shall not be allowed unless said vehicle is not more than five feet six inches in height and placed on approved surface. (See Section 2-102 for definitions of RECREATIONAL VEHICLE (RV) and YARD, FRONT.)~~
 - a. ~~If the physical layout of the lot along with the observance of the above criteria would result in a side and/or rear yard unusable for RV storage, and the RV in question was stored on the owner's property at the effective date of these regulations, and the RV was purchased prior to the effective date of these regulations, the RV owner may apply to the Zoning Administrator for a legal, nonconforming use certificate. The possession of a legal nonconforming use certificate will act to "grandfather" the existing storage location for the present owner, however, the RV must be located a minimum of five feet back from the property line. The RV owner must apply for a certificate on or before December 31, 2013 in order to be considered eligible for such a certificate.~~
 - b. ~~If the foregoing process does not result in an acceptable RV storage location as determined by the Zoning Administrator, the owner may apply to the Board of Zoning Appeals for a conditional use.~~
 - c. ~~Current owners will have until December 31, 2013 to achieve compliance. The current owners' legal, non-conforming use certificate, or conditional use may not be transferred to subsequent owners.~~

- ~~d. A recreational vehicle may be parked on the adjacent public street for the purposes of servicing, loading and unloading, but not for a period exceeding 48 hours. (See City Traffic Code.)~~
- ~~e. A recreational vehicle may be temporarily parked on the front driveway a minimum of five feet back from the property line for a period not to exceed 15 days for the purpose of loading, unloading or servicing.~~
- ~~f. RV storage areas shall be paved or graveled in side or front yards, but it is not required in the rear yard.~~
- ~~g. RV storage is not allowed on public rights of way. This requirement may not be waived by a legal, nonconforming use certificate.~~
- ~~h. RV storage is limited to two RVs unless those RVs exceeding two are within an enclosed structure.~~
- ~~i. Homeowner's associations and developers' covenants may place additional restrictions on recreational vehicle parking and storage. Enforcement of such private agreements is not the responsibility of the City, but they are enforceable by the parties to the agreement.~~

5. Storage of Recreational Vehicles is permitted so long as the storage is located behind the front yard setback and no closer than five (5) feet from any property line and the Recreational Vehicle is located on an approved surface. For purposes of this section a Recreational Vehicle is defined as any vehicle or unit that can be self-propelled, towed, mounted on or drawn by another vehicle and which is primarily designed and used for travel, camping, recreation, temporary living quarters or occasional use and is of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle. Recreational Vehicles include motor homes, mini-motor homes, converted buses, converted camper vans, camping trailers, fifth-wheel trailers, personal watercraft, boats and boat trailers, canoes, kayaks, jet skis and jet ski trailers and all-terrain vehicles (ATV's). Pop-up campers, conventional vans and pickup trucks with or without slide-in campers or toppers are not considered to be Recreational Vehicles.

Temporary lodging or occupancy of a stored Recreational Vehicle is only permitted under the terms of a Temporary Occupancy Permit issued by the City. Such permits shall be subject to a fee established, from time to time, by the City. Permits shall be location specific and may be issued for any location no more than two times per year. A permit may be issued for no more than fifteen (15) consecutive days. A permit shall be in the name of the owner or occupant of the real property location where the Recreational Vehicle is stored. Permits are non-transferable and must be prominently displayed on the Recreational Vehicle so that it is clearly visible from the exterior of the vehicle. A permit for temporary lodging or occupancy does not permit running electric cords, extension cords, hoses, cables or other accessories across or above any sidewalk or roadway to a Recreational Vehicle.

6. Storage outside both above or below ground level of petroleum products for heating and power purposes or for fueling vehicles related to the operation of the



principal use on commercial and industrial lots only and for sale at automobile and truck service stations. (See also State Fire Marshal's Regulations.)

7. Detached, rack mounted solar equipment; and satellite dish antennas; provided, that on lots for one and two family dwelling units and all types of manufactured and mobile homes that the antenna structure shall not be located in any front yard setback nor in any portion of the area which is parallel to the front facade of the principal structure. Satellite antenna dishes exceeding one meter (39.37 inches) in diameter shall not be located on or attached to or mounted on masts (wireless cable) which are attached to dwelling units or manufactured or mobile homes nor their accessory garages or storage buildings. If an acceptable quality signal cannot be received under these restrictions to minimize visual impact and to provide safety, the Zoning Administrator may approve an alternative location suitable for reception. (See Section 2-102 for definition of Height, Maximum for wireless cable antenna height.)
8. Communication structures, antennas and aerials. (See Section 2-102 for definition of height, maximum and Section 6-100B6 above for satellite dish antennas.)
9. Storm shelters, children's playhouses, statuary, arbors, trellises, barbecue stoves, flagpoles, fences, walls, bathhouses and swimming pools also requiring building permits; provided, the latter are enclosed by a security-type fence for the protection of young children in residential districts only as approved by the Zoning Administrator regardless of whether the pool is above or below ground.
10. Guest houses or rooms for guests in an accessory building; provided, such facilities are used for the occasional housing of guests of the occupants of the principal building and not as rental units for permanent occupancy as housekeeping units.
11. Restaurants, pharmacies, gift shops, beauty parlors, barber shops and newsstands when located in a permitted hotel or motel.
12. For employees only, child care centers and restaurants when located in a permitted business or industrial building.
13. Recycling collection centers, large and small. (See Section 2-102 for definition of RECYCLING CENTER.)
14. Outdoor storage shall not be permitted as an accessory use, except as specifically permitted in these district regulations. (See Section 2-102 for definition of STORAGE, OUTSIDE and Section 3-103N3 for manufactured or mobile homes as storage structures.)
15. Wind powered generators may be permitted in all districts as an accessory use if granted as a conditional use by the Board of Zoning Appeals. (See Section 2-102 for exemption in the definition of HEIGHT, MAXIMUM.)