

ORDINANCE 24-05

AN ORDINANCE REGULATING THE USE OF RECREATIONAL VEHICLES IN GRANDVIEW PLAZA, KANSAS.

WHEREAS, the Governing Body of the City of Grandview Plaza deems it advisable to codify conditions under which recreational vehicles may be stored or used within the city.

BE IT THEREFORE ORDAINED BY THE GOVERNING BODY OF THE CITY OF GRANDVIEW PLAZA;

Section 1. "Recreational Vehicle" means a vehicle type unit which is

- (1) Built on a chassis or for use on a chassis;
- (2) Designed primarily as temporary living quarters for recreational, camping, vacation or travel use; and
- (3) Has its own motive power or is mounted on or drawn by another vehicle.

This definition includes, but is not limited to, motor homes (class A, B, or C), travel trailers, folding camping trailers, fifth wheel trailers, truck campers, passenger vehicles or buses specifically modified to meet the three (3) conditions above.

Section 2. It is permissible to park or store not more than one (1) recreational vehicle on a lot zoned for single or multiple family residences provided the following conditions are met:

- (A) The recreational vehicle shall be parked in a garage, the back yard or side yard but not in the front yard, except as provided in section G below.
- (B) The recreational vehicle shall be parked not closer than two (2) feet to any property line.
- (C) The recreational vehicle shall not be (1) used for on-site dwelling purposes for more than fourteen (14) days per year. (2) permanently connected to sewer lines, water lines or electrical lines, or (3) used for storage.
- (D) The recreational vehicle shall be operable, its equipment shall be in a usable working condition at all time, not leaking fluids, and maintained in a clean, well-kept state that does not distract from the appearance of the surrounding area. The removal of tires and wheels from a recreational vehicle originally equipped with tires and wheels or the placing a recreational vehicle upon a foundation, or skirting the recreational vehicle such that the undercarriage is hidden does not exempt said recreational vehicle from this ordinance.
- (E) The recreational vehicle and the area where such vehicle is parked shall be maintained in a clean and neat manner. Parking and storage on gravel or exposed dirt

is prohibited; provided, however, parking on a gravel driveway that has previously been established is permitted.

- (F) The recreational vehicle shall be owned by the resident upon whose property it is parked, provided others visiting the resident may park their recreational vehicle on the lot in accordance with the requirements set forth herein for a period not to exceed fourteen (14) consecutive days.
- (G) Parking of one (1) recreational vehicle is permitted on a front drive way provided the following conditions are met:
 - 1. There is no reasonable access to the side or back yard. A lot shall be deemed to have reasonable access to the rear or side yard if:
 - a. The side yards are more than ten feet in width;
 - b. There is less than ten feet of difference in the elevation of the front and rear yards as measured at the front and rear lot lines; and
 - c. There are no large trees (trunk more than four inches in caliper) or large shrubs (six feet in height) in the side yards.
 - 2. Inside parking is not possible.
 - 3. No part of the recreational vehicle shall extend over the side yards, sidewalks or street right of way.
- (H) Recreational vehicles may be parked on the front drive for up to two days to load and two days to unload as related to a trip.
- (I) No tarps or other not fitting covers may be used on a recreational vehicle.

Section 3. Noncompliance with this ordinance shall be deemed a nuisance. The property owner, representative, tenant or other such person with control, occupancy or possession of real property shall be responsible for the abatement of the nuisance and any unlawful act defined by Section 2.

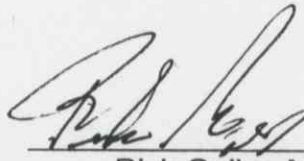
Section 4. The governing body shall designate a public officer to be charged with the administration and enforcement of this ordinance. The public officer shall investigate violations of this ordinance. If it is determined that a violation of this ordinance exists, then the officer shall send a notice to abate to the property owner, representative, tenant or other such responsible party by certified mail, return receipt requested, to the last known address of such property owner, representative, tenant or responsible party or hand deliver said notice to said owner, representative, tenant or such other responsible party.

Section 5. The notice to abate shall state a common or legal description of the property, that the property is in violation of this ordinance, a description of the violation that would reasonably allow the property owner or other responsible party to determine the nature of the violation and allow for self-abatement and a copy of this ordinance. The owner or responsible party in charge of the property shall have five days from the date the notice was mailed or delivered to either remove the offending recreational vehicle from the city and abate the violation of this ordinance or request a hearing in front of the governing body at its next regular meeting by delivering said hearing request to the City Clerk of Grandview Plaza.

Section 5. Any property owner, representative, tenant or other such responsible party having been served a notice to abate for noncompliance with this ordinance and failing to abate said violation or seek a hearing in front of the governing body within five days shall be charged in municipal court with maintaining a nuisance, an unclassified misdemeanor punishable by up to 30 days incarceration, or a fine in an amount up to \$500.00, or both. In the event a party seeks a hearing disputing the notice to abate, no nuisance charge shall be filed in municipal court until the governing body conducts a hearing and determines whether there is violation of this ordinance requiring abatement or whether the notice to abate should be withdrawn.

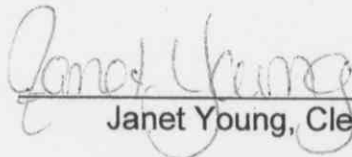
Section 6. This Ordinance shall take effect on August 1, 2024.

ADOPTED and APPROVED by the Governing Body of the City of Grandview Plaza, Kansas, this 16th day of July, 2024.



Rick Geike, Mayor

ATTEST:



Janet Young, Clerk

Recreational Vehicles

Class A Motor Home



Class B Motor Home



Class C Motor Home



Travel Trailer



Folding Camper Trailer



Fifth-Wheel Trailer



Truck Camper

