

ORDINANCE NO. 999

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF DOWNS.

(Published August 13, 2020)

WHEREAS, the Planning Commission has held a public hearing thereon July 27, 2020 at 5:30 p.m. following due notice to the public as required by K.S.A. 12-749 and 12-757; and

WHEREAS, the Planning Commission has provided to the Governing Body of the City of Downs, Kansas, a certified copy of the proposed supplemental Subdivision Regulation for the incorporated area of the City and a written summary of the hearing thereon together with their recommendation for adoption; and

WHEREAS, the Planning Commission has provided to the Governing Body of the City of Downs, Kansas, a certified copy of the Proposed Zoning District Map for the incorporated area of the City and a written summary of the hearing thereon together with their recommendation for adoption; and

WHEREAS, the Governing Body of the City of Downs, Kansas, finds it advisable to adopt the proposed supplemental subdivision regulation and map amendment for the incorporated area of the City of Downs, Kansas.

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

Section 1. The Zoning and Subdivision Regulations (Edition 2004) shall be amended as follows:

Article XXXIII, “RV-1” Recreational Vehicle District

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “RV-1” Recreational Vehicle District is established for the purpose of temporary recreational vehicle living, providing for common waste and trash disposal and other public facilities. Provide health and safety standards to protect both the users of the park and the community. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of person residing in the district or adjacent districts. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

This district is intended to be appended as an overlay to any residential districts to provide an opportunity for temporary recreational vehicle living subject to certain restrictions and consistent with the use and density characteristics of the surrounding neighborhood.

SECTION 2. DISTRICT REGULATIONS: In the “RV-1” District, no building or structure shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3

below.

SECTION 3. USE REGULATIONS:

1. One recreational vehicle per approved lot or space
2. Manager's office and residence, which may be of conventional construction.
3. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
4. Outdoor recreation facilities such as parks, swimming pools, pergola, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.
5. Common-use laundry facilities, bathing and toilet facilities and maintenance buildings and used primarily as a resident amenity. Such facility may be of conventional construction.
6. Storm shelters.

SECTION 4. INTENSITY OF USE REGULATIONS: Every parking lot or space shall be not less than 60 feet in length and 20 feet in width. This space shall include space for off street parking.

SECTION 5. HEIGHT REGULATIONS: No building shall exceed Thirty-five (35) feet in height.

SECTION 6. YARD REGULATIONS: All yard regulations shall be the same as that of "R-1" Single-Family Dwelling District.

SECTION 7. SIGN REGULATIONS: "RV-1" shall have the same regulations as "R-1" in ARTICLE XXI.

SECTION 8. PARKING AND LOADING REGULATIONS: There shall be one off street parking space per Recreational Vehicle lot or space.

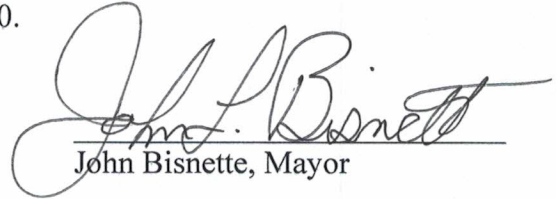
SECTION 9. ADDITIONAL CONDITIONS AND REQUIREMENTS:

1. There shall be at least one curb cut of Twenty (20) feet in width for any entry or exit. All other curb cuts shall also be Twenty (20) feet in width.
2. There shall be a concrete apron behind the curb cut running the width of the curb cut and its depth shall be from the curb cut to the property line that abuts the all-weather road.
3. An all-weather road shall be created to provide access from curb cuts to the RV parking lot or space.
4. Occupants of an RV shall only be allowed to stay for a total of Six (6) months for each calendar year.
5. A suitably sized trash dumpster shall be centrally located to the RV parking lots or spaces.
6. A single sewer/waste water dump shall be located on the property that allows for access by use of the all-weather road.


Section 2. This change shall apply to Lots 1-10 Block 8 Peterman's 2nd Addition, City of Downs, Osborne County Kansas, and the Zoning Map shall be marked accordingly.

Section 3. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

Passed by the city council this 3rd day of August, 2020.
Signed by the mayor on the 4th day of August, 2020.


John Bisnette, Mayor

ATTEST:


Miranda Robinson, City Clerk
[SEAL]

