



State of Kansas, Montgomery County
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Marilyn Calhoun
Marilyn Calhoun, Register of Deeds

ORDINANCE NO. 4410

**An Ordinance Amending Certain Portions of the
Zoning Code Pertaining to Recreational Vehicles and Mobile Home Parks**

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. Zoning Code Section 606.2 is hereby amended in its entirety to read as follows:

606.2. Location of Occupied Recreational Vehicles.

Owner occupied recreational vehicles with electric, water, and sanitary sewer hookups that consist of a vehicular-type unit built on, or for use on, a chassis and designated as living quarters, both permanent and temporary, for recreational, camping or travel use, and which have their own motive power or are mounted on, or which can be drawn by, another vehicle such as motor homes, travel trailers, camper trailers, house trailers, pickup truck campers, hauling trailers, and camper buses shall be permitted in a licensed mobile home park. Such mobile home parks shall have appropriate hookups for water, sewer and electric which must be connected to the recreational vehicle. For any recreational vehicle location within a mobile home park which is located in a flood zone, the utility hookups must meet FEMA requirements. In addition, such recreational vehicles and their locations within a mobile home park shall be in compliance with Section 1009.4 which sets forth the minimum standards for recreational vehicles located within a mobile home park.

Section 2. Zoning Code Section 1009.3 is amended in part as follows:

Subsection (i) is amended to delete reference to telephone and cable tv service.

Subsection (j) is amended to read as follows, in its entirety:

(j) FEMA Requirements. Each space located within a flood zone must meet FEMA requirements.

Section 3. Zoning Code Section 1009.4 is amended in its entirety to read as follows:

1009.4 Minimum Standards for Recreational Vehicles Located Within a Mobile Home Park. Recreational vehicles located within a mobile home park shall comply with the following standards.

- a. *Recreational Vehicles Allowed:* Any owner occupied vehicular-type unit built on, or for use on, a chassis and designed as living quarters, both permanent and temporary, for recreational, camping or travel use, and which has its own motive power, or is mounted on, or which can be drawn by, another vehicle such as motor homes, travel trailers, camper trailers, house trailers, pickup truck campers, hauling trailers and camper buses which shall have and use sanitary facilities contained wholly within the recreational vehicle.
- b. *Location:* Must be located on a space meeting the space requirements for mobile homes set forth in Section 1009.3.
- c. *Utility Hookups:* Each space shall have hookup facilities for water, sewer and electricity and each recreational vehicle shall be hooked up to all such utilities. All recreational vehicles shall have and use sanitary facilities contained wholly within the recreational vehicle. All spaces located within a flood zone shall have hookups that comply with FEMA requirements.
- d. *Prohibited Uses:* Nothing contained herein shall be construed to permit the owner or operator of a mobile home park to use or place recreational vehicles as rental units in a mobile home park. The provisions of the zoning code allowing recreational vehicles to be used, placed or located within a mobile home park shall apply only to owner occupied recreational vehicles.

Section 4. This Ordinance shall take effect upon its publication in the official City newspaper.

Adopted by the Governing Body of the City of Independence, Kansas, on the 25th day of August, 2022.




DEAN A. HAYSE, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "David W. Schwenker", written in a cursive style. The signature is positioned above a horizontal line.

DAVID W. SCHWENKER, City Clerk