

## **BILL NO. 22-244**

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AN ORDINANCE AMENDING CHAPTER 16, LEE'S SUMMIT PROPERTY MAINTENANCE CODE, BY ADOPTING REGULATIONS PERTAINING TO VEHICLE PARKING AND STORAGE REGULATIONS FOR PRIVATE PROPERTY OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Chapter 16 of the Code of Ordinances of the City of Lee's Summit, Missouri ("Code") regulates property maintenance within the City of Lee's Summit; and,

WHEREAS, there have been considerable efforts to define further and clarify regulations pertaining to parking and storage of vehicles and other items on private property within the City of Lee's Summit; and,

WHEREAS, regulations pertaining to parking and storage of vehicles have been removed from Article 8 of the Unified Development Ordinance and proposed to be placed within Chapter 16, Property Maintenance Code, of the Code; and,

WHEREAS, the City Council finds such regulations, as set forth below, to be in the best interests of the City of Lee's Summit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. Chapter 16 of the Code of Ordinances for the City of Lee's Summit, Missouri, is hereby amended by the addition of a new Section within Article II – General Requirements to read as follows:

Section 16-204 – International Property Maintenance Code Amended; Section 302 Exterior property areas.

Section 302.11 Vehicle Parking and Storage Regulations. Recreational Vehicles located on private property shall conform to the following regulations.

### 302.11.1 Definitions.

Storage (stored) shall mean a period of more than 7 days for the purposes of this Section.

Parking (parked) shall mean a period of 7 days or less for the purposes of this Section.

302.11.2 Restricted Vehicles. No motor vehicles designed or regularly used for carrying freight, merchandise, or other property or more than (8) passengers and that is licensed in excess of (1) ton gross vehicle weight shall be stored or parked in a residential district, except for deliveries or as otherwise allowed per Table 302.11.1.

Exception: In zoning districts other than the industrial zoning districts, construction equipment and construction vehicles may not be stored, parked or repaired on the premises (other than in enclosed garages), except as follows:

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1. When being utilized for construction activities on the premises pursuant to a valid permit issued by the City for construction work necessitating the use of equipment, or when used for permitted work on the public right-of-way; or
2. When the equipment is used as an accessory use or allowed by a Special Use Permit in accordance with Unified Development Ordinance Division IV of Article 6; or
3. When associated with a special use permit as part of an allowable primary use, such as an equipment rental business.

302.11.3 Boats, Watercraft, All Terrain Vehicles, Utility Trailers, Campers and Recreational Vehicles. The following requirements shall apply to the parking and storage of vehicles/items provided within Table 302.11.1 in residential zoned districts at all times, except as specifically noted otherwise.

1. No more than one (1) of the vehicles/items listed in Table 302.11.1 may be stored on lots zoned AG, RDR, RLL, R-1, RP-1, or RP-2 unless stored in a garage or other approved structure.

Exception: The storage of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property one (1) acre or more in size in AG or RDR zoning districts.

2. No more than one additional vehicle/item may be permitted to be parked in addition to the one (1) vehicle/item stored in accordance with Table 302.11.1 on lots zoned AG, RDR, RLL, R-1, RP-1 or RP-2.

Exception: The parking of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property one (1) acre or more in size in AG or RDR zoning districts.

3. Storage or parking of vehicles/items as provided in Table 302.11.1 in other zoning districts shall be prohibited except when specifically approved as part of a preliminary development plan or special use permit for said purpose.
4. Recreational Vehicles, Travel Trailers and Toy Haulers shall not be used for long-term on-site dwelling purposes and shall not be permanently connected to sewer lines, water lines, electrical lines or fuel gas lines. When used for short-term dwelling purposes shall be limited to no more than 4 occurrences per year, and shall not exceed 28 days per year (allows for 4 occurrences of 7 day durations or variation thereof as long as number of occurrences and total number of days is not exceeded per year).
5. No part of a vehicle/item parked or stored shall extend over any lot line, sidewalk, right-of-way or into the 25' vision clearance triangle.

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6. Storage or parking of items permitted by Table 302.11.1 shall only be allowed on hard surfaces, i.e., asphaltic concrete, Portland cement concrete or masonry pavers engineered to support the weight of said vehicle, except as specifically noted otherwise.
  - a. Accessory storage or parking pads shall be permanently connected to the driveway with an asphaltic concrete, Portland cement concrete constructed to support the weight of said vehicle or item.
  - b. Separate driveways on corner lots shall be permanently connected to the street or curb with an asphaltic concrete or Portland cement concrete constructed to support the weight of said vehicle.

Exceptions:

1. Gravel driveways or parking pads in existence prior to [DATE OF ADOPTION]
2. The parking or storage of a vehicle/item on private property of one (1) acre or more in size.
3. Recreational vehicles, Travel Trailers, Toy Haulers and other similar vehicles or items which operate on or store flammable liquids or gases shall be stored or parked a minimum of 10 feet from the nearest structure on adjacent property.
4. Utility trailers not parked or stored within an enclosed garage shall be kept free of debris, be properly licensed, and be maintained in good repair including, but not limited to, paint or finish, inflated tires and structural components.

**Table 302.11.1  
Exterior Storage of Parking of Vehicles/Items**

Parking or Storage Configuration	Boats, Personal Water Crafts, All Terrain Vehicles, and Associated Trailer	<u>20 Feet or Less in Length:</u> Recreational Vehicle / Travel Trailer / Toy Hauler / Utility Trailer (Open or Enclosed)	<u>Greater than 20 Feet in Length:</u> Recreational Vehicle / Travel Trailer / Toy Hauler / Utility Trailer (Open or Enclosed)
Single Drive	Not Permitted	Not Permitted	Not Permitted
Single Drive with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Two Car Drive	Permitted	Permitted	Not Permitted
Two Car Drive with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Three Car Drive or Greater	Permitted	Permitted	Not Permitted
Three Car Drive or Greater with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Separate Drive on Corner Lot	Permitted	Permitted	Permitted

SECTION 2. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances for the City of Lee's Summit, Missouri, and the sections of this Ordinance may be renumbered to accomplish such intention.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 4. Penalty Clause. Any person found guilty of violating this Ordinance shall be penalized in accordance with Section 106, Violations, of the International Property Maintenance Code and as amended by Section 16-104 of the Code of Ordinances of the City of Lee's Summit, Missouri.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

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PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor *William A. Baird*

ATTEST:

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City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor *William A. Baird*

ATTEST:

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City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

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City Attorney *Brian W. Head*