

to neighboring lands. The City may require a drainage plan for any development prior to construction or development. The City Engineer shall determine when a drainage study prepared by a civil engineer licensed in the State of Kansas will be required.

Sec. 27-313 Permitted Obstructions in Required Yards.

- A. *All Yards*: The following projections shall be permitted in all yards:
1. Steps, accessibility ramps and other assisting devices that are four feet or less above grade and which are necessary for access to a permitted building or for access to a lot from the street or alley;
 2. Chimneys, window wells, sills, window unit air conditioners, flues, cornices, ornamental features, fire escapes, outside staircases, balconies, and similar structural features, provided the projection is no more than 24 inches into the required yard;
 3. Flag poles;
 4. Arbors and trellises; and
 5. Fences, subject to applicable height and other restrictions.
- B. *Rear and Side Yards*: Open off-street parking spaces, outside elements of central air conditioning systems and recreational and laundry-drying equipment shall be permitted in required rear and side yards.
- C. *Building Groupings*: For the purpose of the side yard regulations, a group of business or industrial buildings separated by a common party wall shall be considered as one building occupying one zoning lot.

Sec. 27-314 Accessory Buildings and Uses.

Intent and interpretation.

Unless expressly prohibited, accessory uses and structures shall be permitted in all zoning districts. Accessory uses and structures shall be clearly incidental to and customarily and commonly associated with the principal lawful use of the zoning lot on which they are located. The zoning administrator shall be granted the authority to interpret the provisions of this section and classify accessory uses and structures.

All accessory uses and accessory structures shall:

- A. Be subordinate in purpose to the principal building or buildings served;
- B. Not be established on any zoning lot unless the principal structure has been more than one-half completed and is watertight;
- C. Not be erected in or encroach into any required yard, easement or sight triangle;
- D. Be located a minimum distance of five feet from all structures, unless permanently attached to such structures; and

E. Detached accessory structures on interior lots shall not project nearer to the front lot line than the front exterior wall of the principal building and on corner lots shall not project nearer to the side street front lot line than the required setback.

F. Lot Coverage and Height.

1. The combined lot coverage of the principal building and all accessory buildings shall not exceed the lot coverage requirements found in these regulations.
2. In the MH and MP Districts, accessory buildings shall not exceed 16 feet in height.
3. In the TA District, accessory buildings shall be allowed to exceed the height of the principal building provided that all other restrictions are met. In the TA District, accessory buildings and principal buildings may have combined lot coverage of 10 percent or 25,000 square feet, whichever is less.

G. Residential Garages, Carports and Storage Buildings.

The following regulations shall apply to all garages, carports and storage buildings for residential uses in all districts except as noted in section 27-314.F.

1. Accessory buildings to residential uses shall be limited to buildings for domestic or household use or for the parking of motor vehicles and recreational vehicles. A hobby activity may be operated as an accessory use by a residential occupant of the premises solely for personal enjoyment, amusement or recreation; provided that any articles produced or constructed are not sold on the premises, except as may be permitted for an approved home occupation, and that no objectionable noise, odor, light or other adverse effects are created.
2. Accessory structures shall comply with the following maximum size requirements:

Accessory Structure Type	Maximum Square Footage
Detached Storage Building	Same as Detached Garage
Detached Garage	1200 square feet. This may be exceeded to double the size of the principal structure, provided the total rear yard lot coverage is 10% or less.
Detached Carport	600 square feet.

3. Accessory structures shall not occupy more than 35 percent of the entire rear yard from the rear of the principal building to the rear lot line. This percentage shall be calculated using all accessory structures on the property, including those that do not require a building permit.

4. For each single-family dwelling, there shall be permitted a maximum of one detached garage except for lots larger than five acres located in the TA, R-1, R2, and R-3 districts where additional detached garages shall be permitted.
 - a. For each additional detached garage, one of the following conditions shall be met:
 - (i.) The garage is screened from adjacent streets and residential lots by a natural, undisturbed wooded area at least 20 feet in width.
 - (ii.) The garage is set back at least 150 ft from any adjacent street and 100 feet from any residential lot.
 - (iii.) The garage is screened from adjacent streets and residential lots by a landscaped buffer no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide a continuous visual barrier.
 - b. Additional garages shall conform to all other requirements found in these regulations.
5. For each duplex building, there shall be permitted a maximum of one detached garage, per unit, one detached storage building per unit, and two carports, whether such carports are attached or detached.
6. For each single-family dwelling, there shall be permitted a maximum of one detached carport.
 - a. For the purposes of these regulations, lean-tos, or carports attached to a primary structure not requiring a structure alteration of the primary structure, shall be considered an accessory, detached carport. Carports that are structurally or architecturally integrated with the primary structures shall be considered attached.
 - b. Carports shall not be attached to the front of a residential principal building, shall be located only to the side or rear of the principal building and shall not project nearer to the front lot line than the principal building.
 - c. Carports shall not exceed the height of the principal building.
7. The sidewalls of garages and storage buildings shall not exceed 12 feet in height.
8. Garages, carports and storage buildings shall be constructed of materials customarily used in residential construction, including new metal.
9. All garages and carports shall be provided and accessed by a driveway of an approved surface and design. Residential driveways accessing a detached garage or carport from a paved roadway shall be paved, as provided for in these regulations, from the roadway to the rear of the principal structure. From the rear line of the principal structure to the detached garage or detached carport, crushed rock or gravel may be used.

10. Storage sheds with access doors 8 feet wide or wider shall be considered detached garages for the purpose of these regulations.
11. All residential accessory structure setbacks shall be measured from the eave of the accessory structure.
12. Accessory structures on permanent foundations that do not meet the setback or scale requirements of these regulations may be reconstructed in the same location and at the same size without having to obtain a variance from these regulations.

Sec. 27-315 Exemptions from Height Limitations.

- A. The height limitations of these regulations shall not apply to the following specific uses:

Air-pollution prevention devices	Fire towers	Smoke stacks
Belfries	Flag poles	Elevator bulkheads
Chimneys	Ornamental towers and spires	Stage towers
Church spires	Public monuments	Storage tanks
Conveyors	Radio and television towers less than 50 feet in height (towers of greater height are regulated)	Water towers and standpipes
Cooling towers	Silos	

- B. When permitted in a district, public or semi-public service buildings, hospitals, institutions or schools may be erected to a height not exceeding 75 feet when each required yard setback line is increased by a minimum of one foot for each one foot of additional building height above the maximum height permitted for the district in which the building is located.

Sec. 27-316 Occupancy of Basements and Cellars.

No basement or cellar shall be occupied for residential purposes until the remainder of the building has been completed.

Sec. 27-317 Nonconforming, General Intent.

This section addresses the few instances when existing development does not conform to provisions of these regulations (nonconformities). The continued existence of nonconformities may be inconsistent with the purposes of these regulations. Therefore, this section provides for the gradual elimination of nonconformities. This section restricts further expansion of nonconforming structures and uses.

- A. Nonconforming uses which may be continued.

The following lawful nonconforming uses of land may be continued: