

ORDINANCE NO. 2169

AN ORDINANCE AMENDING ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS REGARDING REGULATIONS FOR FENCES AND DRIVE-WAYS WITHIN THE R-1 (SINGLE FAMILY RESIDENCES) ZONING DISTRICT AND RE-PEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

SECTION 1. Article 3, Section 3.2.F of the Edgerton Unified Development Code shall be amended to read as follows:

F. District Regulations.

1. Storage or use of accessory uses such as boats, boat trailers, camper trailers, jet skis, and other similar recreational vehicles up to a maximum of three such uses or devices is allowed, provided said uses are located within required rear yards or within established side yards. Such uses shall not include the outdoor storage or parking of commercial trucks or buses that exceed a three-ton manufacturer's rating hauling capacity, except school buses parked in driveways during the daylight hours.
2. Three off-street parking places shall be provided for each residence, one of which may be in the garage. Such parking space shall be at least nine (9) feet by twenty (20) feet.
3. Each new single-family dwelling unit constructed after the adoption of this ordinance shall construct one attached garage. A garage connected by a breezeway shall comply with this provision.
4. Each single-family home is permitted to have no more than one (1) driveway that connects to a public right-of-way.
5. All driveways to a single-family residential unit must meet the following criteria:
 - a. The minimum permitted width of a driveway is 18 feet.
 - b. The maximum permitted width of a driveway is 35% of the width of the lot, however, in no case may a driveway be wider than 30 feet.
 - i) A 2 ½ foot paved wing may be placed on either side of the driveway at the approach, in addition to the maximum width of the driveway.
 - c. All driveways must be constructed of paved asphalt or paved concrete. Brick pavers may be used as an accent material on driveways, only if laid on concrete. The use of brick pavers is not permitted within the public right-of-way.
 - d. The use of asphalt millings or any loose aggregate material as a driveway surface is prohibited. This includes but is not limited to gravel, chip-seal material, crushed rock or stone, ballast sand, or similar material.
 - e. A driveway is permitted to be gated, provided that the gate blocking the driveway be set back a minimum of 25 feet from the public right-of-way line.
 - i) All gates must be compliant with all Fire Code requirements.
6. All fences in the R-1 District must meet the following criteria:
 - a. Front yard fences:
 - i) Maximum Height: 3 ½ feet
 - a. A pedestrian entryway with a gate may reach a maximum of 8 feet tall if placed at a sidewalk, not to exceed 6 feet in width.
 - ii) Minimum Opacity: 50%

- iii) Permitted Materials: Chain link, vinyl-coated chain link, wood or vinyl picket, decorative aluminum or wrought iron with or without decorative columns, split rail, wood lattice, or similar material.
 - iv) Prohibited Materials: Razor wire, chicken wire, barbed wire, above ground electrical wire, corrugated metal, woven/welded wire, line wire or similar wire or metal material.
- b. Side and rear yard fences:
- i) Maximum Height: 6 feet
 - ii) Permitted Materials: Brick or stone walls or pillars, wood stockade, wood lattice, chain link, vinyl-coated chain link, split rail, wrought iron, decorative aluminum, vinyl or imitation vinyl, composite fence panel, spaced picket fence, or similar material.
 - iii) Prohibited Materials: Razor wire, chicken wire, barbed wire, above ground electrical wire, corrugated metal, woven/welded wire, line wire or similar wire or metal material.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or sections of ordinances in conflict herewith are hereby repealed.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage, approval and publication once in the City's official paper.

PASSED by the Council and APPROVED by the Mayor on this 12th Day of September, 2024



DONALD ROBERTS, Mayor

ATTEST:



ALEXANDRIA CLOWER, City Clerk



APPROVED AS TO FORM:



TODD LUCKMAN for
Stumbo Hanson, LLP, City Attorneys