

ORDINANCE 1120

AN ORDINANCE AMENDING THE ZONING REGULATIONS SECTION 16-404 AND SECTION 16-406 OF THE CODE OF THE CITY OF EUDORA, KANSAS, RELATING TO SWIMMING POOLS AND ACCESSORY BUILDINGS

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

SECTION I. That Section 16-404 of the Zoning Regulations of the Code of the City of Eudora, Kansas, is hereby amended to read as follows:

Private swimming pools that are permanent in-ground, or on-ground that stand 24 inches or more above grade, may be constructed as an accessory structure and shall be surrounded by a perimeter fence that measures at least 4 feet tall and shall not exceed 6 feet tall and shall be secured with gates. The gates shall be self-closing and have a self-latching device equipped with locks that shall be locked when the pool is not attended. A powered safety cover constructed under the coping of a pool may serve as a substitute for the required perimeter fence. The swimming pool shall meet the requirements of the city-county health department. A swimming pool shall not be constructed in front of the building line and no portion of the pool, equipment, walkway, or other facilities thereto, shall be located closer than 5 feet to the side or rear lot line. A swimming pool shall not be constructed within a utility easement and/or drainage easement.

SECTION II. That Section 16-406 of the Zoning Regulations of the Code of the City of Eudora, Kansas, is hereby amended to read as follows:

An accessory building may be erected as a detached structure from the principal building, or it may be connected therewith by a breezeway or similar structure.

- (1) Location. Unless otherwise provided, no accessory building or use shall be erected in any required or established front yard, and all accessory structures must meet the setback requirements for the zoning district in which they are located. No detached accessory building shall be erected closer than five (5) feet from any dwelling existing or under construction on the same lot and shall have a five (5) foot setback from the rear property line.
- (2) Maximum Cumulative Size and Number. Maximum accessory building size and number of accessory buildings in all residential districts shall be determined by the following table:

Parcel Size (acres)			Maximum Cumulative Accessory Building Size	# of Accessory Buildings
0	to	0.25	UP TO 900 SF	2
0.25	to	0.5	UP TO 1,200 SF	2
0.5	to	1	UP TO 1,600 SF	2
1	to	3	UP TO 2,500 SF	2
3	to	5	UP TO 3,200 SF	3

- (3) Maximum Height. Accessory building shall not exceed one (1) story. Height cannot exceed the main structure. Height is measured from grade to top of roof.

SECTION III. That all previous versions of the code sections amended by the foregoing are hereby repealed in their entirety, the intent of the City being that the foregoing amended code sections shall replace them in their entirety.

SECTION IV. This ordinance shall be in full force and effect from and after its adoption and publication as provided by law.

PASSED AND APPROVED this 10th day of May 2021, by a majority of all of the members of the Governing Body of the City of Eudora, Kansas.



APPROVED:

Tim Reazin, Mayor

ATTEST:

Pamela Schmeck, City Clerk