

(First Published in the Clyde Republican on April 18, 2024)

**CITY OF CLYDE, KANSAS
ORDINANCE NO. 722 (Amending 609)**

AN ORDINANCE AMENDING SECTION 11 OF ZONING REGULATIONS ORDINANCE NO. 609 WHICH RELATES TO THE R-1 RESIDENTIAL DISTRICT: USES PERMITTED; AND AMENDING SECTION 17 OF ZONING REGULATIONS ORDINANCE NO. 609 WHICH RELATES TO CONDITIONAL USES OF PROPERTY IN THE RESIDENTIAL DISTRICT OF CLYDE, KANSAS; AND REPEALING THE ORIGINAL SECTIONS 11 AND 17 OF ORDINANCE 609 AND REPEALING ALL OF ORDINANCE NO. 646.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLYDE, KANSAS:

SECTION 1. Section 5 (ww) of Zoning Regulations Ordinance No. 609 is hereby amended to read as follows:

SECTION 5

(ww) Tourist Camp. Land used or intended to be used by campers, recreation vehicles, trailers, tents or movable dwellings, with sleeping areas; and includes two or more recreation vehicles, campers, trailers, tents or movable dwellings if occupied.

SECTION 2. Section 11 of Zoning Regulations Ordinance No. 609 is hereby amended to read as follows:

SECTION 11

R-1 RESIDENTIAL DISTRICT: USES PERMITTED.

The following uses are permitted in a Residential district:

- (a) Multi family dwellings, excluding house trailers or mobile homes or campers. One occupied camper or trailer with sleeping areas within the City Limits for more than 2 weeks is subject to Ordinance No. 721.**
- (b) Public parks, public playgrounds.**
- (c) Philanthropic or eleemosynary institutions other than camp, hospital, sanitarium, correctional institution or institutions for the insane.**
- (d) Public schools and institutions of higher education, public libraries municipal buildings.**
- (e) Customary home occupations, provided that there shall be no external evidence of such occupations except a small announcement or professional sign not over two square feet in area.**

- (f) Church or public building bulletin board not exceeding 30 square feet in area and temporary signs not exceeding six square feet in area pertaining to the lease, hire or sale of the building or premises where the sign is located.
- (g) Temporary building for uses incidental to construction work, which buildings shall be immediately adjacent to the construction work and which buildings shall be removed upon completion or abandonment of the construction work.
- (h) Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building.

SECTION 3. Section 17 of Zoning Regulations Ordinance No. 609 is hereby amended to read as follows:

SECTION 17

SAME: CONDITIONAL USES.

The following uses may be approved in a Residential district by the Zoning Board of Appeals, subject to such conditions and safeguards as they may deem appropriate.

- (a) House trailers, mobile homes, campers or tourist camps.
- (b) Rooming or boarding house.
- (c) Institution of an educational, philanthropic or eleemosynary nature.
- (d) Child care center.
- (e) Nursing home or home for the aged.
- (f) Mobile Home community.
- (g) Medical doctors offices, dentist offices or medical clinics.
- (h) Funeral chapel in former church buildings, to be used for visitation and funeral services only.

SECTION 4.

SECTION 29.

SAME: MOBILE HOMES AND TOURIST CAMPS. Mobile home and tourist camp areas may be permitted in R-1 by the Zoning Board of Appeals after a public hearing and subject to the following provisions:

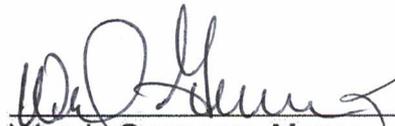
- (a) Preparation of a plan based on proper drainage, access roads, utility

- distribution systems, playground area and sanitary facilities.**
- (b) Provision of a minimum of 1,500 square feet of space for each unit.**
 - (c) Provision of one off-street parking space for each unit.**
 - (d) Adequate screening to adjacent residential areas as deemed adequate by the Zoning board of Appeals.**

SECTION 5. REPEAL. Sections 5(ww), 11, 17 and 29 of Ordinance No. 609 and all of Ordinance 646 are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect and be in force from and after its publication in the CLYDE REPUBLICAN, the official City Newspaper.

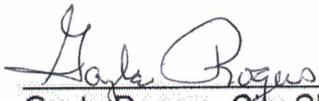
ADOPTED AND APPROVED by the Clyde City Council, this April 3, 2024.



Wendy Genereux, Mayor

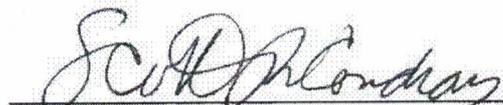
(SEAL)

ATTEST:



Gayla Rogers, City Clerk

APPROVED AS TO FORM:



Scott R. Condray
CONDRA Y & THOMPSON, LLC
Attorney for the City of Clyde, Kansas