

BILL NO. 24-072
ORDINANCE NO. 19588

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO RECREATIONAL VEHICLE PARKS.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on July 9, 2024, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 6-0; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 14-301-03 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

"14-301-03 Uses

14-301-03-A.Use Table. Uses are allowed in O and C zoning districts in accordance with Table 301-1, below.

14-301-03-B.Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 301-1 lists the groups, categories and types allowed in one or more O/C districts.

14-301-03-C.Permitted Uses. Uses identified with a "P" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-301-03-D.Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of the Table, and all other applicable standards of this development ordinance.

14-301-03-E.Special Uses. Uses identified with an "S" in Table 301-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-301-03-F.Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-301-03-G.Use Standards. The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited."

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted		S: Special Use Permit Required		C: Conditional Uses		—: Not Allowed
Use Category Specific use type	Zoning District					Use Standards
	O-1	O-2	C-1	C-2	C-3	
COMMERCIAL						
Lodging						
Short-Term Rental	—	—	C	C	—	14-424
Bed and Breakfast	—	—	C	C	—	14-420
Hotel/motel	—	—	—	P	—	
Recreational vehicle park	—	—	—	C	C	14-405

SECTION 2. That Section 14-405-01 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

“14-405-01 Recreational vehicle parks

14-405-01-A.No person, firm or corporation shall occupy any recreational vehicle as living quarters located outside an approved recreational vehicle park.

14-405-01-B.An application for a recreational vehicle park must be accompanied by a ~~site plan~~ **Special Use Permit** application, pursuant to Section ~~14-705~~ **14-704**, and include the following information **prepared by an architect, engineer, landscape architect, or other qualified professional:**

1. North point.
2. Name of builders, developers and existing property owners.
3. Recreational vehicle park site dimensions.
4. Existing topography with a contour interval of not more than five feet.
5. Proposed arrangement of interior drives and streets.
6. Ingress and egress from adjoining streets.
7. Location of proposed sidewalks.
8. Location of proposed structures, recreational areas and parking areas.
9. Location of proposed sewage treatment facility.
10. Proposed arrangement and dimensions of recreational vehicle spaces.
11. Proposed landscaping.
12. Proposed street lighting system.
13. Stages and times of development.
14. Development of areas within 200 feet of the recreational vehicle park site.
- 15. Location of existing and proposed utilities and easements.**
- 16. Location, height, and material for screening walls, fences and retaining walls.**
- 17. Location, size and type of ground mounted equipment; (see Section 14-503 for location and screening requirements).**
- 18. Location of trash dumpsters/bins (see Section 14-503 for location and screening requirements).**
- 19. Proposed storm drainage flow (using directional arrows) on and off the site.**
- 20. Supplemental storm water information required by City regulations.**

- 14-405-01-C.** Land that the City Council finds to be detrimental to the public interest if developed as a recreational vehicle park may not be developed as a recreational vehicle park unless and until such objectionable features are corrected.
- 14-405-01-D.** Recreational vehicle spaces must be provided with a hard surfaced area on which a recreational vehicle may be parked and each space must be clearly and permanently marked and delineated.
- 14-405-01-E.** Individual recreational vehicles must be so situated on each space that there is at least 14 feet between recreational vehicles and between recreational vehicles and all permanent structures.
- 14-405-01-F.** Minimum seven-foot setbacks must be maintained along all interior property lines. Minimum 25-foot setbacks must be maintained along all exterior property lines. All required setback areas must be kept free of all structures and recreational vehicles.
- 14-405-01-G.** On-site open space equal to at least ten percent of the total recreational vehicle park area must be provided. Required setbacks may not be counted toward satisfying on-site open space requirements.
- 14-405-01-H.** An opaque screen or buffer zone at least eight feet in height must be maintained along all interior property lines. Such screen may be in the form of walls, fencing or landscaping.
- 14-405-01-I.** Each recreational vehicle park must have a minimum frontage of 200 feet upon a public street.
- 14-405-01-J.** Each recreational vehicle space within a recreational vehicle park must have direct access to an interior paved drive or street. The minimum width of one-way interior drives serving enclaves of recreational vehicle spaces and permitting no parking is 14 feet, measured from back-to-back of curb. The minimum width of two-way interior drives permitting no parking is 26 feet, measured from back-to-back of curb. The minimum width of one-way interior drives permitting parking on one side only is 18 feet, measured from back-to-back of curb. The minimum width of interior two-way drives permitting parking on one side only is 28 feet, measured from back-to-back of curb. The minimum width of one-way interior drives permitting parking on both sides is 28 feet, measured from back-to-back of curb. All interior drives and public streets must be designed and paved according to City specifications for residential streets contained in the ~~Public Works~~ **City of Independence Design and Construction Manual** and this development ordinance.
- 14-405-01-K.** Street lights approved by the City staff must be provided.
- 14-405-01-L.** For recreational vehicle spaces provided with electrical service, the distribution system must be installed according to City specifications. All utilities must be placed underground.
- 14-405-01-M.** For recreational vehicle spaces provided with a supply of potable water, the supply system must be installed in accordance with City specifications.
- 14-405-01-N.** For recreational vehicle spaces provided with a sewer, the sewer system must be installed in accordance with City specifications. The sanitary sewer system and sewage treatment system must be **designed and installed per the City of Independence Design and Construction Manual**, ~~approved by the City Engineer.~~
- 14-405-01-O.** Fire hydrants must be located in accordance with the fire code and adopted City standards.
- 14-405-01-P.** Tip-proof garbage and recycling containers with tight-fitting covers must be provided for disposal of all garbage and recyclables. Containers must be kept in a sanitary condition at all times. Garbage and recycling must be collected as frequently necessary to insure that containers do not overflow.
- 14-405-01-Q.** Service buildings containing separate toilet and shower facilities for each gender and an adequate supply of potable water must be provided. Service buildings must be located not farther than 200 feet from recreational vehicle spaces without sanitary facilities, and must be constructed in accordance with the Building Code.
- 14-405-01-R.** The maximum length of stay by a recreational vehicle in a recreational vehicle park shall be 14 days within any consecutive 60-day period.

14-405-01-S. Every owner or operator of a recreational vehicle park must maintain an open register containing a record of all recreational vehicles and occupants. The register must be available to any authorized person inspecting the recreational vehicle park. The register must contain (1) the name and permanent address of the owner or operator of all recreational vehicles and the number of occupants; (2) the make, model and license number of the recreational vehicle; and (3) the dates of arrival and departure of a recreational vehicle or its occupants.


14-405-01-T. It is unlawful for any person, firm or corporation to operate a recreational vehicle park within the City of Independence unless the recreational vehicle park is licensed by the City of Independence. A business license to operate a recreational vehicle park will be issued by the License Officer in accordance with the procedures and requirements of Chapter 5 of the City Code.

14-405-01-U. The grounds of the recreational vehicle park and all buildings and structures thereon must be maintained in a clean, visually attractive condition and kept free of any condition that will menace the health of any occupant or the public or create a nuisance."

SECTION 3. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.


SECTION 4. That correction of any scrivener's errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS 19th DAY OF August, 2024, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.



Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:



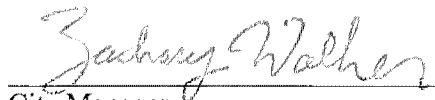
City Clerk

APPROVED - FORM AND LEGALITY:

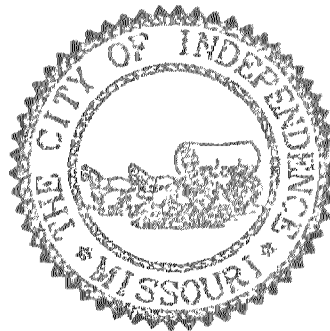


City Counselor

REVIEWED BY:



City Manager



NOTE: Words struck through are being removed by this ordinance and words underscored and bolded are being added by this ordinance.