



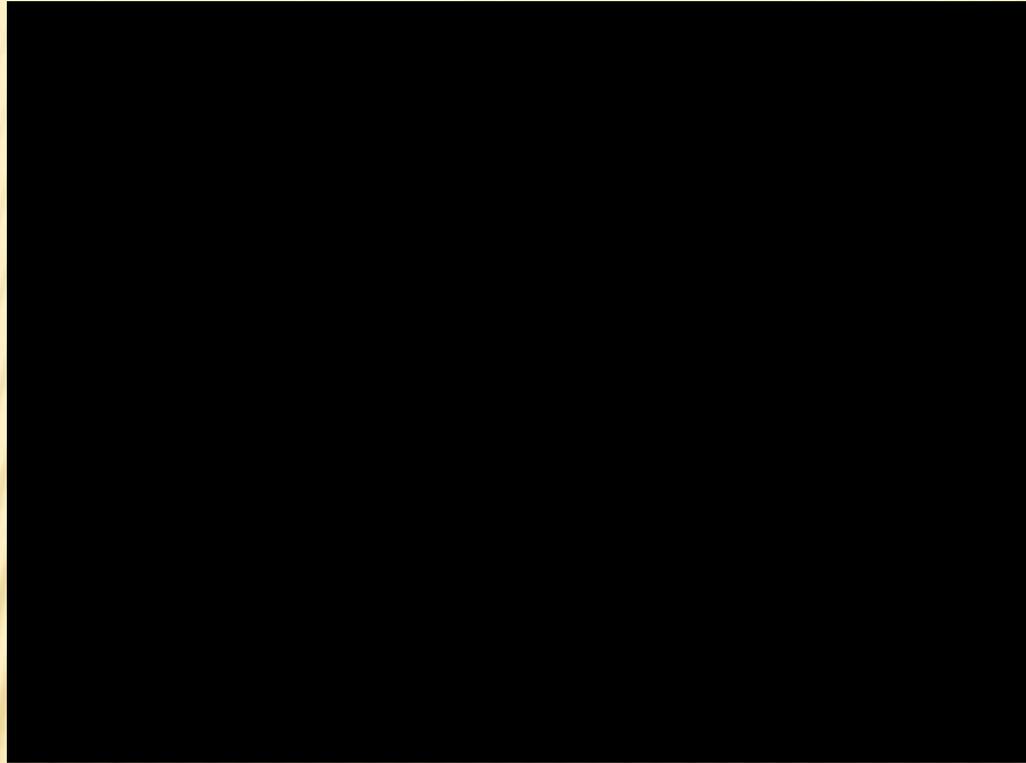
**ACCESSORY STRUCTURES
METAL CARPORTS/GARAGES
OCTOBER 6, 2010**

WHAT ARE THE CONCERNS WITH THESE ACCESSORY STRUCTURE(S)?

- ✘ **Many violate City code**
- ✘ **Public Safety**
 - + Building Code
 - + Not tied down properly
 - + Wind/snow loads
- ✘ **Appearance and Neighborhood Compatibility**
 - + Appearance from the street
 - ✘ In front of homes
 - ✘ Setback violations
 - + Multiple out buildings (accessory structures)



RISK TO PUBLIC SAFETY



CURRENT ZONING ORDINANCE

- ✘ One accessory structure permitted per home
- ✘ 60 feet behind front (or street) property line
- ✘ 3 feet from other property lines
- ✘ 2 feet from alley
- ✘ 1,000 square feet maximum
- ✘ Can't cover more than 30 percent of lot
- ✘ Allows use of metal factory painted to match home (2009)

WHERE ARE WE NOW?

- ✘ **In January 2009 a 3 year grace period was established to comply**
- ✘ **Of those originally notified:**
 - ✘ 25 percent complied
 - ✘ 15-20 percent more working on compliance
 - ✘ 22 of 160 actually removed their carport
 - ✘ Reminders in May of 2009 and July of 2011
- ✘ **Hundred's more to notify**
- ✘ **Updated survey of other cities**

OTHER COMMUNITIES (SEPTEMBER 2011 SURVEY)

CITY	Meet Building Code	Zoning Restrictions
Kansas City KS	Yes	Zoning restrictions on materials Setback restrictions
Lee's Summit, MO	Yes	Zoning restrictions on materials
Kansas City, MO	Yes	Setback behind front of house
Leavenworth, KS	Yes	Setback behind front of house
Merriam, KS*	No (must be tied down)	Setback behind front of house
Lenexa, KS	Yes	Zoning restrictions on materials Setback behind front of house
Roeland Park, KS	Yes	Zoning restrictions on materials Setback behind front of house
Leawood, KS	N/A	Accessory structures not allowed
Overland Park, KS	Yes	Zoning restrictions on materials Setback restrictions
Tonganoxie, KS	No	Setback restrictions
Bonner Springs, KS	Yes	Zoning restrictions on materials Setback restrictions

POTENTIAL POLICY ACTIONS

× Option A

- + As is/no changes – Deadline December 31, 2010

× Option B

- + Requirements unchanged with time extension

× Option C

- + Revised requirements maintain public safety and time extension

OPTION A – AS IS NO CHANGES

× PRO's

- + Protects public safety
- + Protects neighborhood appearance
- + Protects citizens that complied
- + Provides clear direction on new and existing carports
- + Upholds previous policy

× CON's

- + Deadline 12/31/10
- + Short time frame
- + Costs to citizens
- + Inconvenience to some citizens

OPTION B – REQUIREMENTS UNCHANGED WITH TIME EXTENSION

× PRO's

- + Protects public safety
- + Protects neighborhood appearance
- + Protects citizens that complied
- + Provides clear direction on new and existing carports
- + Upholds previous policy
- + Allows time to comply

× CON's

- + Costs to citizens
- + Inconvenience to some citizens

OPTION C – REVISED REQUIREMENTS MAINTAIN PUBLIC SAFETY AND TIME EXTENSION

× PRO's

- + Protects public safety
- + Could protect neighborhood appearance
- + Some citizens would avoid cost/inconvenience

× CON's

- + Could sacrifice neighborhood appearance
- + Could result in repeat of this process at next deadline
- + Some citizens have acted appropriately within the previous time constraints

MOVING FORWARD

- × **October 6, 2011 (Today)**
 - + **Update**
 - + **Options**
 - + **Public Comment**
- × **October 27, 2011**
 - + **Special Session**
 - + **Commission Discussion**
- × **November 3, 2011**
 - + **Implementation Update**
- × **Questions from the Commission**
- × **Public Comment**