

Driveway Pavement Requirements Fence Location Requirements Grass Maintenance Code Requirements

August 25, 2022 – City Council Work Session

Driveway current regulations

- Unified Development Ordinance (UDO) – Access & Parking Standards – Page 7-8
 - All parking areas and driveways shall be surfaced with a permanent bituminous or portland cement concrete pavement meeting the standards and specifications of the City of Lansing, except that the Director of Public Works may approve alternate surfaces that demonstrate superior stormwater management performance and sufficient durability and long-term maintenance is demonstrated.

Driveways in other cities

- Bonner Springs
 - Gravel is allowed, along with asphalt millings
- Basehor
 - Residential districts – must be setback 100' and not located within a platted subdivision, approach (between street pavement and property line) must be paved (asphalt or concrete).
- Shawnee
 - Gravel is not allowed. Gravel driveways that were in place prior to 2000 are allowed to remain and be maintained but cannot be enlarged with new gravel. New areas must be hard surface.
- Merriam
 - Gravel is not allowed. Existing can remain but cannot be expanded. If the drive is expanded, entire drive must be hard surface.

Driveway possible regulations

- Allow gravel in agriculturally zoned areas?
 - This could allow gravel driveways in unintended areas as there are properties in the City that are zoned A-1 such as the east side of DeSoto Road from 4-H to W. Mary
- Allow gravel only for existing homes in the following situations?
 - Adding additional parking area
 - Adding a new accessory building
- Require first certain amount of footage to be paved?
 - This could be the first 75' from edge of curb or street pavement (which would automatically prevent any subdivision from being installed with gravel)

Fencing current regulations

- Sec. 4-701 – Permit required; fee
 - ... Applications for permits that contain unusual requests or invoice disputes of property lines shall be referred to the governing body for approval prior to a permit being issued. ...
- Sec. 4-705 – Residential fences; standards
 - Item B 1: No solid fence located in a side or rear yard of residential property shall be constructed to a height greater than 48 inches above the natural contour of the ground; provided that the City inspector may issue a permit to authorize a solid fence to be constructed to a height not to exceed seven feet around paved patios and swimming pools, the fence shall not extend beyond the building setback lines as established by the platting and zoning regulations.

Fencing in other cities

- Bonner
 - Allows placement in rear/side/front yard setbacks.
- Basehor
 - Cannot be in road right-of-way, drainage easement, or floodplain. Can be located anywhere in rear yard but no closer than 15 feet to any collector or local street ROW. Can be in side yard but cannot be closer than 30 feet to a collector or local street ROW. Cannot be placed in landscape easements.
- Shawnee (No permit required)
 - Allows placement in rear/side yard setbacks. Corner lots side setback fences cannot exceed 4.5 feet – BZA can grant a variance.
- Merriam
 - Allowed in setbacks, in front of home cannot be more than 48” tall

Fencing possible regulations

- Sec. 4-701 – leave the same.
- Sec. 4-705 – revise Item B 1: “~~No solid fence located in a side or rear yard of residential property shall be constructed to a height greater than 48 inches above the natural contour of the ground; provided that t~~ The City inspector may issue a permit to authorize a solid fence to be constructed to a height not to exceed seven feet around paved patios and / or swimming pools. ~~, the fence shall not extend beyond the building setback lines as established by the platting and zoning regulations.”~~”

Grass current regulations

- Sec. 9-313 - Weeds All areas shall be kept free from uncontrolled growth of weeds, grass, or plants which are noxious or detrimental to the public health and welfare. Weeds, grass, or plants shall be deemed uncontrolled growth if by their placement or growth they create a dangerous situation to the public or if they exceed 12 inches in height in any platted area or within 100 feet of any platted area, developed area, or any public street or right-of-way. A property owner is responsible for property maintenance for his or her property and the public right-of-way to the center line of the street.

Grass in other cities

- Bonner
 - 12” max. No difference between Commercial / Residential
- Basehor
 - 12” max. No difference between Commercial / Residential
- Shawnee
 - 8” for residential – 10” for commercial or vacant lots.
 - AG properties are 10” for first 15’ from curbed street.
 - Any non-AG property 5 acres or larger – 10” for first 30’ from street or neighboring properties.
- Merriam
 - 10” max. No difference between Commercial / Residential

Grass possible regulations

- Discussion?

Questions / Discussion?