

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 4, SECTION 102, SUBSECTION C, OF THE ZONING REGULATIONS FOR THE CITY OF CANEY, KANSAS.

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

Section 1. Article 4 (Zoning Districts), Section 102 (R-1 Residential District), Subsection C (Conditional Uses), of the Zoning Regulations for the City of Caney, Kansas is hereby amended, as follows:

C. Conditional uses:

- a. Those permitted or special uses which are authorized in the B-1 Business District and the B-2 Service Business District which may be authorized by the Planning Commission under Article 11 of these regulations.
- b. A Tiny House, defined as a unit that is sized under 600 square feet, shall be permitted on an area that is not less than 1,000 square feet within the city limits, subject to the following conditions:
 1. Only one (1) Tiny House shall be allowed on such area, and each Tiny House shall be individually metered for utilities, such as water, electricity, natural gas, and sewer and shall be connected to the city water and sewer systems.
 2. Each Tiny House shall be affixed to the real property by permanent foundation, and it shall be a violation of the city code if such Tiny House remains situated on wheels or a trailer, or is otherwise mobile.
 3. In the event any Tiny House is moved in, altered, or otherwise is in violation of this article, the appropriate authorities of the City of Caney, in addition to the other remedies provided for in this article, may institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful actions or violations of this article. The governing body of the city shall have the authority to commence suits or actions in any court of competent jurisdiction to enforce this article, to abate nuisances, and to bring ejection or injunction proceedings against the violator.
 4. Maximum lot area per Tiny House unit shall be 3,000 square feet. Maximum lot coverage shall be 40% for structure, porches and drives. Lot width shall be not less than 18 nor more than 30 feet. Lot length shall not be less than 50 feet nor more than 100 feet. The front setback shall a minimum of 20 feet, which may include a front porch and parking area. The rear setback shall be a minimum of 10 feet, which may include a rear porch. Side setbacks shall be not less than 10 feet. If a side setback adjoins public open space, the setback requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space. A modified setback may be endorsed upon an approved site plan. No portion of a building or

appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than 5 feet to any structure on an adjacent lot.

- 5. Tiny Houses must be constructed and installed in accordance with the then-current version of all applicable codes as adopted by the City.

Section 2. Except as amended herein, the remaining provisions of Article 4, Section 102, Subsection C shall remain in force and effect.

Section 3. Effective Date. This Ordinance shall be effective upon publication of a summary hereof in the official city newspaper.

Passed and approved this ____ day of _____, 2025.

Joshua Elliott, Mayor

Attest:

City Clerk