

**10. Recreational Vehicles/Trailers/Boats:**

Only **one** trailer may be stored outside at your residence. Trailers are defined as any vehicular unit designed to be pulled or hauled regardless if it is attached or unattached to a vehicle. They must be stored on asphalt, concrete or paver brick surface designed to be used as a driveway or parking area and be stored in the rear yard or side yard (but not on the side yard of a corner lot adjacent to the street).

**11. Motor Home Parking:** Self propelled recreational vehicles must be parked on concrete, asphalt or paver brick surface and are required to be parked at least 14 feet from the asphalt of the adjacent public street and 4 feet from any adjacent public sidewalk.

**12. Fences:** Fences higher than six feet require a permit. No solid fence over 4½ feet high is allowed in a front yard area (a corner lot has two abutting street frontages) and no solid fence over 3 feet high is allowed on corner lots within the sight distance triangle of 25 feet. All fences shall be constructed with the finished side facing outward from the property. Fences should be maintained in good condition and be free from breaks, missing structure members, leaning, buckling, sagging or chipped and peeling paint. All newly constructed fences, regardless of whether or not a permit is required for their construction, that are constructed, repaired, expanded, or enlarged after August 2006 shall be constructed only of approved fence materials. Approved fence materials shall mean materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences,

masonry, concrete, stone, chain link, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Building Official. Approved fence materials shall be approved for exterior use and shall be weather and decay-resistant.

**13. Building Address:** Address numbers are required to be permanently attached to the house at least 3 inches in height and clearly visible from the street.

**14. Snow and Ice Covered Sidewalks:** During the winter months, snow and ice accumulations are possible that can create hazards to pedestrian traffic. With this in mind, it is the property owners responsibility to make sure that any sidewalk directly adjacent to the property is free of snow and ice and an abrasive material is applied if necessary within 48 hours after the snow, sleet, or other weather stops falling.

For further information, please contact the Codes Administration Division at 913-742-6010



**NEIGHBORHOOD QUALITY ...  
Preservation and Improvement**

**CITY OF SHAWNEE**



11110 Johnson Drive  
Shawnee, Kansas 66203  
913-631-2500

*As structures and neighborhoods age, they require maintenance to rehabilitate and prevent deterioration. The simple solution is individual responsibility and voluntary compliance. Every citizen has a responsibility to protect property values by keeping our residential neighborhoods clean and attractive. This brochure highlights some of the major provisions of the City's Property Maintenance Ordinances. The purpose of these ordinances is to maintain the public health, safety and welfare; to improve the appearance of our community and to protect property values. Please use this brochure to help you recognize potential violations on your property and take corrective action to preserve your property value and the character of your neighborhood.*



## PROPERTY MAINTENANCE CODES

**1. Condition of Structures and Painted Surfaces:** Exterior wall surfaces and trim should be free from holes, breaks, loose or damaged materials. Any repairs to exterior wall surfaces must be made with materials that are compatible with the rest of the structure. All exterior openings should be fitted with the appropriate door, window, hatch or cover which shall fit tight within its frame. Foundations should be higher than ground level and have no openings which would allow animals to enter. Painted surfaces should be free from chipping, peeling, fading or missing paint.

**2. Roofs, Eaves and Soffits:** Roofs, eaves and soffits should be structurally sound to prevent the entrance of rain, drainage water or animals and be free of moss, rotting, deterioration or missing shingles. All guttering and downspouts shall be free from damage and maintained in a sound working condition.

**3. Outdoor Storage:** Items such as, but not limited to, lawn mowers, yard tools, tires, buckets and other miscellaneous items must be located within a fully enclosed structure, or within the back yard and substantially screened from view from any adjacent property. Permitted storage items should not occupy more than twenty percent 20% of the allowable outside storage area. Firewood, not to exceed one cord (4' x 4' x 8), should be neatly stacked and no closer to the street than the nearest primary wall surface of the residence.

**4. Hard Surfaces, Walkways and Driveways:** Driveways, steps, sidewalks and other paved areas should be in good repair and free of debris, broken, buckled, heaved collapsed or missing surfaces which constitute a safety hazard. **Existing** gravel areas shall be clearly defined with a border or edging and be maintained so that no vegetation exists in, around or between borders or edging.

**5. Refuse, Rubbish and garbage:** Refuse, rubbish, garbage and household trash cannot be left in the yard and must be disposed of properly. This includes any worn out, broken or worthless items, auto parts, appliances, furniture, building materials, tires, trash such as discarded paper, cardboard, plastics, etc. Refuse materials cannot be set out for pick-up more than 24 hours prior to pick-up. Empty containers should be removed within twelve hours of collection.

**6. Landlord/Tenant:** Landlords are responsible for maintaining properties in accordance with all existing codes, both interior and exterior. Tenants are also responsible for compliance with City Codes and keeping the dwelling unit clean, sanitary, in safe condition, proper storage and disposal of household refuse and maintaining the dwelling unit in a healthful condition.

**7. Yard Maintenance Standards:** Yard maintenance is the responsibility of every owner or occupant and includes the maintenance of plant and grass material in any right-of-way abutting the property. In all areas except properties zoned agricultural, grass must be maintained at a height not to exceed 8 inches. Vegetation and trees should be trimmed so as not to impair vision or obstruct travel of motorists or obstruct pedestrian travel on sidewalks. Trees over the public right-of-way and sidewalks should be trimmed up to a height of 14 feet. Ground cover such as grass, should be provided for all areas where soil is exposed. Shrubs and hedges should be neatly trimmed and maintained. It is illegal for anyone to deposit yard waste of any kind into the streets, curbs, gutters, creeks or streams.

**8. Nuisance Vehicles:** No unlicensed or inoperable vehicles shall be parked or stored on any premises unless stored within a building. No vehicle outside of a building shall, at any time, be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.

**9. Commercial Vehicles:** Commercial vehicles which exceed 8 feet in width, 8 feet in height, or 24 feet in length may not be parked on a residential lot unless stored within a building or garage.