

# Recreational Vehicles

## Purpose and Intent

In an effort to maintain the residential character and quality of life currently existing in neighborhoods throughout the city, regulations have been established in residential areas. This brochure is a quick reference guide, and is not intended to replace the Overland Park Municipal Code 7.22.080. These ordinance requirements do not apply to property zoned under a Johnson County Zoning District. Any further questions regarding recreational vehicles should be directed to:

Community Services Division  
8500 Antioch,  
Overland Park, Kansas 66212  
913/895-6270

## Maximum dimension of RVs, boats and trailers

- 40 feet in length
- 8 feet 6 inches in width
- 11 feet to the roof line

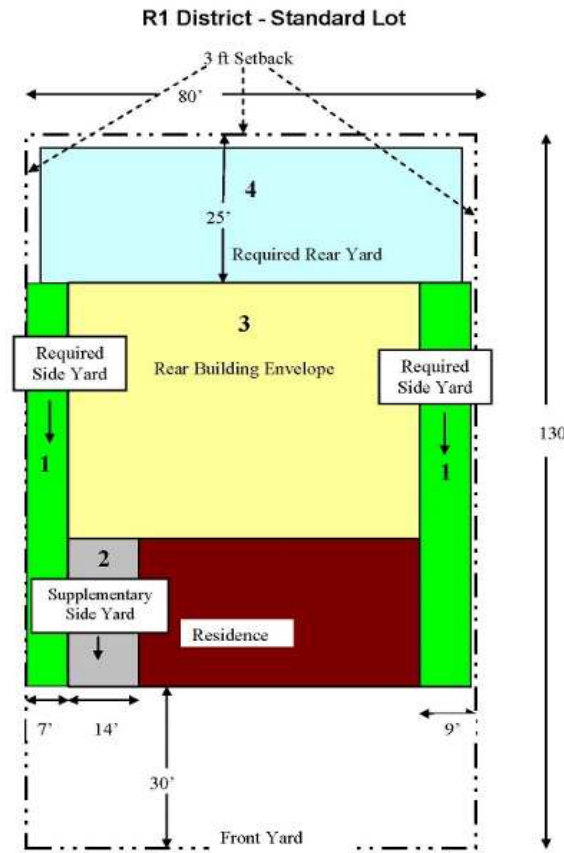
All RVs, boats and trailers must not exceed the maximum dimension to be stored in a residential area.

The three diagrams to the right show the four possible storage areas on your property. Use the following information to determine what type of recreational vehicle can be stored in each area and what screening, if any, is required.

All vehicles must be stored behind the adjacent front wall of the neighboring residence.

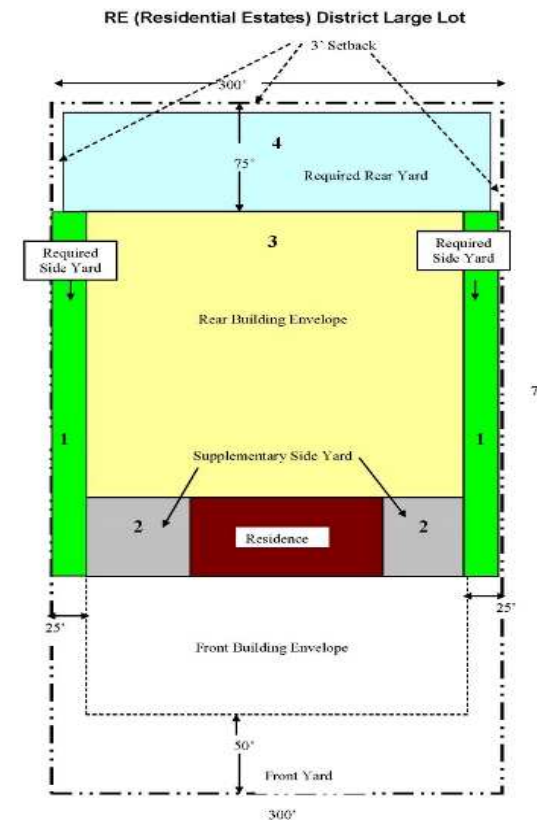
**Area 1 (Required Side Yard)** - Only vehicles less than 8 feet in length and fully screened from view may be stored in the required side yards.

**Area 2 (Supplementary Side Yard)** – Lawful vehicles may be stored in the supplementary side yard, but must be screened to a height of 8 feet.

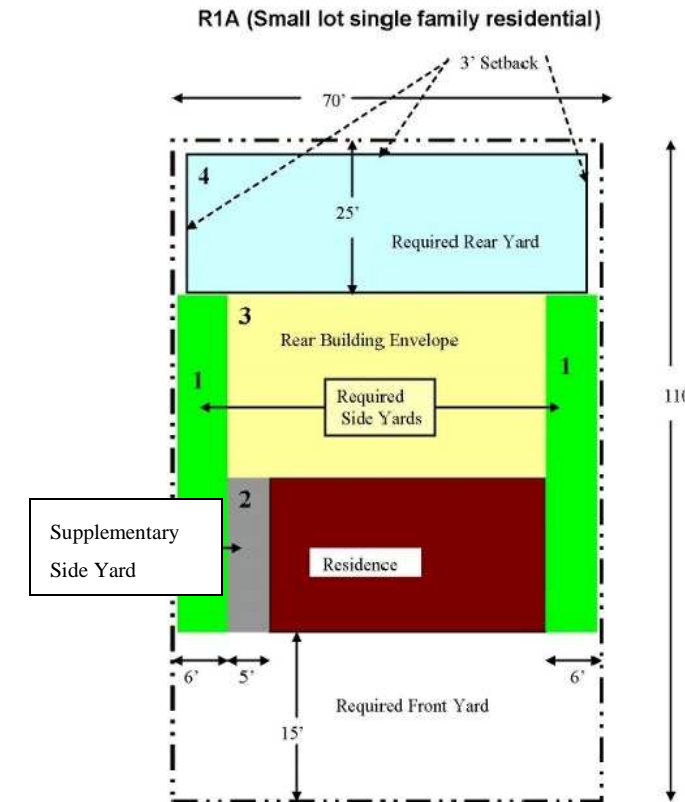


**Area 3 (Rear Building Envelope)** – Lawful vehicles parked or stored within the rear building envelope are exempt from screening requirements. If, however, the rear yard abuts a street, the vehicle must be substantially screened from view to a height of 8 feet. Hauling trailers over 12 feet in length are permitted if the vehicle is fully screened from view.

**Area 4 (Required Rear Yard)** - Vehicles stored in the required rear yard (backyard) must be at least 3 feet from the property line and be substantially screened from view to a height of 8 feet. Hauling trailers over 12 feet in length are permitted if the vehicle is fully screened from view.



- All allowed vehicles must be stored in legal areas as far from the property line(s) as possible.
- The vehicle must be driven on and stored on a dust-free and rut-free surface.
- Parking in the front yard, required front yard, or front building envelope is prohibited.



# Recreational Vehicle

## Community Services

### Guidelines for Residents



## Planning and Development Services



1<sup>st</sup> parking occurrence \_\_\_\_\_

Please review brochure and call with questions.

\_\_\_\_\_  
Code Compliance Officer

895-\_\_\_\_\_

### Does the RV require a cement parking pad?

Storage or parking areas are not required to be paved: provided, however, that any boat, recreational vehicle or hauling trailer must be parked or stored or driven to and from said parking or storage area on a dust-free and rut-free surface, including, without being limited to, any such areas covered with grass, ground cover, water permeable grass pavers, cement, asphalt or other similar ground cover. Parking, storage or driving on gravel or exposed dirt is prohibited; however, driving on a gravel driveway that has been previously established as a lawful nonconforming use is permitted.

### Does the RV need to be operable to be stored on the property?

Any boat, recreation vehicle or hauling trailer parked or stored must be operable, not leaking fluids and maintained in a clean, well kept state that does not detract from the appearance of the surrounding area.

### Does my RV need to be covered?

All boats are required to have covers for the open areas.

All covers must be custom fit to the contours of the boat.

No tarps or other non-custom fit covers, or ready-fit or semi-custom covers may be used. A custom fit cover is designed, manufactured and tailored to closely fit the body style and size group of the specific make, model and year of the item to be covered.

### Is the resident of the property required to be the legal owner of the boat, RV or trailer being stored at the property?

All vehicles must be parked or stored on the principal legal residence of the registered owner of the vehicle. If the item is not required or

permitted to be registered, sufficient documentation of ownership must be submitted to and approved by the City upon request.

### How long can a RV be stored in a driveway?

A boat, with or without a boat trailer, folding camper trailer, truck camper, travel trailer, fifth-wheel trailer, or motorized RV may be parked on a paved driveway between the street and a residence on two occurrences during any 30-day period. Each occurrence shall not exceed 48 hours in duration.

### Can a visitor use their RV in my driveway when they come to visit?

The Director of Planning and Development Services, or his or her designee, may approve the parking or storage of the temporary overnight living occupancy of a folding camper trailer, truck camper, travel trailer, fifth-wheel trailer, hauling trailer or motorized RV on a paved driveway between the street and a residence for longer than 48 hours if the following requirements are met:

- a. The vehicle is owned or leased by a visitor to the residence and the owner of the residence has applied to the Director of Planning and Development Services, or his or her designee, and received a permit to park said vehicle on the driveway.
- b. The period of time for vehicle parking or storage is specified and approved as a part of the permit.
- c. No equipment on the vehicle, such as a generator, that creates noise in violation of Chapter 7.08 shall be operated, nor shall the engine be idled, while the vehicle is parked on the paved driveway.
- d. The vehicle shall not obstruct the sidewalk or street.

e. The vehicle meets the condition and cover requirements for vehicles stated previously in this section.

f. The permit may be revoked for any violation of these conditions or any other applicable law, ordinance or regulation.

Please submit your request in writing to the Community Planning and Services Division at 8500 Antioch for review.

### Can a second RV be parked at my property?

The Director of Planning and Development Services, or his or her designee, may approve the parking or storage of a second item, or an alternative location or screening for one item that does not meet the restrictions set out above. Such approval shall be accompanied by a screening plan designed to meet the above restrictions and minimize the impact of the exception on the surrounding properties. Such approval shall be valid only as long as the screening specified in the plan is in place and maintained in good condition.

January 2015  
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