

**IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF KANSAS**

HomeRoom, Inc., and Val French,

Plaintiffs,

v.

CITY OF SHAWNEE, KANSAS;
DOUG GERBER, in his official capacity as
City Manager of the City of Shawnee; and
KEVIN MESSICK, in his official capacity
as Code Enforcement Officer for the
City of Shawnee,

Defendants.

CIVIL ACTION

CASE NO. _____

COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

INTRODUCTION

1. This case challenges Ordinance No. 3419, popularly termed the “Co-Living Ordinance,” adopted and enforced by the City of Shawnee, Kansas.

2. Unlike a typical zoning ordinance, however, this Ordinance regulates neither the use of land nor the intensity of land use. Instead, it regulates land users.

3. The Ordinance prohibits more than three unrelated adult persons from living together in a single residence anywhere in Shawnee. It defines “related persons” as those related by blood, marriage, adoption, or guardianship. It provides that if any one resident is unrelated to any other, then the entire household is considered unrelated by law.

4. This is not a mere occupancy limit; the Ordinance does not limit the quantity of people who may occupy residential dwellings. In theory, any number of

people can lawfully reside together in the same house—so long as they are related by blood, marriage, adoption, or guardianship.

5. Neither does it regulate use or intensity. It makes no change to the allowable density of dwellings within a given area, or to lot coverage, or to the number of dwelling units that a development may include.

6. Instead, it regulates only people. Whether a home is in violation of the ordinance depends on one factor alone: the identity and relationship of the people who live there.

7. Yet the right to establish a home, including the right to select household members, is a fundamental, cherished, and deeply rooted right of all Americans. So, too, is the right to enjoy and participate in intimate associations without undue government interference and the right to be treated equally under the law.

8. The Ordinance violates each of these rights, and it does so in a discriminatory and arbitrary manner that bears no relation to any legitimate government interest.

9. Plaintiff Val French is a private citizen, paralegal, and mother, who is worried for her household.

10. Plaintiff HomeRoom, Inc., is a property management startup company that is concerned with the effect of the Ordinance on the residential tenants and property investors with whom it does business.

11. Both Ms. French and HomeRoom are injured by the Ordinance, and both are distressed by the violation of rights and curtailment of liberties it represents.

12. The Plaintiffs therefore seek to vindicate those rights and liberties in this lawsuit.

JURISDICTION AND VENUE

13. This action arises under the Fourteenth Amendment to the United States Constitution, as enforceable through 42 U.S.C. § 1983. This Court has jurisdiction under 28 U.S.C. §§ 1331 (federal question), 1342(a)(3) (redress for deprivation of civil rights), and 1367 (supplemental jurisdiction). Declaratory relief is authorized by the Declaratory Judgment Act, 28 U.S.C. §§ 2201–02.

14. This action also presents a claim under the Kansas Declaratory Judgments Act. Kan. Stat. Ann. § 60-1701, *et seq.* This Court has supplemental jurisdiction to hear that claim under 28 U.S.C. § 1367.

15. Venue is proper in this district under 28 U.S.C. § 1391(b)(1)–(2). Defendant, City of Shawnee, is located within this district, and a substantial part of the events giving rise to this claim have occurred in the District of Kansas.

16. A live controversy exists between the City and Plaintiff HomeRoom because Shawnee’s regulations make it impossible for HomeRoom to operate consistently with its business model in the City’s jurisdiction. A live controversy exists between the City and Plaintiff French because it directly regulates Ms. French, including prohibiting her from inviting additional people to live in her home.

17. Due to the City’s conduct, Plaintiffs are threatened with irreparable harm to their rights under the United States Constitution.

18. This harm may only be remedied by a ruling from this Court, and Defendants must be immediately and permanently enjoined from restricting Plaintiffs' property rights, assembly, association, and occupation of their property.

PARTIES

19. Plaintiff HomeRoom, Inc., is an innovative property management startup company that helps connect property owners to residential renters, facilitating a low-transaction-cost housing search for people seeking co-living arrangements.

20. Val French is a paralegal, wife, and mother. At the time of the adoption of the Ordinance, she lived with her husband, their two adult sons, and the girlfriend of one of the sons. That living arrangement was purportedly rendered unlawful by Shawnee's Co-Living Ordinance, and two of the residents have since moved out.

21. Defendant City of Shawnee is a municipal corporation of the State of Kansas located in Johnson County.

22. Defendant Doug Gerber is the City Manager of the City of Shawnee. He is sued in his official capacity. Pursuant to Shawnee Municipal Code § 2.08.040, Mr. Gerber is charged with overseeing the enforcement of all city ordinances.

23. Defendant Kevin Messick is the primary Code Enforcement Officer for the City of Shawnee. He is sued in his official capacity. Pursuant to Shawnee Municipal Code § 17.07.010, he is charged with the enforcement of the City's zoning code.

FACTUAL ALLEGATIONS

24. In April 2022, the City of Shawnee Kansas adopted Ordinance No. 3419 (the Ordinance). A true and correct copy of the Ordinance is attached hereto as Exhibit A.

25. The Ordinance expanded the reach of the City's zoning regulations by adopting a new term, "Co-Living Group," and then prohibiting such "Groups" in every zone in which residential use is allowed.

26. The Ordinance defines "Co-Living Group" as follows: "Co-Living Group means a group of four (4) or more unrelated persons age eighteen (18) or older living together in a dwelling unit, provided that if any one (1) of the adult persons is unrelated to another adult person in the group, the entire group shall be classified as unrelated." Shawnee Code Ord. § 17.04.073.

27. The Ordinance further defines "related persons" as either: "(A) Persons related by blood, marriage, adoption, or guardianship; or (B) A person having legal custody of a minor or the designee of a parent or other person having legal custody of a minor." Shawnee Code Ord. § 17.04.292.

28. The major impetus behind the adoption of the Ordinance was a desire to regulate away the operation of Plaintiff HomeRoom and similar property management companies. As Community Development Director Doug Allmon explained at the February 28, 2022, meeting of the Shawnee City Council—the first Council meeting at which the ordinance was formally discussed—“. . . that HomeRoom model that's a new phenomenon, from the new economy I guess, we need

to decide if . . . it's something that you even want to consider in our single-family zones." A video recording of this meeting is available at <https://www.youtube.com/watch?v=0-YMXIIWm9Q>. The referenced comments can be heard at 3:03:02.

29. The City has established a pattern and practice of enforcing the Ordinance. This is revealed in part by a public records request which was filled by the City on December 5, 2022. A copy of the responsive records are attached as Exhibit B. Some pages have been rotated 90 degrees to facilitate easier reading.

Effect of the Ordinance on HomeRoom

30. HomeRoom manages two residential properties in the City. While its investors own the properties, HomeRoom is the master tenant.

31. Before the adoption of the Ordinance, HomeRoom sublet the homes to unrelated roommates.

32. As a result of the Ordinance, HomeRoom was forced to evict the tenants which had been renting the property. Many of these former residents are unable to afford rent in the City without roommates and have since relocated to nearby jurisdictions.

33. Because of the Ordinance, HomeRoom now subleases the homes only to blood-related families.

Effect of the Ordinance on Val French

34. Despite the initial goal of targeting HomeRoom and similar companies, the Ordinance goes further; it prohibits any group of four or more unrelated persons

from living together anywhere in the City, and without regard to whether the dwelling is rented, owner-occupied, or otherwise.

35. Thus, Ms. French's living situation was purportedly rendered unlawful as a result of the Ordinance.

36. Ms. French lives in a home that she owns. At the time of the adoption of the Ordinance, she shared the home with her husband, their two adult sons (each from a prior marriage), and the girlfriend of one son.

37. Because the girlfriend is not related to anyone else in the household by blood, marriage, or adoption, the entire household was considered "unrelated" under the Ordinance. Thus, per the Ordinance, Ms. French's home constituted an unrelated household consisting of five members and was therefore not permitted.

38. At that time, each member of Ms. French's household contributed to the common responsibilities, burdens, and joys of residential domestic life.

39. After the adoption of the Ordinance, one of the sons—along with his girlfriend—moved out of the home.

40. Because of the Ordinance, Ms. French cannot invite her son and his girlfriend to move back into the home. Neither can she rent out the spare room to any other tenant.

FIRST CAUSE OF ACTION

Substantive Due Process (Facial Challenge)

(Violation of the Fourteenth Amendment – Intimate Association and Right to Establish Home) (42 U.S.C. § 1983)

41. Plaintiffs repeat, reallege, and incorporate herein by reference paragraphs 1 through 40 above.

42. The right to establish a household, including the right to select household members, is a fundamental right of association protected by the Constitution through the Fourteenth Amendment, and made further enforceable by 42 U.S.C. § 1983. So, too, is the right to participate in and enjoy intimate associations without undue government interference. Both of these rights are deeply rooted in America's history and tradition and are implicit in the concept of ordered liberty.

43. The City is a "person" within the meaning of 42 U.S.C. § 1983, and it has established a pattern and practice of enforcing the Ordinance.

44. The Ordinance invades the intimate associations of Shawnee residents by regulating their household composition in a manner bearing no relation to any legitimate police power aim.

45. The Constitution requires laws infringing on fundamental rights to be narrowly tailored to serve a compelling government interest.

46. The Ordinance fails not only that test, but even the ordinary rational basis test, which prohibits laws that are arbitrary and irrational or otherwise not supported by legitimate governmental purpose.

47. The ordinance fails both tests because it is not supported by a legitimate government interest.

SECOND CAUSE OF ACTION

Equal Protection (Facial Challenge)

(Violation of the Fourteenth Amendment) (42 U.S.C. § 1983)

48. Plaintiffs repeat, reallege, and incorporate herein by reference paragraphs 1 through 47 above.

49. The Fourteenth Amendment prohibits government from denying any person the equal protection of the law, and this prohibition is made further enforceable by 42 U.S.C. § 1983.

50. French wants to use, and was using, her residential home to house her family in a safe and reasonable way that does not meaningfully differ from how other property owners in her neighborhood use their private property.

51. Homeroom also wants to use its private property to provide housing in a safe and reasonable way that does not meaningfully differ from how other property owners in the community neighborhood use their private property.

52. The Co-Living Ordinance, however, creates a facially discriminatory classification—i.e., the “Co-Living Group”—to distinguish between those who are related to all members of their household by blood, marriage, adoption, or guardianship, and those who are not so related to all members of their household.

53. Based on that discriminatory distinction, the Co-Living Ordinance bans “Co-Living Groups” like French’s family and HomeRoom’s tenants from living in the

same home. The ordinance does not impose any occupancy limits on similarly situated, but related, persons.

54. The City’s “Co-Living Group” classification is arbitrary and bears no relation to any legitimate police power aim.

THIRD CAUSE OF ACTION

(Declaratory Relief under K.S.A. 60-1701 *et seq.*—Noncompliance with Kansas Zoning Enabling Act, K.S.A. 12-741 *et seq.*)

55. Plaintiffs repeat, reallege, and incorporate herein by reference paragraphs 1 through 54 above.

56. Chapter 12, Article 7, of the Kansas Statutes, beginning with Section 12-741 (the Enabling Legislation), authorizes municipal governments to adopt zoning regulations.

57. The Enabling Legislation provides that a city’s governing body “may divide the territory subject to its jurisdiction into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed suited to carry out the purposes of this act.” K.S.A. § 12-753(a).

58. It further provides a non-exhaustive list of the aspects of land use which may be regulated: height and size; lot coverage; size of yards and other open spaces; density of population; location, use, and appearance of buildings for residential, commercial, industrial, and other purposes; conservation of natural resources; and the use of land located in floodplains or other special areas.

59. Notably, none of the examples in the list concern regulation of the kinds of people who may occupy the land. Rather, they are all directed at the use of land and the intensity of that use.

60. The Ordinance, by contrast, does not regulate use or intensity—it regulates people.

61. For example, the Ordinance does not limit the number of people who can live in a home. It only limits the number of unrelated people who live in a home.

62. By regulating the users of land, and not just its use, the Ordinance goes beyond the authorization provided in the Enabling Legislation.

63. The ordinance is therefore ultra vires, and its enforcement in any capacity violates the due process of law.

64. Any person whose rights, status, or other legal relations are affected by a municipal ordinance may bring an action for declaratory relief under K.S.A. § 60-1704.

65. This Court is further authorized to provide declaratory relief pursuant to 28 U.S.C. § 2201.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs respectfully request relief as follows:

a. An entry of judgment declaring that the Co-Living Ordinance facially violates the Fourteenth Amendment and 42 U.S.C. § 1983 by violating the right to establish a household and the right of intimate association.

b. An entry of judgment declaring that the Co-Living Ordinance facially violates the Fourteenth Amendment and 42 U.S.C. § 1983 by violating the right to equal protection under the law.

c. An entry of judgment declaring that the Co-Living Ordinance is an ultra vires legislative act.

d. A preliminary and permanent injunction prohibiting the City from enforcing the Ordinance in any manner.

e. An award of attorneys' fees, costs, and expenses in this action pursuant to 42 U.S.C. § 1988; and

f. All further legal and equitable relief as the Court may deem just and proper.

DATED: May 9, 2023.

Respectfully submitted,

DAVID J. DEERSON*
Cal. Bar No. 322947
BRIAN T. HODGES*
Wash. Bar No. 31976
Pacific Legal Foundation
555 Capitol Mall, Suite 1290
Sacramento, California 95814
Telephone: (916) 419-7111
ddeersonpacificlegal.org
bhodges@pacificlegal.org

/s/ Benjamin A. Ramberg
BENJAMIN A. RAMBERG
Kansas Bar No. 29498
Counsel of Record
Franke Schultz & Mullen, P.C.
8900 Ward Parkway
Kansas City, MO 64114
Telephone: (816) 421-7100
bramberg@fsmlawfirm.com

*** *Pro Hac Vice***
Applications Pending

Counsel for Plaintiffs

EXHIBIT A

CITY OF SHAWNEE
ORDINANCE NO. 3419

AN ORDINANCE AMENDING TITLE 17 OF THE SHAWNEE MUNICIPAL CODE TO AMEND PROVISIONS OF CHAPTER 17.04, (DEFINITIONS), CHAPTERS 17.10 THROUGH 17.20 AND 17.23 THROUGH 17.30 (USE REGULATIONS) AND CHAPTER 17.51, (TABLE OF GENERAL USE REGULATIONS), TO DEFINE AND PROHIBIT CO-LIVING GROUPS AND ROOMING HOUSES WITHIN THE SPECIFIED DISTRICTS.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHAWNEE, KANSAS:

PARAGRAPH 1. Title 17, Chapter 17.04, of the Shawnee Municipal Code is hereby amended to amend Section 17.04.120 Family, and to include the following new or amended definitions for Related Persons, Co-Living Group, and Single Housekeeping Unit. The City Clerk is directed and authorized to renumber the corresponding section numbers attributed to definitions in Chapter 17.04, following placement of the following new definitions into Chapter 17.04 and placing all the new sections and currently existing sections in alphabetical order:

17.04.____ Family.

Family means:

- A. A group of one (1) or more related persons living together; or
- B. A group of not more than three (3) unrelated persons age eighteen (18) or older living together as a single housekeeping unit, together with any minors related to at least one of those persons, provided that if any one of the adults is unrelated to another adult in the group, the entire group shall be classified as unrelated.

17.04.____ Related Persons.

Related persons means:

- A. Persons related by blood, marriage, adoption, or guardianship; or
- B. A person having legal custody of a minor or the designee of a parent or other person having legal custody of a minor.

17.04.____ Co-Living Group.

Co-Living Group means a group of four (4) or more unrelated persons age eighteen (18) or older living together in a dwelling unit, provided that if any one of the adult persons is unrelated to another adult person in the group, the entire group

shall be classified as unrelated. This section does not apply to a Group Home as defined by Chapter 17.04.

17.04.____ Single Housekeeping Unit.

Single housekeeping unit means a group of non-transient persons that occupies a dwelling with common kitchen facilities and shares household activities or responsibilities.

Upon the effective date of this Ordinance, the previously existing definition Section 17.04.120 Family, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 2. Title 17, Chapter 17.10, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Agricultural (AG) Zoning District. Section 17.10.030 is hereby amended to read as follows:

17.10.030. Additional Use Regulations.

In the AG district, additional use regulations shall be as follows:

A. There shall be no stable, pen, shelter or similar animal or poultry housing within one hundred (100) feet of any property line or the storage of manure or other odor or dust producing substance within two hundred (200) feet of any property line. See Section 17.80.300 for regulations relating to dog kennels.

B. No commercial slaughter or processing shall be permitted.

C. All buildings and structures used for fur farming in excess of ten (10) animals shall be located at least one hundred (100) feet from any property line. Aviaries and apiaries shall be located at least thirty-five (35) feet from any property line.

D. No accessory agricultural building shall be located within thirty (30) feet of any plot line and all roadside stands for sale of agricultural products grown on the site shall not exceed two hundred (200) square feet.

E. Public utility rights-of-way, substations, pumping stations and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where the local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

F. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and

other safety devices, landscaping, screening, access roads and buffer areas as required.

G. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special use permit, however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

H. Tool sheds, utility sheds, playhouses and greenhouses that are considered temporary structures are permitted, provided they are located in the rear yard, and not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building.

I. Private tennis courts, swimming pools, pool cabanas and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be setback from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

J. Tents may be permitted for temporary sale of merchandise or other uses as specified in the special events regulations and subject to the provisions of the currently adopted building code.

K. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

L. Co-Living Groups and Rooming Houses are prohibited in the AG District.

Upon the effective date of of this Ordinance, the previously existing Section 17.10.030, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 3. Title 17, Chapter 17.11, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Country Estates (CE) Zoning District. Section 17.11.030 is hereby amended to read as follows:

17.11.030. Additional Use Regulations.

In the Country Estates district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. Public utility rights-of-way, substations, pumping stations and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where the local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

C. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010C for maximum size requirements for accessory structures.

D. Private tennis courts, swimming pools, pool cabanas and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be setback from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

E. No use shall be operated and no activity or equipment maintained that produces noise of a pitch or level that violates the residential character or destroys the livability and tranquility of the neighborhood. In no case shall a noise level be generated that exceeds the standards described in Section 17.58.060 of this title.

F. At the time of filing an application for Country Estates zoning, the applicant shall submit a septic tank suitability study as required by the Johnson County Environmental Department, for consideration by the Planning Commission and Governing Body. Such septic tank suitability study shall be conducted by a licensed professional engineer. The septic tank study shall include results of percolation tests on the ratio of one (1) test hole per acre, or fraction thereof, of land contained within the application. The required test holes shall be spaced evenly throughout the property so as to give a septic suitability analysis of the entire tract. Such septic tank study shall show that the use of septic tanks on the requested land will not endanger the public health, safety and general welfare. Engineered systems shall be required and the study shall indicate the engineered septic tank system would not have adverse effect on the public health, safety and general welfare. The Planning Commission or Governing Body may require additional testing of the site pending review of the initial study results.

G. At the time of the filing and application for Country Estates zoning, the applicant shall submit deed restrictions. Such deed restrictions shall apply to all of the land contained within the requested Country Estates development, and shall run with the land. A copy of such deed restrictions recorded with the register of deeds shall be furnished to the planning department prior to the publication of any rezoning ordinance for this zoning district.

H. All streets constructed in the Country Estates district shall be constructed to City residential street standards, except that curb and gutter and sidewalks shall not be required to preserve the low density residential character of the area.

I. Co-Living Groups and Rooming Houses are prohibited in the CE District.

Upon the effective date of of this Ordinance, the previously existing Section 17.11.030, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 4. Title 17, Chapter 17.12, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Residential Estates (RE) Zoning District. Section 17.12.040 is hereby amended to read as follows:

17.12.040. Additional Use Regulations.

In the RE district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. No accessory agricultural building shall be located within thirty (30) feet of any plot line.

C. Public utility rights-of-way, substations, pumping stations, and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood, and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

D. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

E. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special permit; however, the Governing

Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

F. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010C for maximum size requirements for accessory structures.

G. Private tennis courts, swimming pools, and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be set back from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

H. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

I. Co-Living Groups and Rooming Houses are prohibited in the RE District.

Upon the effective date of of this Ordinance, the previously existing Section 17.12.040, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 5. Title 17, Chapter 17.16, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Residential Suburban (RS) Zoning District. Section 17.16.040 is hereby amended to read as follows:

17.16.040. Additional Use Regulations.

In the RS district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. No accessory agricultural building shall be located within thirty (30) feet of any plot line.

C. Public utility rights-of-way, substations, pumping stations, and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood, and where adjoining residential zones shall have a buffer of fifty

(50) feet except that the Planning Commission may reduce the width of buffer areas where local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

D. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

E. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special permit; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

F. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010C for maximum size requirements for accessory structures.

G. Private tennis courts, swimming pools and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be set back from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

H. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

I. Co-Living Groups and Rooming Houses are prohibited in the RS District.

Upon the effective date of of this Ordinance, the previously existing Section 17.16.040, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 6. Title 17, Chapter 17.20, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Single Family

Residential (R-1) Zoning District. Section 17.20.040 is hereby amended to read as follows:

17.20.040. Additional Use Regulations.

In the R-1 district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. No smokestack utilized in agricultural operations shall exceed the height regulations authorized in this title.

C. Public utility rights-of-way, substations, pumping stations, and municipal and civic buildings, shall be housed in structures that harmonize with the character of the neighborhood, and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

D. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

E. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special permit; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

F. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010(C) for maximum size requirements for accessory structures.

G. Private tennis courts, swimming pools and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be set back from plot lines a distance equal to the height of

the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

H. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

I. Co-Living Groups and Rooming Houses are prohibited in the R-1 District.

Upon the effective date of of this Ordinance, the previously existing Section 17.20.040, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 7. Title 17, Chapter 17.23, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Planned Single Family (PSF) Zoning District. Section 17.23.040 is hereby amended to read as follows:

17.23.040. Additional Use Regulations.

In the Planned Single-Family district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. No smokestack utilized in agricultural operations shall exceed the height regulations authorized in this title.

C. Public utility rights-of-way, substations, pumping stations, and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood, and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

D. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

E. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special permit; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall

always be landscaped, screened, and maintained in harmony with the landscaping and natural growth in the neighborhood.

F. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010(C) for maximum size requirements for accessory structures.

G. Private tennis courts, swimming pools, and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be set back from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

H. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

I. Co-Living Groups and Rooming Houses are prohibited in the PSF District.

Upon the effective date of of this Ordinance, the previously existing Section 17.23.040, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 8. Title 17, Chapter 17.24, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Duplex (DU) Zoning District. Section 17.24.030 is hereby amended to read as follows:

17.24.030. Additional Use Regulations.

In the DU district, additional use regulations shall be as follows:

A. Distance requirements for the keeping and sheltering of animals and storage of other odor or dust producing substance shall be as prescribed in SMC 6.08.020.

B. Public utility rights-of-way, substations, pumping stations and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where the local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74 and shall

be subject to performance standards procedure and site plan approval by the Planning Commission.

C. In addition to the particular requirements listed for any special use permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

D. Buffer areas of fifty (50) feet shall be required for special permit uses, with the exception of home occupations requiring a special use permit; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

E. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yards, and are not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building. Refer to Section 17.60.010(C) for maximum size requirements for accessory structures.

F. Private tennis courts, swimming pools and similar private structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be setback from the plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

G. Day care homes and group day care homes shall complete fire safety inspections prior to requesting a special use permit. Additionally, the required play areas shall be fenced.

H. Co-Living Groups and Rooming Houses are prohibited in the DU District.

Upon the effective date of of this Ordinance, the previously existing Section 17.24.030, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 9. Title 17, Chapter 17.26, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Residential Garden Apartment (RGA) Zoning District. Section 17.26.030 is hereby amended to read as follows:

17.26.030. Additional Use Regulations.

In the RGA district, the additional use regulations shall be as follows:

A. Public utility rights-of-way, substations, pumping stations and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where the local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74, and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

B. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

C. Buffer areas of fifty (50) feet shall be required for special permit uses; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

D. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted, provided they are located in the rear yard and not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building.

E. Private tennis courts, swimming pools, and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be setback from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

F. Individual sewage disposal systems and water systems shall not be permitted.

G. No home occupations shall be permitted in multiple-family dwellings.

H. Adequate storage facilities for equipment, toys, luggage and other property of tenants and necessary for maintenance of the multiple-family dwelling shall be provided.

I. Adequate general storage areas in addition to auto parking requirements set forth in Section 17.70.030(B).

J. Co-Living Groups and Rooming Houses are prohibited in the RGA District.

Upon the effective date of of this Ordinance, the previously existing Section 17.26.030, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 10. Title 17, Chapter 17.30, of the Shawnee Municipal Code is hereby amended to prohibit Co-Living Groups and Rooming Houses in the Residential High Rise (RHR) Zoning District. Section 17.30.030 is hereby amended to read as follows:

17.30.030. Additional Use Regulations. In the RHR district, the additional use regulations shall be as follows:

A. Public utility rights-of-way, substations, pumping stations and municipal and civic buildings shall be housed in structures that harmonize with the character of the neighborhood and where adjoining residential zones shall have a buffer of fifty (50) feet except that the Planning Commission may reduce the width of buffer areas where the local conditions deem such reduction to be reasonable. Buffer areas shall be adequately screened in accordance with Chapter 17.74, and shall be subject to performance standards procedure and site plan approval by the Planning Commission.

B. In addition to the particular requirements listed for any use by special permit, the Governing Body may require, where reasonable or appropriate, fences and other safety devices, landscaping, screening, access roads and buffer areas as required.

C. Buffer areas of fifty (50) feet shall be required for special permit uses; however, the Governing Body may reduce the width of buffer areas where local conditions and substitute protection for neighboring properties is reasonably indicated. Buffer areas shall always be landscaped, screened and maintained in harmony with the landscaping and natural growth in the neighborhood.

D. Tool sheds, utility sheds, playhouses and greenhouses that are not considered permanent structures under the currently adopted building code are permitted provided they are located in the rear yard and not located closer than five (5) feet of any side yard or rear plot line, or within any platted building setback line. These structures shall be located at least fifteen (15) feet from the principal building.

E. Private tennis courts, swimming pools and similar private recreational structures shall be located in the rear yard and shall not be located within any platted building setback, and shall be a minimum of ten (10) feet from all other plot lines. Outdoor lighting fixtures shall be setback from plot lines a distance equal to the height of the light fixture pole and shall provide directional shielding to prevent any direct illumination of adjoining properties.

F. No home occupations shall be permitted in multiple-family dwellings.

G. Adequate storage facilities for equipment, toys, luggage and other property of tenants and necessary for maintenance of the high rise dwelling shall be provided.

H. Adequate general storage areas in addition to auto parking requirements set forth in Section 17.70.030(B).

I. Co-Living Groups and Rooming Houses are prohibited in the RHR District.

Upon the effective date of of this Ordinance, the previously existing Section 17.30.030, as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 11. Title 17, Section 17.51.010 of the Shawnee Municipal Code is hereby amended to add the term “Co-Living Home” to the Table of General Use Regulations and depict that such use is not authorized by right or special permit in residential districts (AG through and including RHR), to read as follows:

17.51.010 - Table of General Use Regulations.

The table of general use regulations set out in this section is a matrix designed to provide a listing of permitted, special use and non-permitted uses in each zoning district. Additionally, this list provides by reference other applicable sections of the code which may be applicable to a specific use, along with a parking code identification.

The City acknowledges that such a list may not be exhaustive of all potential business use of property. The terminology used is from the Standard Industry Classification provided in the Standard Land Use Activity Coding System. Should a particular use not be provided in the listing, the SIC code shall be identified, and matched to a similar listing in the table for an interpretation as to the zoning district within which such a use may be located.

17.51.010 – Table of General Use Regulations

| Land Use Category | AG | R-1 | PSF | RS | RE / CE | DU | RGA | RHR | Special Conditions | Parking Code |
|--------------------------------------------------------|----|-----|-----|----|---------|----|-----|-----|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Amphitheaters | S | | | | | | | | | E4 |
| Animal boarding | P* | | | | | | | | *May include an on-site dwelling for an employee providing overnight care; See Section 17.80.300 | F |
| Animal breeding | S* | | | | | | | | *May include an on-site dwelling for an employee providing overnight care; See Section 17.80.300 | F |
| Animal breeding | S* | | | | | | | | *May include an on-site dwelling for an employee providing overnight care; See Section 17.80.300 | F |
| Animal-centric restaurant/bar (small animal only) | S* | | | | | | | | *See Section 17.80.300 | C25 |
| Animal daycare | P* | | | | | | | | *See Section 17.80.300 | C25 |
| Animal grooming, training, and rehabilitation services | P* | | | | | | | | *See Section 17.80.300 | |
| Animal shelter | S* | | | | | | | | *May include an on-site dwelling for an animal rescuer providing overnight care | C25 |
| Apiary farms | P | | | | | | | | | A1 |
| Arenas and fieldhouses | S | | | | | | | | | E4 |
| Botanical gardens/arboretums | P | S* | S* | S* | S* | S* | S* | | *In conjunction with public or private park | F |
| Campgrounds | S* | | | | | | | | | F |
| Cemeteries—With chapel | S | | | | | | | | | E3, F |
| Cemeteries—No chapel | P | P | P | P | P | P | | | | E3, F |
| Cemetery offices | P | P | P | P | P | P | P | P | | C24 |
| Cheese and butter—Mfg. | S | | | | | | | | | D2 |
| Churches, temples and synagogues | P | P | P | P | P | P | P | P | | E3 |
| Civil defense activities | P | P | P | P | P | P | P | P | | F |
| Co-Living Home | | | | | | | | | | |
| Composting plants | S | | | | | | | | | A1 |
| Convalescent homes | | | | | | | S | P | | E2 |
| Convents | P | S* | S* | S* | S* | S* | P | P | *In conjunction with church or school | B3 |
| Country clubs | P* | P* | P* | P* | P* | P* | P* | | *5+ acres: See section 17.80 | E6 |
| Crisis Shelter | P | P | P | P | P | P | P | P | • See Section 17.80.050. | B3 within residential districts; C13 within non-residential districts |

| | | | | | | | | | | |
|------------------------------------------------------|----|----|----|----|----|----|----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Crisis Shelter, accessory to a religious institution | P | P | P | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • Limited to 10% of the floor area of the story which it is located. • See Section 17.80.050. | n/a |
| Dairy products—Retail | S | | | | | | | | | A1 |
| Dairy products—Wholesale | P | | | | | | | | | A1, A3 |
| Day care homes (adult/children) | P* | P* | P* | P* | P* | P* | | | *Up to 6 children/adults | B1 |
| Day/summer camps | S* | | | | | | | | *See section 17.80.040 | E1 |
| Dormitories, fraternities, sororities | P* | | | | | | P* | | *When located on campus | B4 |
| Dwelling—Condominium | | | | | | | P* | P* | *See section 17.54.200 | B1 |
| Dwelling—Modular home perm. foundation | | | | | | | S* | | *See I.B.C. Sections 1704 and 3408 | B1 |
| Dwelling—Multifamily | | | | | | | P* | P* | *See section 17.86.010A | B1 |
| Dwelling—Single-family detached | P | P | P | P | P | | | | | B1 |
| Dwelling—Townhouse | | | | | | | P* | P* | *See sections 17.78 and 17.54.270 | B1 |
| Dwelling—Two family | | | | | | P | | | | B1 |
| Electric generating plant | S | | | | | | | | | F |
| Electric vehicle recharging station | P* | P* | P* | P* | P* | P* | P* | P* | *Site plan required, if not in garage | |
| Electric substations | P | S | S | S | P | S | S | S | | F |
| Exhibition halls | S | | | | | | | | | E4 |
| Emergency Disaster Resource | P | P | P | P | P | P | P | P | <ul style="list-style-type: none"> • Shelters operated within this category must include: bathing and restroom facilities, a secure place for belongings, and sleeping accommodations for people at no charge. | n/a |
| | | | | | | | | | <ul style="list-style-type: none"> • Operations related to the declared emergency shall cease at the conclusion of the declared emergency or as determined by the City Manager. | |
| | | | | | | | | | <ul style="list-style-type: none"> • See Section 17.80.050. | |
| Family day care home | S | S | S | S | S | S | | | | B1 |
| Farm products, warehouse plus storage | P | | | | | | | | | A1 |
| Farm and ranches—Dairy | P | | | | | | | | | A1 |
| Farm and ranches—Livestock | P | | | | | | | | | A1 |
| Farms—Commercial forestry | P | | | | | | | | | A1 |

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|--------------------------------------------------------|----|----|----|----|----|----|----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Farms—Grain and feed crops | P | | | | | | | | | A1 |
| Farms—Fruit, nuts, vegetables | P | | | | | | | | | A1 |
| Farms—Nursery stock | P | | | | | | | | | A1 |
| Farms—Poultry | P | | | | | | | | | A1 |
| Farms—Truck | P | | | | | | | | | A1 |
| Feed prep. for animals and fowl | P | | | | | | | | | A3 |
| Fire protection services | P | P | P | P | P | P | P | P | | C16 |
| Fish farms/hatcheries | P | | | | | | | | | A1 |
| Garden supplies and nursery—Retail | S | | | | | | | | | A3 |
| Gas and petroleum drilling | S | | | | | | | | | F |
| Gas pressure control stations | P | S | S | S | S | S | S | S | | F |
| Go-cart track | S* | | | | | | | | *See section 17.80 | F |
| Golf courses | P* | P* | P* | P* | P* | P* | P* | P* | *See section 17.80 | F |
| Golf driving ranges | P | | | | | | | | | F |
| Greenhouses | P | | | | | | | | | A3 |
| Group day care homes | S* | S* | S* | S* | S* | S* | | | *Up to 12 children | E1 |
| Group home—Adult/children | P* | P* | P* | P* | P* | P* | P* | P* | *Meets definition of K.S.A. 12-736 | B1, B3 |
| Health resorts | S | | | | | | | | | E6, C13, C15 |
| Heliport pads | P | | | | | | | | | E5 |
| Historic and monument sites | P | P | P | P | P | P | P | P | | F |
| Homeless Shelter, accessory to a religious institution | P | P | P | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • Limited to 10% of the floor area of the story which is it located. • See Section 17.80.050. | n/a |
| Homeless Shelter | S | S | S | S | S | S | S | S | See Section 17.80.050. | B3 within residential districts; C13 within nonresidential districts |
| Homeless Shelter, Temporary | P | P | P | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • See Section 17.80.050. | B3 within residential districts; C13 within non-residential districts |
| Hunting and fishing clubs | S* | | | | | | | | *See section 17.80 | E6 |
| Indoor recreation/soccer, batting, ice | P* | | | | | | | | *See section 17.80.020 | E4 |
| Landfills | S* | | | | | | | | *See section 17.80.030 | F |
| Libraries | P | P | P | P | P | P | P | P | | E4 |
| Livestock—Wholesale | P | | | | | | | | | A1 |
| Marines | P | S | S | S | P | P | S | S | | E5 |

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|-----------------------------------|----|----|----|----|----|----|----|----|---------------------------------------------|-------|
| Mausoleums | P* | P* | P* | P* | P* | | | | *Located within a cemetery | F |
| Military communication center | P | | | | | | | | | F |
| Military defense installation | P | | | | | | | | | F |
| Monastery | P | S* | S* | S* | S* | S* | P | P | *In conjunction with church or school | B3 |
| Museum | P | S* | S* | S* | S* | S* | S* | S* | *In conjunction with public or private park | E4 |
| Nurseries—Retail | S | | | | | | | | | A3 |
| Nursery stock farm—No retail | P | | | | | | | | | A1 |
| Nursing homes | | | | | | | P | P | | E2 |
| Orphanages | | | | | | | P | P | | B3 |
| Parks—Private | P | P | P | P | P | P | P | P | | E4, F |
| Parks—Public | P | P | P | P | P | P | P | P | | E4, F |
| Paving mixtures—Mfg. | S | | | | | | | | | D2 |
| Playgrounds, play lots | P | P | P | P | P | P | P | P | | E4, F |
| Police protection—Municipal | P | P | P | P | P | P | P | P | | C16 |
| Poultry and eggs—Wholesale | P | | | | | | | | | A1 |
| Poultry hatching services | P | | | | | | | | | A1 |
| Preschools | S | | | | | | | | | E1 |
| Prisons | S | | | | | | | | | F |
| Quarrying—Gravel, sand and stone | S* | | | | | | | | *See section 17.80.030 | F |
| Race tracks—Animal | S* | | | | | | | | *See section 17.80 | F |
| Radio broadcasting studio | P | | | | | | | | | C22 |
| Radio transmitting towers | S* | | | | | | | | *See section 17.80020 | C22 |
| Recreation centers | P | | | | S | S | S | S | | E4 |
| Rectories | P | S* | S* | S* | S* | S* | P | P | *In conjunction with church or school | B3 |
| Refuse incineration | S | | | | | | | | | F |
| Reports—General | S | | | | | | | | | F |
| Retirement homes | | | | | | S* | P | P | *Developed as duplex cottages | B2 |
| Riding stables | P | | | | | | | | | F |
| Rooming House | | | | | | | | | | |
| Road maintenance yards | S | | | | | | | | | F |
| Schools—Community college | P | S | S | S | P | P | P | | | E1 |
| Schools—Primary | P | P | P | P | P | P | P | | | E1 |
| Schools—Secondary | P | P | P | P | P | P | P | | | E1 |
| Schools—Technical | P | S | S | S | P | S | S | | | E1 |
| Schools—Universities | P | S | S | S | S | S | S | | | E1 |
| Sewage pressure stations | P | S | S | S | P | S | S | S | | F |
| Sewage treatment plants | S | | | | | | | | | F |
| Softball, baseball fields—Private | P | | | | | | | | | E4, F |

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|----------------------------------|----|----|----|----|----|----|----|----|--------------------------------------------------------------------------------------------------|-------|
| Solid waste transfer stations | S | | | | | | | | | F |
| Stadiums | S | | | | | | | | | E4 |
| Swimming clubs | P* | S* | S* | S* | S* | S* | S* | S* | *5+ acres; See section 17.80 | E6 |
| Telephone microwave towers | S* | | | S* | S* | S* | S* | | *See section 17.80.020 | C21 |
| Television broadcasting stations | P | | | | | | | | | C21 |
| Tennis clubs | P* | S* | S* | S* | S* | P* | P* | | *5+ acres; See section 17.80 | E6 |
| Trap and skeet ranges | S | | | | | | | | | E6 |
| Veterinary services—Large animal | P* | | | | | | | | *May include an on-site dwelling for an employee providing overnight care; See Section 17.80.300 | C25 |
| Veterinary service—Small animal | P* | | | | | | | | *May include an on-site dwelling for an employee providing overnight care; See Section 17.80.300 | C25 |
| Water pressure stations | P | S | S | S | P | S | S | S | | F |
| Water storage | P | S | S | S | S | S | S | S | | F |
| Water treatment plants | S | | | | | | | | | F |
| Wind energy conversion systems | P* | P* | P* | P* | P* | P* | P* | P* | *Accessory Use See 17.80.100 | |
| Winery or vineyard | P | | | | | | | | | C19 |
| Zoos | P | | | | | | | | | E4, F |

| Land Use Category | PO | CN | CH | TSQ | PI | Special Conditions | Parking Code |
|---------------------------------------------------|----|----|-------------|-----|----|------------------------|--------------|
| Abstracting services | P | P | P(O) | P | | | C16 |
| Accounting and bookkeeping services | P | P | P(O) | P | | | C16 |
| Advertising—Direct or general mail | P | | P(O) | P | P | | C16 |
| Air conditioning/plumbing/heating contractors | | | P | P | P | | C16 |
| Air conditioning equipment and supplies—Wholesale | | | P | P | P | | C7 |
| Aircraft parts—Mfg. | | | | | P | | D2 |
| Aircraft storage/equipment maintenance | | | | | P | | D4 |
| Alcoholic beverages, beer, wine—Wholesale | | | P(O) | P | P | | C7 |
| Alterations—Clothing | | P | P(O) | P | | | C16, C20 |
| Ammunition—Mfg. | | | | | S | | D2 |
| Amphitheaters | | | | | S | | E4 |
| Amusement parks | | | S*(O) | | | *See section 17.80.010 | F |
| Animal boarding (small animal only) | | P* | P* S(O)* | | S* | *See Section 17.80.300 | C25 |
| Animal-centric restaurant/bar (small animal only) | | S* | S*(O)* | S* | | *See Section 17.80.300 | C25 |

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|----------------------------------------------------------------------------|----|----|-----------|----|------|------------------------------------------------------|----------|
| Animal daycare (small animal only) | | P* | P*(O)* | P* | S* | *See Section 17.80.300 | C25 |
| Animal grooming, training, and rehabilitation services (small animal only) | | P* | P*(O)* | P* | S* | *See Section 17.80.300 | C25 |
| Animal shelter (small animal only) | | S* | S* | | S* | *See Section 17.80.300 | C25 |
| Antiques—Retail | | | P(O) | P | | | C20 |
| Apparel + accessories—Mfg. | | | | S | P | | D2, F |
| Apparel + accessories—Retail | | P* | P*(O) | P* | | *See second hand merchandise listing | C20 |
| Appliances (household)—Mfg. | | | | | P | | D2 |
| Appliances (household)—Retail | | P | P(O) | P | | | C11 |
| Aquariums | | | S(O) | S | | | F |
| Arcades, billiard halls, amusement centers | | | S* | | | *Additional parking if food is served | C18, C19 |
| Architectural services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Arenas, field houses | | | S(O) | | P | | E4 |
| Armature rewinding | | | | | P | | D2 |
| Art galleries | S | P | P(O) | P | | | C20, E4 |
| Asphalt felts and coatings—Mfg. | | | | | S | | D2 |
| Auction establishments | | | S | | S | | E4 |
| Automatic temperature controls—Mfg. | | | | | P | | D2 |
| Automobile brokers | | S | S(O) | | S | | D2, D4 |
| Automobile/motor vehicle and equipment—Mfg. | | | | | S | | D2 |
| Automobile/motor vehicle repair | | | P | | P | | C2 |
| Automobile/motor vehicle sales | | | S(O) | | S | | C5 |
| Automobile/truck rental services | | | P S(O) | | P | | C5 |
| Automobile/truck wash | | | P | | P | | C1 |
| Automobile leasing establishments | | | | | S* | *With conditions established in section 17.46.030(L) | C5 |
| Automobile parts and supplies—Retail | | P | P(O) | P | P | | C20 |
| Automobile service center/maintenance | | | P | | P | | C2 |
| Bait shops | | | P(O) | P | | | C20 |
| Bakeries | | P | P(O) | P | | | C18 |
| Banking services | P* | P* | P*(O)* | P* | S* | | C3 |
| Banking services—Off-premises ATM machines | | S* | S* | | | *Subject to policy statement | |
| Barber services | P | P | P(O) | P | | | C20 |
| Beautician services | P | P | P(O) | P | | | C20 |
| Bed and breakfast | | | | S | | | |
| Bicycles—Mfg. | | | | | P | | D2 |
| Bicycles—Retail and repair | | P | P(O) | P | | | C20 |
| Blank books, loose leaf binders—Mfg. | | | | | P | | D2 |
| Boat and boat trailers—Mfg. | | | | | P | | D2 |

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| Boat building, repair and storage | | | S | | P | | D2 |
| Boat rentals | | | S | | P | | C5 |
| Bookbinding and miscellaneous work | | | | | P | | D2 |
| Books, magazines, newspaper distributors—Wholesale | | | P(O) | P | P | | C7 |
| Books—Retail | | P | P(O) | P | | | C20 |
| Bottled gas—Retail | | | P(O) | | P | | C20 |
| Bowling alleys | | S* | P*(O)* | P* | | *See section 17.80.030 | C4 |
| Brewery or distillery | | | | | S | | D2 |
| Brick and clay tile—Mfg. | | | | | P | | D2 |
| Brooms and brushes—Mfg. | | | | | P | | D2 |
| Building contractor's office | | | P* S** | P* | P | *No outdoor equipment storage **With outdoor equipment storage | C16 |
| Bulk petroleum stations/terminals | | | | | S | | D4 |
| Business management consulting services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Business associations | P | P | P(O) | P | | | C16 |
| Business forms—Mfg. | | | | | P | | D2 |
| Cable TV maintenance yard | | | | | P | | D2, D4 |
| Camera/photographic material—Retail | | P | P(O) | P | | | C20 |
| Car wash/detail cleaning facilities | | S* | P* | | | *Reservoir facilities per Johnson County Wastewater | C1 |
| Cash advance services | P* | P* | P*(O)* | | | *See SMC 5.53 | C3 |
| Caterers | S | P | P(O) | P | | | C6, C18 |
| Cemeteries | P* | P* | P* | P* | | *On church grounds | F |
| Child care centers | P | S | S(O) | S | S* | *Associated with research park | E1 |
| Chiropractors and health related service | P | P | P(O) | P | | | C15 |
| Chocolate—Mfg. | | | | | P | | D2 |
| Churches, synagogues, temples | P | P | P(O) | P | P | | E3 |
| Civic, social, and fraternal organizations | P | P | P(O) | P | | | E3 |
| Civil defense and related activities | P | P | P(O) | P | P | | F |
| Clay, ceramic, refractory mineral—Mfg. | | | | | P | | D2 |
| Clean and polishing materials—Mfg. | | | | | P | | D2 |
| Clothing—Mfg. | | | S(O) | S | P | | D2 |
| Coin operated laundry | | P | P(O) | P | | | C10 |
| Computer hardware + software—Retail | | P | P(O) | P | | | C20 |
| Computer hardware + software—Mfg. | | | | | P | | D2 |
| Concrete products—Mfg. | | | | | P | | D2 |
| Concrete ready-mix plants | | | | | P | | D2 |
| Confectioneries—Mfg. | | | | | P | | D2 |
| Confectioneries—Retail | | P | P | P | | | C18 |

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| Construction equipment—Retail | | | P | | P | | C5 |
| Costume jewelry, notions—Mfg. | | | | | P | | D2 |
| Cotton, fibers, silk, wool weaving—Mfg. | | | | | P | | D2 |
| Convenience stores | | P* | P S(O) | P | S | *Gas pumps special use. All structures must meet setbacks | C8 |
| Credit unions + personal credit services | P | P | P(O) | P | P | | C3 |
| Crisis Shelter | P | P | P | P | P | See Section 17.80.050. | B3 within residential districts; C13 within non-residential districts |
| Crisis Shelter, accessory to a religious institution | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • Limited to 10% of the floor area of the story which is it located. • See Section 17.80.050. | n/a |
| Curtains and drapes—Mfg. | | | P | | P | | D2 |
| Curtains, drapes, upholstery—Retail | | P | P(O) | P | | | C20 |
| Dairy products—Mfg. | | | S | | P | | D2 |
| Dairy products—Retail | | P | P(O) | P | | | C18, C20 |
| Dairy products—Wholesale | | | P(O) | P | P | | C7 |
| Dance studio | | S | P | P | P | | E4 |
| Day spa | | P | P(O) | P | | | C20 |
| Dental services | P | P | P(O) | P | | | C9 |
| Department stores—Retail | | P | P(O) | P | | | C20 |
| Detective and protection services | P | P | P(O) | P | P | | C16 |
| Diaper services | | | P(O) | P | P | | C19 |
| Direct selling organizations | S | S | P(O) | P | | | C16 |
| Discount and variety stores | | P | P(O) | P | | | C20 |
| Drinking est. w/o live entertainment | | P | P(O) | P | | | C18, C19 |
| Drinking est. with live entertainment | | S | P(O) | S | | | C18, C19 |
| Drug and alcohol treatment center | P* | P* | P* | P* | | *Residential treatments—Special use | E1 |
| Drugs (prescription) + sundries—Wholesale | | | P(O) | P | | | C7 |
| Drugs (prescription) + sundries—Retail | | P | P(O) | P | | | C20 |
| Dry cleaners | | P | P(O) | P | | | C10 |
| Dry goods and notions—Wholesale | | | P(O) | P | | | C7 |
| Dry goods and notions—Retail | | P | P(O) | P | | | C20 |
| Duplicating and stenographer services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Dwelling, in conjunction with business | | | S(O) | P* | S | *See section 17.45.030(E) | |
| Dwelling—Condominium | | | | P* | | *See section 17.45.030 | |

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| Dwelling—Multifamily | | | | P* | | *See section 17.45.030 | |
| Dwelling—Townhouse | | | | P* | | *See section 17.45.030 | |
| Electrical contractors services | | | P(O) | P | P | | D4 |
| Electric vehicle recharging station | P* | P* | P* | P* | P* | *Requires site plan approval | |
| Electrical supplies—Retail | | | P(O) | P | P | | C20 |
| Electrical distribution equip.—Mfg. | | | | | P | | D2 |
| Electrical generating plants | | | | | S | | F |
| Electrical utility maintenance yard | | | | | P | | D4 |
| Electrical regulating substations | S | S | S(O) | S | S | | D4 |
| Electric lighting + wiring—Mfg. | | | | | P | | D2 |
| Electric components and accessory—Mfg. | | | | | P | | D2 |
| Emergency Disaster Resource | P | P | P | P | P | <ul style="list-style-type: none"> • Shelters operated within this category must include: bathing and restroom facilities, a secure place for belongings, and sleeping accommodations for people at no charge. • Operations related to the declared emergency shall cease at the conclusion of the declared emergency or as determined by the City Manager. • See Section 17.80.050. | n/a |
| Employment services | P | P | P(O) | P | P | | C16 |
| Engineering services | P | P | P(O) | P | P | | C16 |
| Engineering/laboratory/scientific equipment—Mfg. | | | | | P | | D2 |
| Envelope—Mfg. | | | | | P | | D2 |
| Equipment rental and leasing services | | | S(O) | P | P | | C5, C20 |
| Executive, legislative and judicial buildings | P | P | P(O) | P | P | | E4 |
| Exercise and fitness center | P | P | P(O) | P | | Less than 3,000 square feet | C20, E4 |
| Exercise and fitness center | S | S | P | S | P | Greater than 3,000 square feet | C20, E4 |
| Exhibition halls | S | | S(O) | S | P | | C6, E4 |
| Explosives—Mfg. | | | | | S | | D2 |
| Exterminating and disinfecting services | | | P | | P | | D4 |
| Fabricated wire products—Mfg. | | | | | P | | D2 |
| Fairgrounds | | | S | | P | | F |
| Farm equipment and machinery—Retail | | | P | | P | | C5 |
| Farm equipment and machinery—Mfg. | | | | | P | | D2 |
| Farmer's markets | | | S(O) | P | | | F |
| Firearms—Retail | | | | | | *See K.S.A. | |
| Fire protection services | S | S | | P | P | | E4 |

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| Fish and seafood—Retail | | P | P(O) | P | | | C20 |
| Fish and seafood—Wholesale | | | P(O) | P | | | C7 |
| Floor coverings—Retail | | P | P(O) | P | P | *In conjunction with showroom | C20 |
| Floor coverings—Mfg. | | | | | P | | D2 |
| Florists—Retail | P | P | P(O) | P | | | C20 |
| Florists—Wholesale | | | P(O) | P | | | C7 |
| Flour and other mill products—Mfg. | | | | | P | | D2 |
| Freight forwarding services | | | S | | P | | D1 |
| Fruits and vegetables—Retail | | P | P(O) | P | | | C20 |
| Fruits and vegetables—Wholesale | | | P(O) | P | | | C7 |
| Funeral, mortuary and crematory services | | | P | P | | | C24 |
| Furniture and home furnishings—Wholesale | | | P | P | P | | C7 |
| Furniture—Mfg. | | | S(O) | | P | | D2 |
| Furniture—Retail | * | P | P(O) | P | | | C11 |
| Furniture repair and upholstery | | | P(O) | P | P | | C11 |
| Garden supplies/nursery—Retail | | P* | P(O) | P | | *No outdoor storage in front | C20 |
| Gas and petroleum drilling | | | | | S | | F |
| Gas pressure control stations | S | S | S(O) | S | P | | D4 |
| Gas storage and distribution plant | | | | | S | | F |
| Gas utility maintenance yard | | | | | P | | D4 |
| Gasoline service stations | | S* | P* S(O)* | P* | P* | *All structures meet setbacks | C2 |
| Glass and glassware—Mfg. | | | | | P | | D2 |
| Go-cart tracks | | | S* | | P* | *See section 17.80.010 | F |
| Golf driving ranges | | | S* | | P* | *See section 17.80.010 | F |
| Graphic art studio | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Grease/lubricating oils—Mfg. | | | | | S | | D2 |
| Greenhouses | | | | | P | | C14, C20 |
| Greeting cards—Mfg. | | | | | P | | D2 |
| Greeting cards—Retail | | P | P(O) | P | | | C20 |
| Groceries—Retail | | P | P(O) | P | | | C20 |
| Groceries—Wholesale | | | P(O) | P | P | | C7 |
| Gymnasiums and athletic clubs | S | S | P(O) | P | P | | E4 |
| Gymnastic studio | | S | P | P | P | | E4 |
| Gypsum products—Mfg. | | | | | P | | D2 |
| Handmade arts and crafts | | P | P(O) | P | | | C20 |
| Hardware—Retail | | P | P(O) | P | | | C12, C20 |
| Heliport pads | S | | S(O) | | S | | E5 |
| Historic and monument sites | P | P | P(O) | P | P | | F |
| Hobby supplies | | P | P(O) | P | | | C20 |
| Homeless Shelter | S | S | S | S | S | See Section 17.80.050. | B3 within residential districts; C13 within non- |

| | | | | | | | residential districts |
|------------------------------------------------------------------------------------|---|------|--------|----|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Homeless Shelter, accessory to a religious institution | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • Limited to 10% of the floor area of the story which is it located. • See Section 17.80.050. | n/a |
| Homeless Shelter, Temporary | P | P | P | P | P | <ul style="list-style-type: none"> • Maximum of 16 beds. • See Section 17.80.050. | B3 within residential districts; C13 within non-residential districts |
| Home improvement center less than 20,000 square feet | | P | P(O) | | | | C12 |
| Home improvement center greater than 20,000 square feet | | S/P* | P(O) | | | *Permitted as part of PUD | C12 |
| Hospitals | P | | S(O) | | | | E2 |
| Hotels | S | | P(O) | P | | | C13 |
| House + business, cleaning services | S | P | P(O) | P | P | | C16 |
| Household appliances—Mfg. | | | | | P | | D2 |
| Household appliances—Retail | | P | P(O) | P | | | C11 |
| Ice—Mfg. | | | P(O) | P | P | | D2 |
| Ice—Retail | | P | P(O) | P | P | | C20 |
| Ice skating rinks—Indoor | S | S | P(O) | P | P | | E4 |
| Indoor recreational facility | S | S | P(O) | P | P | | E4 |
| Industrial machinery and equipment—Mfg. | | | | | P | | D2 |
| Internet café | | P | P(O) | P | | | C18 |
| Insurance agents and broker services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Investment and holding services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Jewelry and precious metal—Mfg. | | | | | P | | D2 |
| Jewelry—Retail | | P | P(O) | P | | | C20 |
| Jewelry, watch and clock repair services | | P | P(O) | P | | | C16 |
| Karate studio | | P | P | P | P | | E4 |
| Lace goods—Mfg. | | | | | P | | D2 |
| Lamp shades—Mfg. | | | | | P | | D2 |
| Landscaping services—Landscaping, tree trimming, lawn mowing, and similar services | | | S* | | P | *Outdoor display—Special use. All outdoor storage shall be completely screened | C14 |
| Laundry and dry cleaning services | | P | P(O) | P | | | C10 |
| Legal services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Libraries | P | | P(O) | P | | | E4 |
| Linen and supply service | | | P(O) | P | P | | C7, C10 |
| Linoleum and floor coverings—Mfg. | | | | | P | | D2 |
| Liquor—Retail | | P* | P*(O)* | P* | | *Walls not within 200 feet of church or school property | C19 |

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| Locksmith services | | P | P(O) | P | | | C16 |
| Luggage—Mfg. | | | | | P | | D2 |
| Lumber and building materials—Wholesale | | | P | | P | | C7 |
| Lumber yards—Retail | | | P | | P | | C12, C20 |
| | | | S(O) | | | | |
| Mail and postal services—Private | P | P | P(O) | P | P | | C20, D1 |
| Mail order houses—Retail | | | P(O) | P | P | | C20 |
| Mail order service with storage | S | | P(O) | S | P | | C20, D1 |
| Massage therapy establishment | P* | P* | P S(O) | P | P* | *When accessory to an allowed primary use. See section 5.40 | C20 |
| Mausoleums | P* | P* | P* | P* | P* | *With cemetery on church grounds | E3 |
| Meats—Retail | | P | P(O) | P | | | C20 |
| Medical/surgical instruments—Mfg. | | | | | P | | D2 |
| Medical clinics/out-patient services | P | P | P(O) | P | | | C15 |
| Medical laboratory services | P | P | P(O) | P | P | | C15 |
| Medicinal chemicals—Mfg. | | | | | P | | D2 |
| Mental health treatment facilities—Nonresidential | P | | P | P | | | E1 |
| Mental health treatment facilities—Residential | S | | S | S | | | E1 |
| Metal coating/engraving services—Mfg. | | | | | P | | D2 |
| Metal products/fabricated steel—Mfg. | | | | | P | | D2 |
| Metal stamping | | | | | P | | D2 |
| Metalworking, machinery equip.—Mfg. | | | | | P | | D2 |
| Microbrewery, microdistillery or other boutique liquor establishments < 5,000 SF | | P | P | P | P | *Shall not be within 200 feet of a church or school. See 17.08.020.C. | C19 |
| Microbrewery, microdistillery or other boutique liquor establishments > 5,000 SF | | S | P | S | P | *Shall not be within 200 feet of a church or school. See 17.08.020.C | D2 |
| Military command centers | P | | P(O) | | P | | E4 |
| Millwork—Mfg. | | | | | P | | D2 |
| Milk processing | | | S | S | P | | D2 |
| Miniature golf | | S* | P* | P* | S* | *See sections 17.80.010 to 17.80.030 | F |
| Mobile homes—Mfg. | | | | | P | | D2 |
| Monasteries | S | | | | | | B4 |
| Monuments—Retail | | | P(O) | P | P | | C20 |
| Morticians goods—Mfg. | | | | | P | | D2 |
| Motels | S | | P(O) | P | | | C13 |
| Motion picture distribution services | S | S | P(O) | P | P | | D1 |
| Motion picture processing services | P | P | P(O) | P | P | | D2 |
| Motorcycles and parts—Mfg. | | | | | P | | D2 |

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| Motor freight terminals | | | | | P | | D1 |
| Museums | P | P | P(O) | P | | | E4 |
| Musical instruments and supplies—Mfg. | | | | | P | | D2 |
| Musical instruments and supplies—Retail | | P | P(O) | P | | | C20 |
| National Guard armory | P | | | S | P | | F |
| Newspapers and magazines—Retail | P | P | P(O) | P | | | C20 |
| News syndicate services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Noodles and pasta—Mfg. | | | | | P | | D2 |
| Novelties, gifts and souvenirs—Retail | | P | P(O) | P | | | C20 |
| Nursing homes/intermediate care | S | | | | | | E2 |
| Nursery stock farms | | | | | S | | D4, F |
| Office and store fixtures—Mfg. | | | | | P | | D2 |
| Office computing and adding machines—Mfg. | | | | | P | | D2 |
| Office furniture—Mfg. | | | | | P | | D2 |
| Optical instruments/lenses—Mfg. | P | | | P | P | | D2 |
| Optometrists | P | P | P(O) | P | | | C15 |
| Ornamental iron—Mfg. | | | | | P | | D2 |
| Orthopedic, prosthetic, surgical appliances—Mfg. | P | | | P | P | | D2 |
| Packing and crating services | | | P | | P | | D1 |
| Paint, glass and wallpaper services | | P | P(O) | P | P | | C20 |
| Paper and paper products—Wholesale | | | S(O) | | P | | C7 |
| Paperboard containers and boxes—Mfg. | | | | | P | | D2 |
| Paper—Mfg. | | | | | P | | D2 |
| Parcel containers | | | S(O) | | P | | D1 |
| Parks—Public | P | P | P(O) | P | P | | F |
| Parks—Private | P | P | P(O) | P | P | | F |
| Paving mixtures—Mfg. | | | | | P | | D2 |
| Pawn shops | | | S* | | | *See section 5.52 | C20 |
| Pay day loans | *P | *P | P* | | S* | *See SMC 5.53 | C3 |
| Pencils, pens, office/artist materials—Mfg. | | | | | P | | D2 |
| Petroleum bulk stations | | | | | S | | F |
| Pet store | | P* | P*(O)* | P* | S* | *See Section 17.80.300 | C25 |
| Pharmaceutical preparation—Mfg. | | | | | P | | D2 |
| Photocopying and blue print services | P | P | P(O) | P | P | | C16 |
| Photo engraving | | | P(O) | P | P | | C16, C20 |
| Photo finishing services | P | P | P(O) | P | | | C16, C20 |
| Photographic equip. and supplies—Mfg. | | | | | P | | D2 |
| Photographic studios and supplies | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C20, D5 |
| Physician services | P | P | P(O) | P | | | C15 |

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| Planning and development services | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Planteria | S | | P(O) | S | S | | F |
| Plastic fabric, vinyl products—Mfg. | | | | | P | | D2 |
| Plumbing, heating contractors services | | | P | P | P | | D2 |
| Plumbing, heating equipment and supplies—Retail | | | P(O) | P | P | | C20 |
| Plumbing and heating equipment—Wholesale | | | S | S | P | | C7 |
| Plumbing fixtures and heating apparatus—Mfg. | | | | | P | | D2 |
| Police protection services | P | P | P(O) | P | P | | E4 |
| Porcelain electrical supplies—Mfg. | | | | | P | | D2 |
| Postal services | P | P | P(O) | P | P | | D1, E4 |
| Pottery—Mfg. | | | S | S | P | | D2 |
| Prefabricated wooden building and structural members | | | P* | | | *In association with lumber yard | D2 |
| Pre-primary schools | P* | S* | S*(O)* | S* | | | E1 |
| Printing—Commercial | S | P | P(O) | P | P | | C16, C20, D2 |
| Printing and publishing books, newspapers and periodicals | | | P(O) | P | P | | D2 |
| Private clubs | | P* | P*(O) | P* | | *Live entertainment requires special use permit | C19 |
| Professional membership organizations | P | P | P(O) | P | | | C15 |
| Quarrying stone and sand | | | | | S* | *See section 17.80.030 | F |
| Radio broadcasting services | S | | P(O) | P | P | | C22 |
| Radios/TV/phonographs/recorders and tape players—Mfg. | | | | | P | | D2 |
| Radios/TV/phonographs/recorders and tape players—Repair | | P | P(O) | P | P | | C20, D2 |
| Radios/TV/phonographs/recorders and tape players—Retail | | P | | P | | | C20 |
| Radio transmitting stations and towers | | | S(O) | | S | | C22 |
| Real estate agents/brokers | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C3, C16 |
| Real estate/credit card/mortgage processing centers | S | | P(O) | | P | | C3, C16 |
| Recreational vehicles and equipment—Retail | | | S | | P | | C5 |
| Recreation centers | P* | P* | P*(O) | P* | S* | *See section 17.80.010 | E4 |
| Rectories | P* | P* | P*(O) | P* | | *In conjunction with a church | B3 |
| Recycling of paper, glass and liquids | | | S* | | P | *No hazardous material, screened | D2 |
| Refrigerated warehouses | | | S | | P | | D4 |
| Refuse incinerators | | | | | S | | F |
| Research, development and testing services | P | | P(O) | P | P | | C17 |
| Restaurants | | P* | P*(O)* | P* | | *Live entertainment requires special use permit | C18, C19 |
| Restaurants—Drive thru and drive ins | | S | P(O) | P | | | C18, C19 |

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| Road maintenance yards | | | | | S | | D4 |
| Roller skating rinks | | | P*(O)* | P* | S* | *See section 17.80.010 | E4 |
| Roofing and sheet metal contracting services | | | P | P | P | | C20, D4 |
| Rubber footwear—Mfg. | | | | | P | | D2 |
| Salvage yard | | | | | S* | *See section 17.80.060 | F |
| Sanitary landfill | | | | | S* | *See section 17.80.030 | F |
| Sausage and other prepared meat products—Mfg. | | | | | P | | D2 |
| Savings and loan associations | P | P | P(O) | P | S | | C3 |
| Sawmills—Mfg. | | | | | S | | D2 |
| Schools—Business | P | P | P(O) | P | S | | E1 |
| Schools—Colleges | P | | P(O) | | | | E1 |
| Schools—Community college | P | | P(O) | | | | E1 |
| Schools—Trade | P | | P(O) | P | S | | E1 |
| Schools—Vocational/technical | P | | P(O) | P | S | | E1 |
| Scientific and educational research service | P | P | P(O) | P | P | | C17 |
| Screws machine products—Nuts, bolts, etc.—Mfg. | | | | | P | | D2 |
| Seamstress service | | P | P(O) | P | P | | C20 |
| Second hand merchandise—Retail | | | P | P/S* | | *Merchandise donations accepted on-site | C19 |
| Security and commodity brokers | P | P | P(O) | P | P/S* | *See section 17.46.030(M) | C16, D5 |
| Self-storage centers | | | S | | P | | D4 |
| Sewage pressure control stations | S | S | P(O) | S | P | | D4 |
| Sewage treatment plant | | | | | S | | F |
| Shoe repair/shoe shine services | | P | P(O) | P | | | C20 |
| Shoes—Mfg. | | | | | P | | D2 |
| Shoes—Retail | | P | P(O) | P | | | C20 |
| Shoes—Wholesale | | | P(O) | P | P | | C7 |
| Shooting ranges—Indoor | | | | | P | | E4 |
| Signs and advertising displays—Mfg. | | | S | | P | | D2 |
| Silk screening services | | P | P(O) | P | P | | C20, D2 |
| Silverware and plated ware—Mfg. | | | | | P | | D2 |
| Soaps and detergents—Mfg. | | | | | P | | D2 |
| Social, correctional, treatment and counseling services | P* | P* | P* | P* | | *Residential treatment is a special use | C16, E1 |
| Softball, baseball fields—Private | | | S(O) | | P | | E6, E4 |
| Solid waste transfer stations | | | | | S | | F |
| Sporting goods—Retail | | P | P(O) | P | | | C20 |
| Stadiums | | | S(O) | | S | | E4 |
| Stationary—Retail | | P | P(O) | P | | | C20 |
| Stone products and cut stone | | | | | P | | D2 |
| Stonework, masonry, tile, setting and plastering services | | | P(O) | | P | | D2 |

| | | | | | | | |
|---------------------------------------------------|----|----|--------|----|----|-------------------------------------------------------------------------|---------|
| Swimming clubs | P* | P* | P*(O) | P* | P* | *Indoor facility only; See section 17.80.010 | E6 |
| Tailoring services | | P | P(O) | P | | | C20 |
| Tattoo studio | | | P | | | | C20 |
| Taverns, without live entertainment | | P* | P* | P* | | *Located at least 300 ft. from residential area. See section 17.38.030D | C19 |
| Taverns with live entertainment | | | S* | S* | | *Located at least 300 ft. from residential area | C19 |
| Taxicab dispatch and garaging | | | S | | P | | D4, F |
| Telephone exchange stations | P | P | P(O) | P | P | | C22 |
| Telephone maintenance yards | | | S | | P | | D2 |
| Telephone microwave towers (cell towers) | S | | S(O) | | S | | C22 |
| Telephone response mail order services | P | P | P(O) | P | P | | C16, D1 |
| Telephone soliciting services | P | P | P(O) | P | P | | C16 |
| Television broadcasting station | S | | S(O) | | S | | C22 |
| Tennis club | P* | P* | P*(O) | P* | S* | *Indoor facility only. See section 17.80.010 | E6 |
| Theaters—Legitimate | | S | S(O) | S | | | C23 |
| Theaters—Motion picture—Indoor | | P | P(O) | P | | | C23 |
| Tires and inner tubes—Mfg. | | | | | P | | D2 |
| Tires and inner tubes—Retail | | | P(O) | P | P | | C2, C20 |
| Tires and inner tubes—Wholesale | | | P | | P | | C7 |
| Tobacco and tobacco products | | P | P(O) | P | | | C20 |
| Transportation terminals | | | P(O) | | P | | F |
| Truck wash services | | | | | P | | C1 |
| Umbrellas, parasols, canes—Mfg. | | | | | P | | D2 |
| Upholstery filing and padding—Mfg. | | | | | P | | D2 |
| Vending machine operations | | | P(O) | P | P | | D4 |
| Venetian blinds and shades—Mfg. | | | | | P | | D2 |
| Veterinary services—Large animals | | | S* | | P* | *See Section 17.80.300 | C25 |
| Veterinary services—Small animals | | P* | P*(O)* | P* | P* | *See Section 17.80.300 | C25 |
| Video amusement center | | | P* | P* | | *No coin operated devices | F |
| Video rental—Retail | | P | P(O) | P | | | C20 |
| Vitreous china, table and kitchen articles—Mfg. | | | | P | P | | D2 |
| Wallpaper—Mfg. | | | | | P | | D2 |
| Warehousing and storage—General | | | S | | P | | D4 |
| Warehousing and storage of household goods | | | S | | P | | D4 |
| Warehousing and storage—Mini warehouse operations | | | S | | P | | D4 |
| Water pressure control operations | | S | S(O) | S | P | | D4 |

| | | | | | | | |
|---------------------------------------------------------------------|----|----|------|----|----|------------------------------|-----|
| Water storage facilities | | | S(O) | | S | | F |
| Water treatment plants | | | | | S | | F |
| Welding services | | | | | P | | D2 |
| Welfare and charitable services— Offices | P | P | P(O) | P | P | | C16 |
| Welfare and charitable service— Distribution and collection area | | | P | S | P | | D4 |
| Wind energy conversion system | P* | P* | P* | P* | P* | *Accessory use See 17.80.100 | |
| Window cleaning services | S | P | P(O) | P | P | | C16 |
| Wire products (fabricated)—Mfg. | | | | | P | | D2 |
| Wooden containers—Mfg. | | | | | P | | D2 |
| Wool pressure—Mfg. | | | | | P | | D2 |
| Wool, yarns and thread—Mfg. | | | | | P | | D2 |

Upon the effective date of this Ordinance, the previously existing Section 17.51.010, Table of General Use Regulations as amended herein by this Ordinance, is hereby repealed in accordance with K.S.A. 12-3004.

PARAGRAPH 3. If any part or parts of this Ordinance shall be held to be invalid, such invalidity shall not affect the validity of the remaining parts of this Ordinance. The Governing Body hereby declares that it would have passed the remaining parts of this Ordinance if it would have known that such part or parts thereof would be declared invalid.

PARAGRAPH 4. This Ordinance shall take effect and be in force from and after its passage and publication as required by law.

This portion is intentionally blank.

PASSED by the Governing Body this 25th day of April, 2022.

APPROVED AND SIGNED by the Mayor this 25th day of April, 2022.

CITY OF SHAWNEE, KANSAS

By: 

Michelle Distler, Mayor

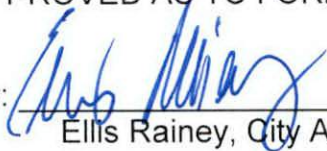


ATTEST:

By: 

Stephanie Zaldivar, City Clerk

APPROVED AS TO FORM:

By: 

Ellis Rainey, City Attorney

The Legal Record

1701 E. Cedar St., Ste. 111
Olathe, KS 66062-1775
(913) 780-5790

First published in The Legal Record, Tuesday, May 3, 2022.
Summary of Ordinance No. 3419

On the 25 day of April, 2022, the Governing Body of the City of Shawnee, Kansas passed Ordinance No. 3419, amending Title 17 of the Shawnee Municipal Code to amend provisions of Chapter 17.04, (Definitions), Chapters 17.10 through Chapter 17.20 and 17.23 through 17.30 (Use Regulations) and Chapter 17.51, (Table of General Use Regulations), to Define and Prohibit Co-living Groups and Rooming Houses within the specified districts.

A complete text of the Ordinance may be obtained or viewed free of charge at the office of the City Clerk or at www.cityofshawnee.org.

The undersigned hereby certifies as prescribed by KSA 12-3007 that the foregoing Summary of Ordinance No. 3419 is legally accurate and sufficient.

Dated: April 25, 2022

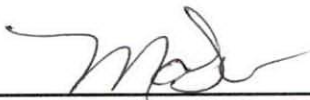
/s/ M. Ellis Rainey, II, City Attorney
5/3

CITY OF SHAWNEE - CITY CLERK
11110 JOHNSON DR
SHAWNEE KS 66203-2750

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Maureen Gillespie, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

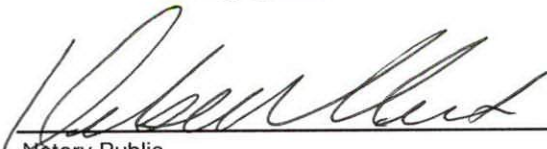
SUMMARY OF ORDINANCE NO. 3419
5/3/22



Maureen Gillespie, Legal Notices Billing Clerk

Subscribed and sworn to before me on this date:

May 3, 2022



Notary Public

DEBRA VALENTI
Notary Public-State of Kansas
My Appt. Expires Aug. 21, 2023

L96548
Publication Fees: \$9.90

EXHIBIT B



NGUYEN, NHI
13800 W 57TH ST
SHAWNEE, KS 66216

August 04, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

As part of the City of Shawnee's Neighborhood Assist Program, the Codes Administration Division recently completed a visual inspection of your property described below. You are receiving this courtesy letter because during the inspection, a problem was found on your property as described on the following page. This is a violation of the Shawnee Municipal Code, which sets the standards for our community.

The City requests that you correct the problem noted on the following page and bring the property into compliance with our municipal code. The steps to correct the problem are noted. If the problem noted in this letter has been corrected between the inspection and receipt of this letter we thank you for keeping Shawnee a great place to live.

If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in black ink that reads "Mike Underwood". The signature is written in a cursive style.

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6273



Property in Non-Compliance:

QP33380010 0022, 13800 WEST 57TH ST, LAKEVIEW ESTATES EIGHTH PLAT LT 22 BLK 10 SHC 198 10 22

Violation Found: Five individuals living at the house

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.0-Too many people
More than four persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the Agricultural zoning district or one of the single family residential zoning districts.

Violations:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Due Date: 8/14/22

In the event the Chief Codes Administrator or designee determines that the violation of this chapter exists, he or she may issue a notice to appear in Municipal Court for such violation, after the compliance period has expired. No other procedures or notice are required as a prerequisite to the issuance of a Notice to Appear.



NGUYEN, NHI
13800 W 57TH ST
SHAWNEE, KS 66216

July 20, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

As part of the City of Shawnee's Neighborhood Assist Program, the Codes Administration Division recently completed a visual inspection of your property described below. You are receiving this courtesy letter because during the inspection, a problem was found on your property as described on the following page. This is a violation of the Shawnee Municipal Code, which sets the standards for our community.

The City requests that you correct the problem noted on the following page and bring the property into compliance with our municipal code. The steps to correct the problem are noted. If the problem noted in this letter has been corrected between the inspection and receipt of this letter we thank you for keeping Shawnee a great place to live.

If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in black ink that reads "Mike Underwood".

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6297



Property in Non-Compliance:

QP33380010 0022, 13800 WEST 57TH ST, LAKEVIEW ESTATES EIGHTH PLAT LT 22 BLK 10 SHC 198 10 22

Violation Found: Five individuals living at the house

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.020, 17.23.030) - Too many people
More than three persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the single family residential zoning districts.

Steps to Correct:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Please contact the Codes Officer identified on the front page of this letter if you have any questions.



CODE CASE

FILE #: 22-003781

13800 WEST 57TH ST SHAWNEE KS 66216

HOMEOWNER IS BREAKING THE NEW SHAWNEE HOUSING CODE. RENTING OUT ROOMS. NEW PERSON MOVED IN THIS WEEK WITH A UHAUL. OWNER CLAIMS SHE IS MOVING, BUT THE HOUSE IS NOT LISTED IN THE MLS OR IN THE COMING SOON MLS. WHAT DO WE HAVE TO DO TO STOP THIS??? THE YARD AND HOUSE IS A MESS. THE HOUSE HAS MOLD ON THE WEST SIDE AND THE A/C UNIT IS MAKING A HORRIBLE NOISE. YOU PUT THE CODE IN MOTIO ...

- [FILE](#)
- [CONTACTS](#)
- [ACTIVITIES](#)
- [DOCUMENTS](#)
- [VIOLATIONS](#)
- [NOTES](#)

FILE INFORMATION

Complaint Description

Homeowner is breaking the new Shawnee housing code. Renting out rooms. New person moved in this week with a uhaul. Owner claims she is moving, but the house is not listed in the MLS or in the coming soon MLS. What do we have to do to stop this??? The yard and house is a mess. The house has mold on the west side and the A/C unit is making a horrible noise. You put the code in motion - NOW ENFORCE IT!

Type

Code Enforcement

Status

Closed

Open Date

07/20/2022

Close Date

08/09/2022

Disposition

Department

Community Development

Responsible User

Mike Underwood

Priority

Normal

How Received

PROPERTY INFORMATION

Property Address

13800 WES 57TH ST

Shawnee

KS

66216

Parcel #

QP33380010 0022

Owner Name

NGUYEN, NHI

Owner Address

13800 W 57TH ST

SHAWNEE

KS

66216

Owner Phone

Legal Description

LAKEVIEW ESTATES EIGHTH PLAT LT 22 BLK 10 SHC 198 10 22

Approximate Location



CODE CASE

FILE #: 22-003781

13800 WEST 57TH ST SHAWNEE KS 66216

HOMEOWNER IS BREAKING THE NEW SHAWNEE HOUSING CODE. RENTING OUT ROOMS. NEW PERSON MOVED IN THIS WEEK WITH A UHAUL. OWNER CLAIMS SHE IS MOVING, BUT THE HOUSE IS NOT LISTED IN THE MLS OR IN THE COMING SOON MLS. WHAT DO WE HAVE TO DO TO STOP THIS??? THE YARD AND HOUSE IS A MESS. THE HOUSE HAS MOLD ON THE WEST SIDE AND THE A/C UNIT IS MAKING A HORRIBLE NOISE. YOU PUT THE CODE IN MOTIO ...

- FILE
- CONTACTS
- ACTIVITIES
- DOCUMENTS
- VIOLATIONS
- NOTES**

| CREATED | NOTE TYPE | NOTE | CREATED BY |
|---------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 08/08/2022 10:19 AM | General Information | Called [REDACTED] he says he moved in and 5 days later was told he had to move out [REDACTED] says he has Eviction court with Johnson County on 8/11. [REDACTED] says [REDACTED] called the Police and told them that he hit her. He says he raised his voice but did not hit her. [REDACTED] says she tried to get [REDACTED] (other renters) to tell the Police that he hit her. They declined because they knew he did not hit [REDACTED] says 4 people live at the home currently. [REDACTED] and her husband/boyfriend moved out. [REDACTED] asked if I could help him in his court case. I explained that the City does not get involved in lease/rental agreements. | Mike Underwood |
| 08/08/2022 10:03 AM | General Information | Called [REDACTED] she rents a room in the house and wanted to give me the inside scoop of the property. [REDACTED] says Nhi Nguyen (owner) and her boyfriend (Red) moved out of the house the night of 8/4. She says they moved out of state. [REDACTED] says she moved in 6/1/21. She says [REDACTED] moved in 5/25/22 [REDACTED] moved in 7/18/22 and is being evicted, his Zoom court is 8/11/22. [REDACTED] says [REDACTED] lives here. He is a friend and the property manager for Nhi. They have been told to park vehicles in the garage, not to talk to the HOA or answer the door [REDACTED] says she is moving out 8/31/22. [REDACTED] says [REDACTED] plans to rent out rooms to Indonesia students and says he can put 6 to a room. Currently 4 unrelated people live at the house. | Mike Underwood |
| 07/20/2022 09:16 AM | General Information | Called [REDACTED] she says 5 people live at the house. 1) Nhi Nguyen 2) Her husband-Did not give a name 3) Her brother- Did not give a name 4) Her cousin-Kim. Nhi does not know Kim's last name. 5) Jackie- Nhi does not know Jackie's last name. She says she moved in 1-2 months ago. I explained the violation and ordinance to Nhi. She started yelling and hung up. I attempted to call back but received voice mail. | Mike Underwood |

[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]



CODE CASE

FILE #: 22-003781

13800 WEST 57TH ST SHAWNEE KS 66216

HOMEOWNER IS BREAKING THE NEW SHAWNEE HOUSING CODE. RENTING OUT ROOMS. NEW PERSON MOVED IN THIS WEEK WITH A UHAUL. OWNER CLAIMS SHE IS MOVING, BUT THE HOUSE IS NOT LISTED IN THE MLS OR IN THE COMING SOON MLS. WHAT D TO DO TO STOP THIS??? THE YARD AND HOUSE IS A MESS. THE HOUSE HAS MOLD ON THE WEST SIDE AND THE A/C UNIT IS MAKING A HORRIBLE NOISE. YOU PUT THE CODE IN MOTIO ...

- FILE
- CONTACTS
- ACTIVITIES**
- DOCUMENTS
- VIOLATIONS
- NOTES

| ACTIVITY TYPE | ASSIGNED TO | ASSIGNED | DUE | COMPLETED | STATUS |
|----------------------|----------------|------------|------------|------------|--------|
| Re-Inspection | Mike Underwood | 08/04/2022 | 08/14/2022 | 08/09/2022 | Pass |
| Re-Inspection | Mike Underwood | 07/20/2022 | 08/03/2022 | 08/04/2022 | Fail |
| Complaint Inspection | Mike Underwood | 07/20/2022 | 07/20/2022 | 07/20/2022 | Fail |



CRAWFORD, ELSIE G
10509 W 52ND TER
SHAWNEE, KS 66203

April 28, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

As part of the City of Shawnee's Neighborhood Assist Program, the Codes Administration Division recently completed a visual inspection of your property described below. You are receiving this courtesy letter because during the inspection, a problem was found on your property as described on the following page. This is a violation of the Shawnee Municipal Code, which sets the standards for our community.

The City requests that you correct the problem noted on the following page and bring the property into compliance with our municipal code. The steps to correct the problem are noted. If the problem noted in this letter has been corrected between the inspection and receipt of this letter we thank you for keeping Shawnee a great place to live.

If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in black ink that reads "Dwayne Franklin". The signature is written in a cursive style with a large, sweeping "D" and "F".

Dwayne Franklin
Codes Enforcement Officer II
City of Shawnee, KS
DFranklin@cityofshawnee.org
(913) 742-6297



Property in Non-Compliance:

QP40100011 0013, 10509 WEST 52nd TER, MCANANY ESTATE REPLAT LT 13 BLK 11 SHC 80 11 13

Violation Found:

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.020, 17.23.030) - Too many people
More than four persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the Agricultural zoning district or one of the single family residential zoning districts.

Steps to Correct:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Please contact the Codes Officer identified on the front page of this letter if you have any questions.



CODE CASE
FILE #: 22-001858
10509 WEST 52ND TER
MORE THAN FOUR UNRELATED PEOPLE LIVING IN A RESIDENCE.

- FILE
- CONTACTS
- ACTIVITIES
- DOCUMENTS
- VIOLATIONS
- NOTES



FILE INFORMATION

Complaint Description
More than four unrelated people living in a residence.

Type
Code Enforcement

Status
Closed

Open Date
04/28/2022

Close Date
05/02/2022

Disposition

Department
Community Development

Responsible User
Dwayne Franklin

Priority
Normal

How Received
SeeClickFix



PROPERTY INFORMATION

Property Address
10509 WES 52nd TER

Parcel #
QP40100011 0013

Owner Name
CRAWFORD, ELSIE G

Owner Address
10509 W 52ND TER

SHAWNEE KS 66203

Owner Phone

Legal Description
MCANANY ESTATE REPLAT LT 13 BLK 11 SHC 80 11 13

Approximate Location



CODE CASE

FILE #: 22-001858

10509 WEST 52ND TER

MORE THAN FOUR UNRELATED PEOPLE LIVING IN A RESIDENCE.

- FILE
- CONTACTS
- ACTIVITIES**
- DOCUMENTS
- VIOLATIONS
- NOTES

| ACTIVITY TYPE | ASSIGNED TO | ASSIGNED | DUE | COMPLETED | STATUS |
|----------------------|-----------------|------------|------------|------------|--------|
| Re-Inspection | Dwayne Franklin | 04/28/2022 | 05/02/2022 | 05/02/2022 | Pass |
| Complaint Inspection | Dwayne Franklin | 04/28/2022 | 04/28/2022 | 04/28/2022 | Fail |



Current Resident
6529 HALSEY ST
Shawnee, KS 66216

August 04, 2022

Dear Shawnee Current Resident,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

As part of the City of Shawnee's Neighborhood Assist Program, the Codes Administration Division recently completed a visual inspection of your property described below. You are receiving this courtesy letter because during the inspection, a problem was found on your property as described on the following page. This is a violation of the Shawnee Municipal Code, which sets the standards for our community.

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If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in black ink that reads "Mike Underwood". The signature is written in a cursive style.

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6273



Property in Non-Compliance:

QP76600000 0185B, 6529 HALSEY ST, TANGLEWOOD ESTATES REPLAT SLY 35.30' LT 185 SHC 514 155 185B

Violation Found: COMPLAINT HAS BEEN MADE REGARDING THE NUMBER OF PEOPLE LIVING AT THIS ADDRESS.

Please contact me at 742-6273 so we can discuss.

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.0-Too many people
More than four persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the Agricultural zoning district or one of the single family residential zoning districts.

Violations:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Due Date: 8/14/22

In the event the Chief Codes Administrator or designee determines that the violation of this chapter exists, he or she may issue a notice to appear in Municipal Court for such violation, after the compliance period has expired. No other procedures or notice are required as a prerequisite to the issuance of a Notice to Appear.



WOMBLES, SHEILA GAIL
8338 MAPLEWOOD LN
LENEXA, KS 66215

August 04, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

As part of the City of Shawnee's Neighborhood Assist Program, the Codes Administration Division recently completed a visual inspection of your property described below. You are receiving this courtesy letter because during the inspection, a problem was found on your property as described on the following page. This is a violation of the Shawnee Municipal Code, which sets the standards for our community.

The City requests that you correct the problem noted on the following page and bring the property into compliance with our municipal code. The steps to correct the problem are noted. If the problem noted in this letter has been corrected between the inspection and receipt of this letter we thank you for keeping Shawnee a great place to live.

If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in dark ink that reads "Mike Underwood". The signature is written in a cursive style.

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6273



Property in Non-Compliance:

QP76600000 0185B, 6529 HALSEY ST, TANGLEWOOD ESTATES REPLAT SLY 35.30' LT 185 SHC 514 155 185B

Violation Found: COMPLAINT HAS BEEN MADE REGARDING THE NUMBER OF PEOPLE LIVING AT THIS ADDRESS.

Please contact me at 742-6273 so we can discuss.

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.0-Too many people
More than four persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the Agricultural zoning district or one of the single family residential zoning districts.

Violations:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Due Date:8/14/22

In the event the Chief Codes Administrator or designee determines that the violation of this chapter exists, he or she may issue a notice to appear in Municipal Court for such violation, after the compliance period has expired. No other procedures or notice are required as a prerequisite to the issuance of a Notice to Appear.



Current Resident
6529 HALSEY ST
Shawnee, KS 66216

July 19, 2022

Dear Shawnee Current Resident,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

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Sincerely,

A handwritten signature in black ink that reads "Mike Underwood". The signature is written in a cursive style.

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6297



Property in Non-Compliance:

QP76600000 0185B, 6529 HALSEY ST, TANGLEWOOD ESTATES REPLAT SLY 35.30' LT 185 SHC 514 155 185B

Violation Found: COMPLAINT HAS BEEN MADE REGARDING THE NUMBER OF PEOPLE LIVING AT THIS ADDRESS.

Please contact me at 742-6273 so we can discuss.

- The property described above is not in compliance with the adopted exterior maintenance standards found in Shawnee Municipal Code.

Please contact the Codes Officer identified on the front page of this letter if you have any questions.



WOMBLES, SHEILA GAIL
8338 MAPLEWOOD LN
LENEXA, KS 66215

July 19, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

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Sincerely,

A handwritten signature in black ink that reads "Mike Underwood". The signature is written in a cursive style.

Mike Underwood
Codes Enforcement Officer III
City of Shawnee, KS
munderwood@cityofshawnee.org
(913) 742-6297



Property in Non-Compliance:

QP76600000 0185B, 6529 HALSEY ST, TANGLEWOOD ESTATES REPLAT SLY 35.30' LT 185 SHC 514 155 185B

Violation Found: COMPLAINT HAS BEEN MADE REGARDING THE NUMBER OF PEOPLE LIVING AT THIS ADDRESS.

Please contact me at 742-6273 so we can discuss.

- The property described above is not in compliance with the adopted exterior maintenance standards found in Shawnee Municipal Code.

Please contact the Codes Officer identified on the front page of this letter if you have any questions.



CODE CASE

FILE #: 22-003717

6529 HALSEY ST SHAWNEE KS 66216

I SPOKE WITH 4 OTHER NEIGHBORS WHO SAID THEY HAVE ALSO CONTINUALLY COMPLAINED ABOUT THIS MESS. WHAT'S IT GOING TO TAKE FOR YOU TO GET RID OF THESE PEOPLE? DRUGS, MORE CRIME OR WORSE? 5 ADULTS, 2 CHILDREN AND 2 PITBULLS LIVING I BD 1 B HOUSE. ALONG WITH GUESTS WHO ALSO REGULARLY SPEND THE NIGHT LIKE THE WOMAN IN THE BLUE TRUCK FULL OF JUNK WITH ANOTHER LOUD MUFFLER. SHE'S SPENT THE NI ...

- [FILE](#)
- [CONTACTS](#)
- [ACTIVITIES](#)
- [DOCUMENTS](#)
- [VIOLATIONS](#)
- [NOTES](#)

FILE INFORMATION

Complaint Description

I spoke with 4 other neighbors who said they have also continually complained about this mess. What's it going to take for you to get rid of these people? Drugs, more crime or worse? 5 adults, 2 children and 2 pitbulls living in a 2 bd 1 b house. Along with guests who also regularly spend the night like the woman in the blue truck full of junk with another loud muffler. She's spent the night 3 xs this week. Judi, these are our HOMES. We have the right to quiet enjoyment of them. Every fricking week it's something else.

Type

Code Enforcement

Status

Closed

Open Date

07/18/2022

Close Date

08/10/2022

Disposition

Department

Community Development

Responsible User

Mike Underwood

Priority

Normal

How Received

PROPERTY INFORMATION

Property Address

6529 HALSEY ST

Shawnee

KS

66216

Parcel #

QP76600000 0185B

Owner Name

WOMBLES, SHEILA GAIL

Owner Address

8338 MAPLEWOOD LN

LENEXA

KS

66215

Owner Phone

Legal Description

TANGLEWOOD ESTATES REPLAT SLY 35.30' LT 185 SHC 514 155 185B

Approximate Location



CODE CASE

FILE #: 22-003717

6529 HALSEY ST SHAWNEE KS 66216

I SPOKE WITH 4 OTHER NEIGHBORS WHO SAID THEY HAVE ALSO CONTINUALLY COMPLAINED ABOUT THIS MESS. WHAT'S IT GOING TO TAKE FOR YOU TO GET RID OF THESE PEOPLE? DRUGS, MORE CRIME OR WORSE? 5 ADULTS, 2 CHILDREN AND 2 PITBULLS LIVING IN BD 1 B HOUSE. ALONG WITH GUESTS WHO ALSO REGULARLY SPEND THE NIGHT LIKE THE WOMAN IN THE BLUE TRUCK FULL OF JUNK WITH ANOTHER LOUD MUFFLER. SHE'S SPENT THE NI ...

- FILE
- CONTACTS
- ACTIVITIES
- DOCUMENTS
- VIOLATIONS
- NOTES

| ACTIVITY TYPE | ASSIGNED TO | ASSIGNED | DUE | COMPLETED | STATUS |
|----------------------|----------------|------------|------------|------------|--------|
| Re-Inspection | Mike Underwood | 08/04/2022 | 08/14/2022 | 08/10/2022 | Pass |
| Re-Inspection | Mike Underwood | 07/19/2022 | 08/02/2022 | 08/04/2022 | |
| Re-Inspection | Mike Underwood | 07/19/2022 | 07/19/2022 | 07/19/2022 | |
| Complaint Inspection | Mike Underwood | 07/18/2022 | 07/18/2022 | 07/18/2022 | |



NGUYEN, NHI

13800 W 57TH ST
SHAWNEE, KS 66216

May 26, 2022

Dear Shawnee Property Owner,

We are so glad to have you as part of the Shawnee community! It's our goal to create and maintain a community that we all can be proud of. In order to make this happen we must have guidelines and laws in place to maintain a standard of living we can be proud of. We need your help!

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If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Shawnee a great place to live.

Sincerely,

A handwritten signature in black ink that reads "Dwayne Franklin". The signature is written in a cursive style.

Dwayne Franklin
Codes Enforcement Officer II
City of Shawnee, KS
DFranklin@cityofshawnee.org
(913) 742-6297



Property in Non-Compliance:

QP33380010 0022, 13800 WEST 57TH ST, LAKEVIEW ESTATES EIGHTH PLAT LT 22 BLK 10 SHC 198 10 22

Violation Found:

- (17.02.090, 17.10.020, 17.12.030, 17.16.030, 17.20.0-Too many people
More than four persons living in the single family residential structure located at this address not necessarily related by blood, marriage or adoption and/or keeping more than one transient boarder in the Agricultural zoning district or one of the single family residential zoning districts.

Violations:

Take measures to cease the use of the property as other than a single family dwelling, as defined by the Shawnee Municipal Code

Due Date: 06/05/2022

Please contact the Codes officer on the front page regarding this matter.

In the event the Chief Codes Administrator or designee determines that the violation of this chapter exists, he or she may issue a notice to appear in Municipal Court for such violation, after the compliance period has expired. No other procedures or notice are required as a prerequisite to the issuance of a Notice to Appear.



CODE CASE
FILE #: 22-002316
13800 WEST 57TH ST
TOO MANY UNRELATED PEOPLE LIVING IN A RESIDENCE

- FILE
- CONTACTS
- ACTIVITIES
- DOCUMENTS
- VIOLATIONS
- NOTES

FILE INFORMATION

Complaint Description
Too many unrelated people living in a residence

Type
Code Enforcement

Status
Closed

Open Date
05/16/2022

Close Date
06/06/2022

Disposition

Department
Community Development

Responsible User
Dwayne Franklin

Priority
Normal

How Received
SeeClickFix

PROPERTY INFORMATION

Property Address
13800 WES^W 57TH ST

Parcel #
QP33380010 0022

Owner Name
NGUYEN, NHI

Owner Address
13800 W 57TH ST

SHAWNEE KS 66216

Owner Phone

Legal Description
LAKEVIEW ESTATES EIGHTH PLAT LT 22 BLK 10 SHC 198 10 22

Approximate Location



CODE CASE
 FILE #: 22-002316
 13800 WEST 57TH ST
 TOO MANY UNRELATED PEOPLE LIVING IN A RESIDENCE

FILE
CONTACTS
ACTIVITIES
DOCUMENTS
VIOLATIONS
NOTES

| ACTIVITY TYPE | ASSIGNED TO | ASSIGNED | DUE | COMPLETED | STATUS |
|----------------------|-----------------|------------|------------|------------|-----------|
| Re-Inspection | Dwayne Franklin | 05/26/2022 | 06/05/2022 | 06/06/2022 | Dismissed |
| Re-Inspection | Dwayne Franklin | 05/16/2022 | 05/26/2022 | 05/26/2022 | Fail |
| Complaint Inspection | Dwayne Franklin | 05/16/2022 | 05/16/2022 | 05/16/2022 | Fail |