

ORDINANCE NO. 992

AN ORDINANCE AMENDING CHAPTER IV, ARTICLE 2, SECTION 4-208(a) AND SECTION 4-208(b) RELATING TO THE BUILDING PERMIT APPLICATION NOTICE AND AMENDING SECTION 4-209(a) AND SECTION 4-209(b) RELATING TO THE DEMOLITION PERMIT REQUIREMENTS.

SECTION I. That existing Sections 4-208(a) and 4-208(b) and Sections 4-209(a) and 4-209(b) of the City Code of the City of Chetopa, Kansas, be and are hereby amended to read as follows:

4-208 BUILDING PERMIT REQUIRED; APPLICATION; APPROVAL

- (a) A building permit shall be required to construct, enlarge, or alter any structure within the City, with the exception of any new construction being 100 square feet or less. No building permit shall be issued until a plan of the proposed work, together with a statement of the materials to be used, shall have been submitted to the building inspector for their review and approval and notice given to the residents and landowners in the immediate vicinity of the proposed structure. If the structure is a mobile home, current pictures must be submitted with the building permit application and no mobile home older than 20 years will be considered for approval. A mobile home is defined as a prefabricated structure, built in a factory on a permanently attached chassis before being transported to site and used as permanent living accommodation. The building inspector, in his or her capacity as council member, shall not vote on the issue of building permits.
- (b) Notice pursuant to this section shall be deemed to have been given if the application notice has been posted at least one week prior to the council meeting on the Chetopa Kansas Facebook page and the city website, of the persons intent to construct, notifying of the intent to build, enlarge or alter a structure and a sufficient description of the proposed construction to inform interested persons as to the general size, nature and type of structure posed to be constructed and a statement that a hearing on the grant of the permit will be held before the governing body of the City.

4-209 DEMOLITION PERMIT REQUIRED; APPLICATION; APPROVAL

- (a) A demolition permit shall be required to demolish any building within the City. No demolition permit shall be issued until a plan of the proposed work is submitted to the building inspector.
- (b) Demolition permits no longer require publication or council approval unless the building inspector has issues with the work being done. If the proposed demolition is found to be in the best interest of the community and is in accordance with good building practices and the standard of the community, the building inspector may

order said permit to be approved and issued. Any permit under this article shall be valid and subsisting for a period of not more than six (6) months from the date of issuance and all such work pursuant to any demolition permit which is issued pursuant to this article shall be completed within the said six (6) months from the date of issuance.

Except as amended herein, all other provisions of Section 4-208 shall remain in full force and effect.

SECTION II. That this ordinance shall be in force and take effect upon its publication in the official city newspaper.

PASSED BY THE GOVERNING BODY OF THE CITY OF CHETOPA, KANSAS,
LABETTE COUNTY, KANSAS, THIS 19TH DAY OF NOVEMBER 2024.

Mayor

ATTEST:

City Clerk