

ORDINANCE NO. 26-10

AN ORDINANCE CREATING CHAPTER VIII, ARTICLE 9 OF THE CODE OF THE CITY OF SOUTH HUTCHINSON, KANSAS, PROHIBITING THE USE OF CAMPERS, RECREATIONAL VEHICLES, AND OTHER TEMPORARY DWELLINGS AS PERMANENT RESIDENCES WITHIN CITY LIMITS AND PROVIDING FOR EXCEPTIONS AND ENFORCEMENT.

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

Section 1: Chapter VIII, Article 9 of the Code of the City of South Hutchinson shall be created and titled “Campers and Recreational Vehicles as Residences.”

Section 2: The purpose of Article 9 is to regulate the use of campers, recreational vehicles (RVs), and other temporary dwellings within the City of South Hutchinson to preserve public health, safety, and the integrity of residential neighborhoods.

Section 3: Article 9 of the Code of the City of South Hutchinson, Kansas, shall be created to read as follows:

“ARTICLE 9: CAMPERS AND RECREATIONAL VEHICLES AS RESIDENCES

8-901. DEFINITIONS.

For the purposes of this article, the following definitions shall apply:

(a) **Camper or Recreational Vehicle (RV):** Any motor vehicle, trailer, or structure designed or used for temporary living accommodations, including but not limited to travel trailers, motor homes, fifth-wheel trailers, and truck campers.

(b) **Permanent Residence:** Any dwelling that is:
a. continuously occupied for more than 7 days; or
b. occupied for more than 30 days in a calendar year.

(c) **Temporary Use:** A limited period not exceeding 7 consecutive days, with a maximum of 30 days in a calendar year, during which a camper or RV may be used for habitation under the exceptions provided in this Article.

8-902. PROHIBITION ON RESIDENTIAL USE.

(a) No camper, RV, or similar temporary dwelling shall be used as a permanent residence within the city limits of the City of South Hutchinson, Kansas.

(b) It shall be unlawful for any person to reside in a camper or RV on any public or private property except as provided in the exceptions below.

(c) Sewer Connections Prohibited: No camper or RV shall be connected to city sewer.

8-903. EXCEPTIONS.

The following temporary uses shall be permitted under this article:

(a) Temporary Guest Use:

- (1) A camper or RV may be occupied for up to 7 consecutive days when parked on private property with the owner's consent.
- (2) No more than 30 days total per calendar year shall be allowed.
- (3) No rental or compensation may be exchanged for such use.

(b) Construction or Renovation Use:

- (1) A property owner or contractor may temporarily use a camper or RV as a dwelling during the construction or renovation of a permanent structure, provided a valid building permit has been issued.
- (2) Upon completion of construction or renovation, the camper or RV may remain on the property; however, within 30 days after said completion the RV or camper shall no longer be used as a dwelling or for habitation.
- (3) A temporary permit must be obtained from the City prior to occupation.

(c) Designated RV Parks:

- (1) Campers and RVs may be lawfully occupied in City-approved RV parks that comply with zoning and licensing regulations.

(d) Emergency Hardship Use:

- (1) The City Council may grant a temporary hardship permit for individuals who have suffered a natural disaster, fire, or other emergency.
- (2) Permits shall be issued for a period not exceeding 90 days, with possible extensions upon City Council approval.

8-904. ENFORCEMENT AND PENALTIES.

(a) The City of South Hutchinson, through its Public Officer or other designated official, shall be responsible for enforcing this Article.

(b) Violation and Penalties:

- (1) A first violation shall result in a written warning.

- (2) Upon a second violation the Public Officer shall file a complaint in the Municipal Court. Upon such complaint, any person found to be in violation of this Article shall upon conviction be punished by a fine of not less than \$50 nor more than \$500, or by imprisonment, for not more than 30 days, or by both such fine and imprisonment, for each offense.
- (3) The Municipal Court may order as part of sentencing the removal of each camper or RV in violation of this Article at the owner's expense.
- (4) For the purposes of this Article, a separate offense shall be deemed committed on each day during or on which such violation is permitted to exist.

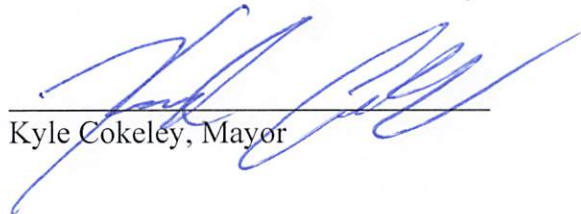
8-905. SEVERABILITY.

If any provision of this Article is found to be invalid or unenforceable by a court of law, the remaining sections shall continue in full force and effect.”

Section 4: This Ordinance shall take effect and be in full force on October 1, 2026, after its passage by the Governing Body and publication on the City of South Hutchinson website, www.southhutchinson.gov, the official City newspaper.

Passed by the Governing Body of the City of South Hutchinson, Kansas, this 27th day of July, 2026.

THE GOVERNING BODY OF THE
CITY OF SOUTH HUTCHINSON, KANSAS



Kyle Cokeley, Mayor

(Seal)
Attest:



Katie Marcum, City Clerk

