ZONING REGULATIONS

of

HARPER COUNTY, KANSAS

**ARTICLE 1. TITLE, PURPOSE, AUTHORITY AND JURISDICTION**

**100 Title.** These regulations, including the zoning district maps made a part hereof, shall be known and may be cited as the “Zoning Regulations of Harper County, Kansas,” and shall hereinafter be referred to as “these regulations.”

**101** **Purpose.** These regulations are intended to serve the following purposes:

1. To promote the public health, safety, morals, comfort and general welfare;
2. To establish a variety of zoning district classifications according to the use of land and buildings with varying intensities of uses and standards whose interrelationships of boundary zones form a compatible pattern of land uses and buffer areas which enhance the value of each zone;
3. To regulate and restrict the location, use and appearance of buildings, structures and land within each district and to zone for residential, commercial, industrial and other purposes including floodplains;
4. To regulate and restrict the height, number of stories and size of buildings and structures including their distance from any property line or street right of way; the percentage of each lot that may be occupied by buildings and other structures; and size of yards, courts and other open spaces;
5. To protect property and historical values and conserve agricultural land, energy and natural resources;
6. To provide for adequate light and air and acceptable noise levels;
7. To avoid the undue concentration of population and vehicular traffic and to prevent overcrowding the use of land and public facilities;
8. To facilitate the adequate provision of transportation, water supply, sewage disposal, schools, parks and other public improvements;
9. To provide adequate public notice on proposed changes in these regulations and zoning maps and an opportunity to be heard on such zoning matters;
10. To establish and provide procedures for the Board of Zoning Appeals to consider appeals, variances and conditional uses as exceptions; and
11. To implement the goals, policies and proposals of the comprehensive plan for the zoning jurisdiction.

**102 Authority.** These regulations are adopted under authority established by K.S.A. 12-741 et seq., as amended, and include 12-736, 12-742, 12-753 to 12-761 inclusive, 12-763, 12-764, 12-7669, 12-770 and 771, 12-3009 to 12-3012 inclusive, 12-3301 and 12-3303 to 12-3305 inclusive.

**103 Zoning Jurisdiction.** These regulations shall apply to all structures and land within the unincorporated area of Harper County, Kansas as presently exists or are hereafter established.

All such land is included in the Planning Area for the Comprehensive Development Plan for the Harper County which has been adopted by the Planning Commission and approved by the Governing Body.

**104 Notification to Cities.** To facilitate the mutual interest in proper planning for the urbanizing area around the total Planning Area, notice of any public hearing before the Planning Commission on proposed amendments to any zoning district or special use applications or before the Board of Zoning Appeals for any appeal for a determination, variance or conditional use shall be distributed to the respective City Clerk at least **20 days before such hearing** so that the City Governing Body may be notified and may comment upon any case as they deem desirable. Such notification shall be given for cases within one mile of the city limits of all cities.