

ZONING REGULATIONS
of the
CITY OF McPHERSON, KANSAS

ARTICLE 1. TITLE, PURPOSE, AUTHORITY AND JURISDICTION

100 Title. These regulations, including the zoning district maps which are made a part hereof, shall be known and may be cited as the "Zoning Regulations of the City of McPherson, Kansas," and shall hereinafter be referred to as "these regulations."

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

- A. To promote the public health, safety, morals, comfort and general welfare and to protect and control the aesthetics of redevelopment or new development;
- B. 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;
- C. 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.
- D. 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;
- E. To protect property and historical values and conserve agricultural land, energy and natural resources;
- F. To provide for adequate light and air and acceptable noise levels;
- G. To avoid the undue concentration of population and vehicular traffic and to prevent overcrowding the use of land and public facilities.

- H. To facilitate the adequate provision of transportation, water supply, sewage disposal, schools, parks and other public improvements;
- I. To provide adequate public notice on proposed changes in these regulations and zoning maps and an opportunity to be heard on such zoning matters;
- J. To establish and provide procedures for the Board of Zoning Appeals to consider appeals, variances and conditional uses as exceptions; and
- K. 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. 3-701 to 3-713; K.S.A., 12-741 et seq., as amended, 12-715b, 12-736, 12-753 to 12-761 inclusive, 12-763, 12-764, 12-766, 12-3009 to 12-3012 inclusive, 12-3301 and 12-3302.

103 **Zoning Jurisdiction.** These regulations shall apply to all buildings, structures and land within the corporate limits of the City of McPherson, Kansas, as presently exist or are hereafter established which is located in McPherson County, and in addition, the Floodplain Regulations shall extend extraterritorially to include the following land descriptions outside the City of McPherson and located all in McPherson County, Kansas: (see Map Exhibit 1-A following)

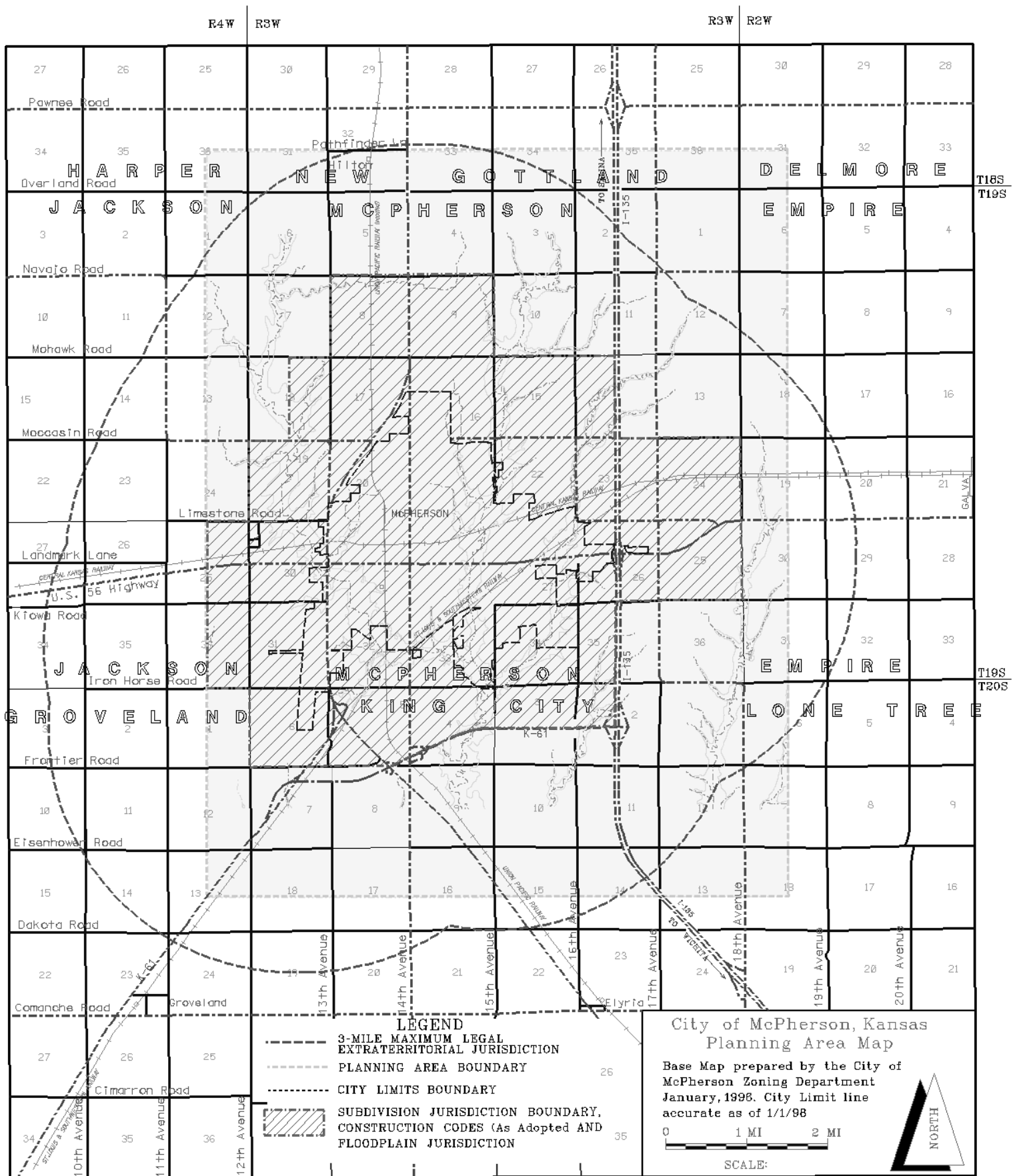
All of Sections 8 & 9, the West Half (W 1/2) of Section 14, all of Sections 15-17 inclusive, the East Half (E 1/2) of Section 18, all of Sections 19-34 inclusive, and the West Half (W 1/2) of Section 35, all in Township 19 South, Range 3 West;

The East Half (E 1/2) of Sections 25 & 36 in Township 19 South, Range 4 West;

All that portion of Section 2 lying West of Interstate 135 and North of the right-of-way of highway 81 alternate that connects Kansas 61 Highway with Interstate 135, all that portion of Sections 3,4 & 5 lying North of the right-of-way of highway 81 alternate that connects Kansas 61 Highway with Interstate 135, and all of Section 6, all in Township 20 South, Range 3 West.

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

CITY OF McPHERSON, KANSAS PLANNING AREA



LEGEND

- 3-MILE MAXIMUM LEGAL EXTRATERRITORIAL JURISDICTION
- PLANNING AREA BOUNDARY
- CITY LIMITS BOUNDARY
- SUBDIVISION JURISDICTION BOUNDARY, CONSTRUCTION CODES (As Adopted AND FLOODPLAIN JURISDICTION

City of McPherson, Kansas
Planning Area Map

Base Map prepared by the City of McPherson Zoning Department
January, 1998. City Limit line accurate as of 1/1/98

0 1 MI 2 MI

SCALE:

FIGURE 1-A

As Adopted: October 20, 1998
City Limits updated AUGUST 2010

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