

STANDARD ZONING DISTRICTS

A-1 GENERAL AGRICULTURE

A-2 RURAL CENTER – Designed for small communities such as Blaine, Duluth and Fostoria.

ABS AG-BUSINESS – Agricultural type businesses to serve the farm community and rural neighborhoods.

AM AG-MANUFACTURING– For heavy manufacturing, processing and construction activities which serve the agricultural community, which require isolation from developed areas.

AR – AG-RESIDENTIAL – Low density residential use, which allows limited amounts of livestock for show, pleasure and care, but does not allow dog kennels.

AR1 – Same intended uses as above, but minimum lot sizes of 10 acres.

AR2 – Same intended uses as above, but minimum lot sizes of 20 acres.

R1 SINGLE FAMILY RESIDENTIAL –

Intended for moderate to high density of single family homes. No livestock permitted.

R2 TWO & THREE FAMILY DWELLINGS

R3 MULTI FAMILY RESIDENTIAL

MH MANUFACTURED HOME PARK

CH COMMERCIAL HIGHWAY – Intended for wide range of retail sales facilities, personal services, offices, sales, trade and related accessory uses along major transportation corridors.

CN NEIGHBORHOOD COMMERCIAL – To provide limited retail trade and/or personal services in built-up or expanding areas, or central to clusters of housing.

C GENERAL SERVICE - Intended to accommodate uses that are heavy traffic generators, have large scale parking and storage needs, or must use extensive outside storage facilities. Generally requires separation from residential areas.

M1 LIGHT MANUFACTURING - For light manufacturing in enclosed building with attractive and well planned surroundings.

M2 GENERAL MANUFACTURING - Intended for product fabrication which is not normally compatible with residential or light commercial areas.

M3 HEAVY EXCLUSIVE MANUFACTURING - Intended to provide contained areas for uses which are generally incompatible with all other activities of lesser intensity. Requires impact statements.

PURD – PLANNED UNIT RURAL DEVELOPMENT – May allow a mixture of uses from any A1, ABS or CN zoning district.

PUD – PLANNED UNIT DEVELOPMENT – May allow a mixture of residential uses, all commercial and office uses, some M1 uses and public uses.

PCD – PLANNED COMMERCIAL DISTRICT – May include a mixture of uses permitted by right in CN districts, or any institutional, office, medical or research uses.



OVERLAYS

An overlay district is a special purpose zoning device that does not change the underlying zone. Overlay districts typically carry special restrictions on use and operating guidelines designed to make activities compatible with surrounding uses of the land.

COUNTY ZONING

A guide to the locations and purpose of zoning districts in the unincorporated areas of Pottawatomie County, Kansas

This document is for informational use only and should not be substituted in lieu of the Unified Development Ordinance of Pottawatomie County.



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WHAT IS ZONING?

PURPOSE

Zoning is the classification of land into districts for the purpose of regulating the use of land such as placement, size of buildings, and activities associated with property. Zoning enables citizens to voice their opinions at a public hearing as to what is proposed to be located next to them in order to protect their health, safety and welfare.

Zoning is used by communities to ensure that land uses are properly situated in relation to one another. Each zoning district requires that adequate space is available for development and that development occurs at a density which can be properly served by public facilities, such as streets, schools, recreations, resources, emergency services and utilities. Zoning is a tool through which a community can establish harmonious and compatible uses of land, maintain sufficient open space to conserve natural resources and provide recreational opportunities.



PLANNED ZONING DISTRICTS VS STANDARD ZONING

Standard zoning allows a limited number of adaptations and are more restrictive. In contrast, planned zoning enables greater flexibility in design, whereby you can mix uses that are basically compatible.

For instance, a developer may want to develop a parcel into single family residential, but reserve a specific area for some duplexes and maybe even an area for office commercial use.

Planned zoning districts place greater emphases on the preservation of green space and encourages innovative and creative site design.

CONDITIONAL USES

Some land uses are not allowed as of right in all zoning districts. Rather than be completely excluded, these land uses may only be allowed under special circumstances and may be limited for lengths of time. These special uses require a Conditional Use Permit (CUP).

REZONING PROPERTY

Rezoning property requires consideration by the Pottawatomie County Planning Commission and the Board of County Commissioners. The planning commission listens to the request from the applicant, the staff report and any citizen input and then makes a recommendation to the county commissioners. Following a 14 day waiting period, the Board of County Commissioners vote to either approve the recommendation, deny the recommendation or return the request for rezoning back to the planning commission for further review.

Certain criteria is used to decide on a zone

change, such as: The character of the neighborhood, zoning of nearby property, will the use detrimentally affect nearby property, recommendation of the planning staff and does the zoning conform to the comprehensive plan.

REZONING PROCEDURE

Anyone wishing to rezone property should first visit the Zoning Office to consult with staff.

If the zoning request is in compliance with the comprehensive plan, then the applicant can make an application to rezone, pay the fee and get the process started.

Once the application is received, a legal notice is published in the paper and all property owners within 1000 feet of the boundaries to be rezoned are notified.

Because of notification requirements, you must allow a minimum of 45 days to 60 days for the request to come before the board.

Either the applicant or a representative must be present at the public hearing.