

ZONING REGULATIONS
of the
CITY OF CUNNINGHAM, 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 the City of Cunningham, 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;
- 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 lot 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., 12-741 et seq., as amended, 12-736, 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 Cunningham, Kansas, as presently exist or are hereafter established by annexation.