

## APPENDIX

### TABLE OF COMPARABILITY FOR ZONING DISTRICTS

In accordance with provisions provided for in K.S.A. 12-757(b) and in Section 11-100E6 of the Zoning Regulations of the City of Cunningham, Kansas, the Planning Commission hereby establishes a "Table of Comparability for Zoning Districts" as listed below. This table designates the zoning districts which are considered to be "lesser changes" due to their more restrictive characteristics as set forth in the Zoning Regulations.

When considering zoning district amendments, the Planning Commission and the Governing Body may recommend and approve a lesser change in zoning districts for the property already advertised for a public hearing without republication of a notice or redistribution of notices to property owners when such change is more restrictive than the district which is applied for as shown on the table below; provided, however, that such recommendation and approval shall not be for a lesser classification than the existing zoning district. If the applicant at the Governing Body meeting at which a zoning amendment is being considered desires to amend the application and/or the Governing Body desires to consider a "lesser" zoning change, then such a proposed change shall be returned to the Planning Commission for reconsideration and further recommendation to the Governing Body without further publication or notice as provided for in K.S.A. 12-757(c) and in Section 11-104 of the Zoning Regulations.

<b>MOST RESTRICTIVE:</b>	A-1	Agricultural Transitional District
	SR-1	Suburban Residential District
	R-1	Single-Family Residential District
	R-2	Multiple-Family Residential District
	B-1	Central Business District
	B-2	General Business District
	B-3	Interchange Business District
<b>LEAST RESTRICTIVE:</b>	I-1	Industrial District

Although the notification for a "Special Use" is processed in the same manner as a zoning district amendment, it is not an actual change in zoning districts and, therefore, the Table of Comparability does not apply and reapplication is necessary for consideration of a different "Use" even if in the same zone. Part of the property considered for a Special Use, however, may be withdrawn by the applicant or a lesser amount recommended for approval without renotification.

EXAMPLE: If an application is advertised for a public hearing requesting a change from R-1 Single-Family Residential District to I-1 Industrial District, the Planning Commission may recommend the lesser, i.e., more restrictive B-1 Business District without republication or mailing of new notices.

If an application, however, is advertised for a public hearing requesting a change from the existing B-1 Business District to the I-1 Industrial District, the recommending of the lesser R-2 Multiple-Family Residential District shall not be valid without republication and the mailing of new notices.

## SELECTED INDEX BY SUBJECT AND SECTION

### A

- Accessory Use or Structure** - definition of, 6-100A; general requirements, 3-102H; permitted uses, zoning permit, 6-100B; bulk regulations, 6-100C; use limitations, 6-101D
- Access to Business and Industrial District** - residential limitation, 3-103H
- Adult Care Center** - definition of, 2-102
- Adult Care Home** - definition of, 2-102; See also nursing or convalescent home, 2-102
- Agreements, Private** - rules of interpretation for, 2-100C
- Agriculture** - definition of, inside city, outside city, exemption of, 2-102; compliance certificate, 9-101C; See also exemptions from regulations
- Aircraft** - definition of, 2-102
- Airport** - definition of, 2-102
- Alley** - definition of, 2-102
- Alteration, Structural** - definition of, 2-102; See structural alteration
- Amateur Radio Operator** - See height, maximum for exemption, 2-102
- Amendments** - general requirements, 11-100; proposed by, 11-100A; application, 11-100B; notice, 11-100D; hearing, conduct thereof, 11-100C and E; minutes, 11-100E4, 11-100F; table of comparability, 11-100E6, Appendix; voting, quorum, 11-100E4 and 7; hearing continued, 11-100E8 and 9; no quorum, 11-100E9; report on, 11-100F; change in text, 11-100G; change in district, factors, 11-100H; protest petition, 11-103; adoption by governing body, 11-104; judicial review, 11-106; See also project review, 11-102
- Amusement Center** - definition of, video games, 2-102
- Animal Hospital or Clinic** - definition of agriculture inside and outside city, 2-102
- Animal or Fowl** - definition of agriculture, 2-102
- Annexed Land** - zoning procedure, 3-103 I
- Annual Review** - regulations, zoning administrator's master copy, 11-105
- Antenna, Television and Radio** - See definition of height, maximum for exemptions, 2-102; accessory uses, 6-100B7
- Apartment** - definition of, See dwelling, multiple-family, 2-102
- Appeal from Decision of Zoning Administrator** - general requirements, 10-106; time for, 10-106A; application, 10-106B; stay of proceedings, 10-106C; hearing, notice, 10-106D; decision, 10-106E; See also board of zoning appeals
- Asphalt Mixing Plant** - temporary permit, 6-101 I
- Assisted Living Facility** - definition of, 2-102
- Auction Sign** - See real estate sign, 7-101A7
- Automobile Service Station** - definition of, 2-102
- Awning** - definition of, 2-102; permitted obstruction, 3-103F1

### B

- Basement** - definition of, 2-102
- Bay Window** - permitted obstruction, 3-103F1
- Bed and Breakfast Home** - definition of, home occupation, 2-102
- Bed and Breakfast Inn** - definition of, 2-102

**Billboard Sign** - state sign regulations, 7-100; advertising, 7-101A1

**Board of Zoning Appeals** - meaning of, 2-101A11; planning commission designation, 10-100; general procedures, voting, 10-101; jurisdiction, 10-102; judicial review, 10-105

**Boarding or Rooming House** - definition of, 2-102; home occupation, 6-102B3

**Building** - definition of, 2-102

**Building Setback** - definition of, See setback, building, proposed rights-of-way, 2-102; platted, 3-103B

**Bulk Regulations** - definition of, 2-102; general requirements, 3-102E; utility and communication facilities exemption, 3-103G; accessory uses, 6-100C

**Business and Professional Office** - definition of, 2-102

## C

**Campground** - definition of, 2-102

**Canopy** - definition of, 2-102; permitted obstruction, 3-103F1

**Capacity in Persons** - definition of, 2-102

**Carport** - definition of, 2-102; not permitted obstruction, 3-103F1; See also garage

**Car Wash** - definition of, 2-102

**Change in Ownership or Operator** - right to continue, 8-100

**Change in Use** - nonconforming, 8-103H; zoning permits, 9-101A; occupancy certificates, 9-101B

**Child Care Center** - definition of, See child care facilities, 2-102; home occupation prohibited, 6-102D3

**Child Care Facilities** - definition of, 2-102

**Chimney** - permitted obstruction, 3-103F1

**Citizen Band Operator** - See height, maximum for exemption, 2-102

**City Clerk** - duties, 9-100B

**Club** - definition of, 2-102; See also fraternal or service club

**Common Lot Line Housing** - See dwelling, attached

**Communication Structure** - See definition of height, maximum for exemptions, 2-102; lot size and bulk regulations exemption, 3-103G; accessory uses, 6-100B7

**Community Event** - temporary permit, 6-101; annual celebration, carnival, circus, musical festival, 6-101A

**Concrete Mixing Plant** - temporary permit, 6-101 I

**Conditional Use** - definition of, 2-102; general requirements, 3-102C; See also individual zoning districts for list of conditional uses, Article 4; status of existing or reclassified, 8-106; application, 10-108A; notice, 10-103; hearing, 10-108B; standards, 10-108C; conditions, 10-108D; decision, record, 10-108E; validity period, 10-108F; See also board of zoning appeals

**Condominium** - definition of, 2-102; See also dwelling; lot size requirements, 3-102D2; bulk regulations, 3-102E2

**Construction Project** - contractor's office and storage, 6-101C

**Contradictory Regulations** - rules of interpretation for, 2-100B

**Corner Lot** - definition of, See lot, corner, 2-102

## D

**Damaged Structure or Use** - nonconforming, 8-102C, 8-103F

**Day Care Home** - definition of, See child care facilities, 2-102; home occupation permitted, 6-102C1

**Daylight Window** - permitted obstruction, 3-103F1

**Deck** - not permitted obstruction, 3-103F1

**Deed Restriction** - rules of interpretation for, See private agreements, 2-100C

**Density** - definition of, 2-102

**Dental Clinic** - definition of, See medical, dental or health clinic, 2-102

**Developer** - definition of, 2-102

**District** - definition of, 2-102; See also zoning districts

**Dog Kennel** - definition of, 2-102

**Drive-in Establishment** - definition of, 2-102

**Dwelling** - definition of, 2-102

**Dwelling, Accessory** - definition of, 2-102

**Dwelling, Attached** - definition of, common lot line housing, 2-102

**Dwelling, Detached** - definition of, 2-102

**Dwelling, Multiple-Family** - definition of, 2-102

**Dwelling, Single-Family** - definition of, 2-102; See also dwelling, detached

**Dwelling, Two-Family** - definition of, 2-102; See also dwelling, attached

**Dwelling Unit** - definition of, 2-102

## E

**Earth-Sheltered Dwelling** - definition of, 2-102; See also dwelling

**Easement** - definition of, 2-102; dedication thereof, 3-103K, 9-101A2; construction on or over, 9-101A3

**Eaves and Gutters** - permitted obstruction, 3-103F1

**Effective Date** - amendments, 11-104; regulations, 12-101

**Electric Transmission Line Tower** - See height, maximum for exemption, 2-102

**Enforcement** - zoning administrator, city attorney, 9-102A; See also violations

**Exception** - See conditional use

**Exemptions from Regulations** - list of use exemptions, 3-100E; registration of, 8-107

**Existing or Reclassified Special or Conditional Uses** - status of, 8-106

## F

**Family** - definition of, 2-102

**Family Day Care Home** - definition of, See child care facilities, 2-102

**Farmhouse** - See agriculture

**Feedlot** - definition of, See also agriculture, inside city, outside city, 2-102

**Fees** - fee schedule, 9-104

**Fence** - definition of, 2-102; permitted obstruction, 3-103F 2 through 5; screening requirements, 3-104; zoning permit, 6-100B; See also wall

**Fire Escapes** - permitted obstruction, 3-103F1

**Fireworks** - zoning permit, 6-101; temporary use, 6-101H

**Flagpole** - See definition of height, maximum for exemption, 2-102; permitted obstruction, 3-103F1

**Floodplain Regulations** - overlay zone, 3-101A; general requirements, 3-103L; excavating, 9-101A4; (See County floodplain regulations in extraterritorial jurisdiction.)

**Floor Area** - definition of, 2-102; required parking spaces, 5-101

**Fraternal and Service Club** - definition of, 2-102

**Frontage** - definition of, 2-102

**Front Lot Line** - definition of, See lot line, front, 2-102

**Front Yard** - definition of, See yard, front, corner lot, 2-102; average setback in existing residential, 3-103C

## G

**Garage, Private** - definition of, 2-102; not permitted obstruction, 3-103F1; setback requirements for attached and detached, 5-100A4; zoning permit, 6-100B; accessory use, 6-100B1; bulk regulations, 6-100C; use limitations, 6-100D1; home occupation, 6-102B1

**Garage, Repair** - definition of, 2-102

**Garage Sale Sign** - right-of-way location, 7-102K; exemption, 7-103A5

**Garage Sales** - frequency, 6-101F

**Garden Store** - definition of, 2-102

**Governing Body** - meaning of, 2-101A7; adoption of amendments, 11-104; adoption of regulations, 12-101; ordinance, Appendix

**"Grandfather Clause"** - general, Article 8

**Group Boarding Home** - definition of, See child care facilities, 2-102

**Group Day Care Home** - definition of, See child care facilities, 2-102

**Group Home** - definition of, 2-102; See also dwelling, single-family

**Guest House** - definition of, 2-102

## H

**Hazardous Waste Facility** - definition of, 2-102

**Health Clinic** - definition of, See medical, dental or health clinic, 2-102

**Height, Maximum** - definition of, grade, exemptions for, 2-102

**Home Occupation** - general requirements, 3-102J; authorization, zoning permit, 6-102; definition of, 6-102A; use limitations, 6-102B; permitted, 6-102C; prohibited, 6-102D; authorization by conditional use, 6-102E; sign, 7-104A and B

**Hotel** - definition of, 2-102

## I

**Ideological Signs** - exemptions, 7-203A9

**Interior Lot** - definition of, See lot, interior, 2-102

## J-K

**Judicial Review** - court action, time limit, 11-106

**Jurisdiction, Zoning** - See zoning jurisdiction, 1-103

## L

**Landscaping** - definition of, 2-102; screening and landscaping requirements, 3-104

**Liability** - zoning administrator, 9-102B

**Licensing Regulation** - rules of interpretation, 2-100E

**Loading and Unloading** - See off-street loading and unloading

**Lot** - definition of, See lot, zoning, 2-102

**Lot Area** - definition of, 2-102

**Lot Coverage** - definition of, 2-102

**Lot Depth** - definition of, 2-102

**Lot Line** - definition of, 2-102

**Lot of Record** - definition of, 2-102; nonconforming, 8-100, 8-101

**Lot, Reverse Frontage** - definition of, 2-102

**Lot Size Requirements** - definition of, 2-102; general requirements, 3-102D; utility and communication facilities exemption, 3-103G

**Lot Width** - definition of, 2-102

## M

**Manufactured or Mobile Home** - definition of, 2-102; See also dwelling; replacement of, 3-103N 1 and 2; as storage or office, 3-103N3; disasters, 3-103N4; hardship, 3-103N5; accessory to agricultural land, 3-103N6; See also residential-design manufactured home

**Measurements** - measuring distances, 2-101A13

**Medical Clinic** - definition of, See medical, dental or health clinic, 2-102

**Microwave Transmitting and Relay Tower** See definition of height, maximum, 2-102

**Mini-Storage Facility** - definition of, 2-102

**Model Home** - sales office, 6-101C

**Modular Home** - definition of, 2-102; See also dwelling

**Motel** - definition of, See hotel, 2-102

**Moving Structure** - See structure

## N

**Nonconforming Lot of Record** - definition of, 2-102, 8-100A; residential districts, 8-101A; other districts, 8-101B

**Nonconforming Structure** - definition of, 2-102, 8-100B; continuation, 8-103A; enlargement, repair or alteration, 8-102B; damage, 8-102C; moving, 8-102D; residential, 8-104; nonresidential, 8-105

**Nonconforming Use** - definition of, 2-102, 8-100C; continuation, 8-103A; repair, 8-103B; alteration, 8-103C; extension, 8-103D; enlargement, 8-103E; damage, 8-103F; moving, 8-103G; change in use, 8-103H; abandonment, 8-103 I; residential, 8-104; nonresidential, 8-105; reclassification, 8-106

**Nonconformity** - definition of, 8-100D; registration of, 8-107

**Nursing or Convalescent Home** - definition of, 2-102; See also adult care home and assisted living facility, 2-102

## O

**Obstructions Permitted in Yards** - permitted obstructions, 3-103F

**Occupancy Certificate** - definition of, 2-102; compliance requirements, 9-101B; application, 9-101B1; completion and inspection, subdivision regulations requirements, 9-101B2a; issuance period, temporary, 9-101B2b

**Off-Street Loading and Unloading** - requirements, 5-103

**Off-Street Parking** - general requirements, 3-102G; general provisions for design, maintenance and plan approval, zoning permit, 5-100; handicapped parking, 5-100A5j; required spaces, 5-101; off-premises parking areas, 5-102

**Oil and Gas Drilling and Operation** - exemption, 3-100E5

**Open Land, Uses of** - compliance of, 3-100D

**Ordinance** - effectuating, 11-104; incorporating regulations, Appendix

## P-Q

**Parking Space** - See off-street parking

**Patio** - permitted obstruction, See also patio cover, 3-103F1

**Penalties** - See violations

**Permit, Existing Zoning** - effect on, 2-100F

**Permitted Use** - definition of, 2-102; general requirements, 3-102A; See also individual zoning districts for list of permitted uses, Article 4

**Person** - legal entities included, 2-101A5

**Planning Commission** - meaning of, 2-101A9; adoption of regulations, 12-1010

**Political Sign** - exemption, 7-103A8;  
 See also ideological signs, 7-103A9

**Porch** - not permitted obstruction,  
 3-103F1

**Portable Sign** - regulations, 7-102L

**Portable Storage Unit** - definition  
 of, 2-102

**Premises** - definition of, 2-102

**Preschool** - definition of, See child  
 care facilities, 2-102

**Principal Structure** - definition of,  
 2-102

**Principal Use** - definition of, 2-102

**Professional Office** - definition of,  
 2-102; See business office

**Project Review** - public improvements,  
 facilities, utilities, 11-102

**Protest Petition** - filing, procedure,  
 11-103

**Purpose of Zoning District** - See  
 introductory paragraph for each  
 district, Article 4

**Purpose of Regulations** - purpose  
 generally, 1-101

**R**

**Real Estate Sign** - right-of-way  
 location, 7-102K; exemption,  
 7-103B5

**Rear Lot Line** - definition of, See  
 lot line, rear, 2-102

**Rear Yard** - definition of, See yard,  
 rear, 2-102

**Recreational Vehicle** - definition of,  
 2-102; storage of boats, camping  
 trailers, motor homes, 6-100B4

**Recycling Center** - definition of  
 small, large or processing, 2-102;  
 accessory uses, 6-100B12; zoning  
 permit, 6-101; temporary uses,  
 6-101G

**Rehabilitation Home** - definition of,  
 2-102

**Repair or Maintenance of Structure** -  
 See definition of structural altera-  
 tion, 2-102; alterations regulated,  
 3-100C; nonconforming, 8-102B,  
 8-103B

**Residential Building** - definition of,  
 2-102

**Residential Center** - definition of,  
 2-102

**Residential-Design Manufactured  
 Home** - definition of, restrictive  
 covenants, 2-102; See also dwelling  
 and manufactured or mobile home

**Restaurant** - definition of, 2-102

**Restrictive Covenant** - rules of inter-  
 pretation for, See private agree-  
 ments, 2-100C

**Retail** - definition of, 2-102

**Rezoning** - See amendments

**Right of Way, Proposed** - See defini-  
 tion of setback, building, 2-102;  
 dedication thereof, 3-103K, 9-101A2

**Roof Structures** - See definition of  
 height, maximum for exemptions,  
 2-102

**Rooming House** - See boarding or  
 rooming house

**Rules of Word Construction** - defini-  
 tion of selected words, 2-101;  
 undefined words and terms, 2-101C

**S**

**Salvage Yard** - definition of, unli-  
 censed or inoperative motor  
 vehicles, 2-102

**Satellite Dish Antenna** - requirements  
 for, 6-100B6

**Screening** - definition of, 2-102;  
 requirements, 3-104

**Seasonal Sales** - Christmas trees,  
 6-101B; farm produce, 6-101D; retail  
 goods, 6-101E

**Service Station** - definition of, See  
 automobile service station, 2-102

**Severability** - unconstitutionality,  
 invalidity, 12-100



**Sewer Facilities** - general requirement, 3-103J

**Side Lot Line** - definition of, See lot line, side, 2-102

**Side Yard** - definition of, See yard, side, 2-102

**Sign** - definition of, 2-102; general requirements, 3-102K; state sign regulations, 7-100; functional classifications, 7-101A; structural types, 7-101B; general standards, 7-102; location on or over right-of-way or easement, 7-102K; damaged or unsafe, 7-102M; exemptions, 7-103; district regulations, 7-104; home occupation, 7-104A and B

**Sign of Governmental Body** - general exemption, also exempts school board, 7-103A1

**Solar Equipment** - See definition of height, maximum for exemption, 2-102; accessory use, 6-100B6

**Special Use** - definition of, 2-102; general requirements, 3-102B; See also individual zoning districts for list of special uses, Article 4; status of existing or reclassified, 8-106; general requirements, conditions, approval procedure, protest petition, 11-101; factors as guidelines, 11-100H; See also amendments and protest petitions

**Statutory Authority** - applicable state statutes, 1-102

**Storage, Outdoor** - definition of, 2-102; accessory use, 6-100B13; manufactured or mobile home as storage structure, 3-103N3; See also individual zoning districts for use limitations

**Storage Structure** - See definition of Portable Storage Unit, 2-102; zoning permit, 6-100B; accessory use, 6-100B3; bulk regulations, 6-100C; use limitations, 6-100D1; home occupation, 6-102B1

**Structure** - definition of, 2-102; moving, 3-100A, 3-103M; new, 3-100A; new uses, 3-100B, 8-103H; number of on a zoning lot, 3-103A; See also nonconforming structure and nonconforming use

**Structural Alteration** - definition of, 2-102; compliance requirements, 3-100C

**Swimming Pool** - accessory use, fencing, 6-100B8

## T

**Table of Comparability** - lesser changes, republication, renotification, special uses, 11-100E6, Appendix

**Tavern and Drinking Establishment** - definition of, 2-102

**Temporary Use or Structure** - general requirements, 3-102I; temporary uses permitted, zoning permit, 6-101

**Through Lot** - definition of, See lot, through, 2-102

## U

**Unlawful Uses** - status of, 2-100D

**Unlicensed or Inoperative Motor Vehicles** - See definition of salvage yard, 2-102

**Use Regulations** - definition of, 2-102; use limitation, 3-102F; See also individual zoning districts for use limitations, Article 4

**Uses** - open land, 3-100D; number of on a zoning lot, 3-103A

**Utility** - exemptions, 3-100E1; lot size and bulk regulations, 3-103G

## V

**Variance** - notice, 10-103; general requirements, use variance, 10-107; application, 10-107A; hearing, 10-107B; authorized, 10-107C; statutory findings of fact, 10-107D1; conclusions from evidence, 10-107D2; conditions, 10-107E; decision, record, 10-107F; validity period, 10-107G; See also board of zoning appeals

**Vesting of Development Rights** - status of single-family residential development, 2-100G

**Veterinarian Clinic** - definition of,  
See animal hospital or clinic,  
2-102

**Video Games** - See amusement centers,  
2-102

**Violations** - penalties, 9-103A;  
remedies, 9-103B; flood plain,  
9-103C

**Vision Triangle** - definition of,  
central business district excep-  
tion, 2-102; general requirements,  
3-103 O

#### W-X

**Wall** - definition of fence, 2-102;  
permitted obstruction, 3-103F 2  
through 5; decorative perimeter  
boundary and entryway to subdivi-  
sion, 3-103F3; See also fence

**Water Tower** - See definition of  
height, maximum for exemption,  
2-102

**Water Facilities** - general require-  
ment, 3-103J

**Wind Energy Conversion System,  
Private** - See definition of height,  
maximum, 2-102; accessory use,  
6-100B14

**Window Well** - permitted obstruction,  
3-103F1; See also daylight window

**Wing Wall** - not permitted obstruc-  
tion, 3-103F1

#### Y

**Yard** - definition of, 2-102; general  
restrictions, 3-102E; open land,  
3-103D; permitted obstructions,  
3-103F

**Yard Sales** - frequency, 6-101F

#### Z

**Zoning Administrator** - definition of,  
2-102; duties, 9-100A; enforcement,  
9-102A; liability, 9-102B; reports,  
9-105

**Zoning Districts** - establishment of,  
3-101A; districts listed below  
contain the related provisions for  
permitted, special and conditional  
uses; lot size requirements; bulk  
regulations and use limitations:  
A-1 Agricultural Transitional, SR-1  
Suburban Residential, R-1 Single-  
Family Residential, R-2 Multiple-  
Family, B-1 Central Business, B-2  
General Business, B-3 Interchange  
Business, I-Industrial

**Zoning Jurisdiction** - regulations  
applicable to, extraterritorial,  
area covered, 1-103

**Zoning Lot** - definition of, See lot,  
zoning, 2-102; number of structures  
or uses on, 3-103A

**Zoning Maps** - boundaries, 3-101B2,  
3-101C, 3-101D; certificate, revi-  
sion, 9-100A9; incorporation by  
reference, ordinance, Appendix

**Zoning Permit** - effect on existing,  
2-100F; definition of, 2-102;  
screening, 3-104; accessory uses,  
6-100B; temporary uses, 6-101; home  
occupations, 6-102; null and void,  
9-101A1; subdivision regulations  
requirements, 9-101A2; construction  
on or over easement, 9-101A3;  
grading, 9-101A4, application,  
9-101A5; period to issue, 9-101A6;  
validity, 9-101A7