RESOLUTION 2020-13

A resolution of the Leavenworth County Kansas Board of County Commission, to amend the following articles of the 2006 Zoning and Subdivision Regulations:

Article 19- Table of Uses

See Attachment A

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the amendment of the Leavenworth County Zoning and Subdivision Regulations the 11th day of March, 2020; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the amendment be approved, as set forth; and

WHEREAS, the Board of County Commission considered, in session on 1st day of April 2020, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

- 1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
- 2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the1st day of April, 2020 and incorporated herein by reference;

That the amendments listed herein be approved:

Adopted this 1st day of April, 2020 Board of County Commission Leavenworth, County, Kansas

Calbertson, Member

Doug Smith, Chairman

ATTEST

lanet Klasinski

Chad Schimke, Member

Mike Stieben, Member

ATTACHMENT A

S = Special Use Permit	R-2.5/5	R-1/ R-2/ R-3/ R-4	B-I	B-2	B-3	I-1	I-2	1-3	PR-1/PR-2/PR-3	MXD	PC	Pi
		(One Fam/Two	Neighborhood	Limited	General	Limited	Light	Heavy	Planned Residential	Mixed Land	Planned	Planned
A = Allowed Use	Roral	Fam/ Apt)	Business	Business	Dusiness	Industry	Industry	Industry	District	Use	Commercial	Industrial
RESIDENTIAL			f=							- 1		
Aparlment		A (R-4 only)	Λ	Λ	Λ				A (PR-3 only)	Λ	Λ	ŧ.
Group Hinne Type I	Λ	۸		Α	Λ				Λ	Λ	٨	
Group Home Type 2	N.	- 5		, S.	-8				S			
Single Family attached (1'-2 dwelling units)		A(R+3/ R-4 only)	Λ	Λ	Λ				A(PR-2/ PR-3 only)	Λ	Λ	
Single Family Residential (detached)	Α	Λ	Λ	Ä	Α				A	Α :	A	
NON-RESIDENTIAL												
Airport or landing field	5		-		- 5	5	5	- 8				8:
Accessory hulldings and mes	Λ	Λ	Λ	Λ	Λ	Λ	Α.	Α	Λ	Λ	Λ	Α.
Adult Emertainment Book store						-		- 5				
Agriculturally related business (agri-hummen)	S	S	Λ	Λ	Λ	Α	Λ	Α	S	A	Λ	Α.
Amosement park, commercial addetic fields, montracks, circuses,						<u> </u>	<u> </u>	^	,	- 0.		
comivals and fairgrounds	S	S	Α	Α	Λ	۸	Λ	Λ		Λ	Λ.	٨
Event Center/Meeting Space or any enclosed building used for receptions, gatherings, meetings, or other social or business functions; including dining and lodging facilities, employee housing, recreation facilities. Offices, meeting rooms and classrooms.		· sc	15	8	٨	٨	۸			^	۸	٨
Annual Hospital, Annual Care Facility, Vetermanian Office or Chine, enclosed and soundproofed kennels only (outdoor stables and pens for	//cs											
horses and livestock are permitted)	- 5	. 5	Λ.	Λ	Α	Λ	Λ			Λ	Λ	Λ
Art Studio Gallery	S	S .	Λ	٨	A	A	Α.			P	P	p
Auction or swap meet	S				Λ	Λ	A	Λ			٨	۸
Auto service station & repair	S	S	S	Α	A	A	Α	Α		Λ	Λ	Λ
Bank or Financial Services	S	S		Λ	Λ	Λ	Λ			Λ	Λ	Α
Bed and Breakfast	S	8	- 5	A	, A					Α		
Boat sales, storage & Repair	S			Λ	Α	Λ	Α	Λ		Λ	Λ	
picnic groves and fishing lakes	5	5	36	8:	S	Α	Λ	Λ				
Campgrounds	S	S										
Caretaker/Security Dwelling						Λ	Λ	Λ			Λ	A.
Cemetery, mausofeum or crematory	S	S	S	S	S	S	. 5	S	5	5.	8	- 5
Chemical, Petrolrum, Cool & Allied Products												
compromiting of comments, a tolerings, drugs, and pharmacents at product						Λ	۸	Α.				Λ
cosmotics and forletines, see manufacture, anel, dry (ee, ink manufacture (mixing only); insecticides, fungicides, disinfectants, related industrial household chemical corporousts (blending only); laboratories; perfumes and perfumed soap (compounding only); Pharmacoutiest products, soap, washing or cleaning products, powder or soda (compounding only);								A				^

S = Special Use Permit	R-2,5/5	R-1/ R-2/ R-3/ R-1	B-1	B-2	B-3	1-1	1.2	I-3	PR-1/PR-2/PR-3	MXD	PC	PI
A = Allowed Use	Rural	(One Fam/ Two Fam/ Apt)	Neighborhood Business	Limited Business	General Business	Limited Industry	Light Industry	Heavy Industry	Planned Residential District	Mixed Land Use	Planned Commercial	Planned Industrial
necids and derivatives: acetylene; ammonia; carbide; caustic soda; cellulose; chlorine; coke oven products; distillation; manufacture or refining of coal, Jaz, aphalte; velpoisves; [critilizer (organic); fish oil and necals; glue (organic); hydrogen and oxygen; lamp black and carbon black; nitming of cotton and other materials; pertuelism, gasoline, and lubricating oil refining and wholesale storage; plastic materials and yortheric resint; potash; pyroxylin; rendering and storage of dead unimals, offat, justuage or ysaste; preducts; tarprestice and resina;								٨				
Children tacility - independent childrene center or preschool when not conducted by or in a private or public school	S	S	Λ	٨	Α	Λ				Λ	Λ	Α
Cliarches, synagogues, other places of worship	A	A	A.	A	A	Ä	A	Α	Α	Λ	Λ	A
Clay, Stone, & Glass Products	-											
clay state and other glass products (electric or gas freed), concrete products, except central mixing and proportioning plant; pottery and porcelain products							_	٨				Λ
-brack, lirebrock, reliredory and clay products (cost fired); cement, line, gypsum, or plaster of paris;												
Club, Private	S	S	۸	Λ	Α						Λ	
Coal, fuel or ice storage_saw mills_and treatment of building materials	s							٨				۸
College or University, educational facilities either public or private	_	^	^	Λ		Λ	_	Λ	^			Λ
Communication Tower**	Α	^	Λ	A	Λ .	Α	Λ Λ	Α .	A	Λ Λ	^	À
Community buildings, recreational and athletic fields	Α	^	Λ	Λ A	^	Λ	- ^	_^_	À	Α	A	
Conservation or flood control project	A	Α	Α	_ A	Α	Λ Λ	Λ	^	A	Λ	Λ	A
District and District and Advanced Based of Street	<u> </u>	^	_^_	_ ^		_^_	^_		^	_^		
Contractor a yard (as defined in Article 3)	S	-			S	S	Α	Λ		-		λ
Custom Cabinetty - Structure 1,300 Square Fast or Lass HRICC Resolution 2017-58; Sept 28.2017)	s		s	Λ	Α.	Λ	Λ	Α		^	Λ	Λ
Cassim Calendry - Structure 1,391 Square Feet or Greener (DCCC Resolution 2017-58; Sept 28,2017)	s			- A		Λ	Λ	Λ			۸	Λ
Duty farms that process, package and distribute their product										-		
Servery Service (Not to include thought transfer, i.e. seniii-Intelor railers)								<u> </u>				_
Actention facility	-		Α	Λ	Λ 6	Λ	Λ .	Α		Λ	Λ	٨
Aspendion facility Aspendi or storage of waste materials, fundfill, incinerator, transfer	:8	- BK	. 5	8	S							
tation, etc. and recycle centers	s	5	s	s	s	s	S	s				
Jostiffunon of acceled from grain including mixing, bottling or resul												
alcs	S		S	Λ.	. Λ	Λ	Α	Α		Λ	Α	Λ
Jectrical Substations	- 8	35	- 5	S	S	Λ	Α	Λ	S	S	S	5
xtraction of mw materials such as rock, gravel, sand and clay, minerals and earths, quarrying, extracting, grinding, curshing and processing	s						s	s				
ann implement sale repair	S				Α	Λ	A			A	A	A
ann store Feed Store	S				Α.	Λ	Λ			Λ	Λ	A
arming, including buildings & structures	A	38	A	A	A	٨	A	Λ	Ä	A	Α	À

S = Special Use Permit A = Allowed Use Farming, publicly/privately, for the feeding/disposal of garbage, rubbish,	R-2,5/5 Rural	R-1/ R-2/ R-3/ R-4 (One Fam/ Two Fam/ Apt)	B-1 Neighborhood Business	B-2 Limited Business	B-J General Business	I-1 Limited Industry	1-2 Light Industry	(-3 Heavy Industry	PR-1/PR-2/PR-J Planned Residential District	MIND Mixed Land Use	PC Planned Commercial	PI Planned Industrial
or offal for a stipulated period not exceeding three (3) years and under such measures of control as necessary	s	s	s	s	s	s	s	s	s	5	S	s
Food Slorage Lockers				Α.	Λ	Λ	Λ	Λ		- A	Λ	Λ
Funeral Home or Mortuary				2		Α	Λ					Λ
Gas filling station sales	- 5		A	Λ	Λ	Λ	Λ	Λ		Λ	Λ	, V
Golf course including miniature golf or commercial practice driving tees	Λ.	^	٨		^	^	Λ	^	۸	۸	_	Λ
Gun Cliibs, Skeet Shoot, Target Ranges (Indoors)	S			Δ	- Δ	Ä	Α.				Α.	Α
Gun Clubs, Skeet Shoot, Target Ranges (Outdoors)	S		S	S	S	S	S			s	S	8
Health Club			A	Λ	A	Λ.	A			Α.	Λ	λ
Home occupations, counce applicant residing on the property (see Article 3, Definitions)	Λ	Λ										
Hospital clinic and or institution	S	S	Α	Λ	Λ	X				Λ	A	
Horel, Motel, Lodging House					Λ	Λ	Λ	Λ.		Λ.	Λ.	λ
Herse bounding 10 or fewer borses	Λ			_								-
Herse boarding 11 or more horses	S			Λ	Λ	-						
lee Manufacturing and Storage	- 5					۸	A	Λ				Α
Kennel – dog	S		S	S	S	S	5				7 3	
laboratory – research, experimental, or testing					A	Α	Α	Α.			Α	Λ
andscaping, lawn care, lawn maintenance, snow removal and related business					٨	Λ	Λ	Λ				Λ
Manufacture or assembly of medical or dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic equipment						٨	Λ	Λ				٨
Manufacturing of Case goods - Hover, Crater, Furniture, Harkett, Veneer & other similar wood products						Λ	Λ	Λ				۸
Amutacturing of Food and Boverage												
manufacture of food products, including beverage blending, or bottling, sakery products, condy manufacture, dairy products, ice cream, finit and equable processing and earning, peakaging and processing of the analysis and ocultry products, but not to include the following: distilling beverages, laughtering of pouttry or animals, or processing or bulk storage of grain or feeds for animal or poultry.						Λ	Λ	Λ				۸
bakery products, wholesale; beverages, blending and bottling; candy, hewing gum, chocolate, careva and exceat products; coffee, tea, and private processing and pockaging; condensed and evuporated milk processing and canning; cramery and dairy operations. Hour, feed and run (packaging, blending and storage); fivil and vegetable processing; clarith products; glouves and devtrin; grain blending and packaging but on milling; wholesale ice cram; malt products, manufacturing except reverties; ment products, packaging and processing but no shaughtering; stullity packing and shaughtering; seast.							Λ	Λ				٨
lat residenny. Itsh curnig, packing and storage, slaughtering of animals.												$\overline{}$

S = Special Use Permit	R-2.5/5	R-1/ R-2/ R-3/ R-4	B-1	B-2	B-3	1- L	1-2	1-3	PR-1/PR-2/PR-3	MXD	PC	PI
A = Allowed Use	Rural	(One Fam/ Two Fam/ Apt)	Neighborhood Business	Limited Business	General Business	Limited Industry	Light Industry	Heavy Industry	Planned Residential District	Mixed Land Use	Planned Commercial	Planned Industrial
Manufacturing of Textiles - Rugs, Quilts mattresses, pillows millinery, Hosiery, Clothing, Fabrics, Printing & finishing of textiles						Λ	_	Λ				٨
Material storage yard westail sales					Λ	Λ	Λ	Λ				Λ
Medical Delpatient Care racifity and or Medical/Dental Lab and or Services			۸	٨	Λ	۸	Λ			Λ	^	Λ
Metal & Metal Products												
manufacture or assembly of boats, bolts, nuts screws rivets, ornamental products, firearms, tools and dies, machinery, hardware products, sheet netal products, and vitreous snameled products.						Α	Λ	Δ			Α	۸
agricultural or farm implements; aircraft and parts; aluminum extrucion, miling, fabrication, and forming; automobile, truck, trailer, mobile home, notorcycles and bicycle assembly; blacksmilt or welding abop; both annufacture (vessels less than 5 tens); bolts, nuts, screws, washers, viets, containers; culverts; foundry products manufacture (electrical mily); heating, ventilation, cooking and refrigeration supplies and plushing, ventilation, cooking and refrigeration supplies and plushing, scales, and sapites; plaine; electrolytic process; plumbing upplies; scale and vault; sheet metal products; silverware and plained, ware status and range manufactures; structural iron and steel fabricumon; old, die, gauge, and machine shops; tools and hardware products; sirecus name and products.							٨	٨				٨
alluminust peoclet and jump manutachining. Blast Burnaces and supplies, tooming mill: metal and metal ores, reduction, refining, smelling, and Boying; serup metal reduction; steel works and rolling mill; vehicle, unk, debris salvage yard								Λ				
Ailk Distribution - including bottling				5	S	Λ	Λ	Λ			A	Α
Arthile home and lourist sourts	S	8							-			
fiero Distillery (as defined in Article 3)	S		Λ	Α	Α	Λ	Λ	A		Α.	A	٨
Motion Picture Production	S			Λ	Λ	٨	٨	Λ		Λ	Λ	Λ
latural Gos Parreping Stations	S					- 5	Α	A				- X
Office office huildings with more than 2 employees			Λ	Λ	. Λ	Α	Λ	. А		Λ	Λ	Λ
office, Professional (no employees other than family members)	Λ	Α	A	A	A.	Λ	A	λ	Λ	Λ	Λ	Λ
HT-Street Parking Lots			Α	Λ	Λ	Λ	Λ	Λ		۸	Λ	A
haldose advertising structure			A	Α.	Λ	Λ	Α	Λ		۸	٨	Ā
arking Structures					Λ	Λ	Α.	Α.		· A:	۸	A
ersmal Service uses - Harbershop, Hank, Beauty parlin, hotographic/Artist studio, Messenger/Taxi service, Newspaper			^	Λ	Α	Λ	Α.	^		Λ	Α	Λ
hotographic processing, services			Λ	Λ	A	Λ.	Α.	- A		Α	Λ	A
rinting - Publishing - Engraving				۸	Α.	Ä	Λ	Λ		A	Α.	Λ
rocessing & Conning of fruits, vegetables, meats, poultry				- "	- "	^	Λ	A .		_^	- ^	Α.
ropune Storage - Dull	_			-	S	^	^	^			-	Λ

S = Special Use Permit	R-2,5/5	R-1/ R-2/ R-3/ R-1	B-I	D-2	B-3	1-1	I-2	1-3	PR-1/PR-2/PR-3	MXD	PC	PI
A = Allowed Use	Rural	(One Fam/ Two Fam/ Apt)	Neighborhood Business	Limited Dusiness	General Business	Limited Industry	Light Industry	Heavy Industry	Planned Residential District	Mixed Land Use	Planned Commercial	Planned Industrial
7,00000		Table /c[n)	DAUGHIN 20	IALAIRA	DAMES	madily	mouny	mounty	DESTRI		Contantition	
Public Utilities: drinking water towers and standpipes, drinking water	ı	1								ll i		
rentment facilities, drinking water treatment monofills, drinking water	ı)						١.
well houses, wastewater lift stations, wastewater treatment facilities	Λ						Λ	Λ	<u> </u>			۸
Public Utilities: Electric Substation Public Prevate utility substation including, but not limited by cable.	S						Λ	Λ				
electric, fiber optics, natural gas, oil or petroleum products, telephone,												
and water tower	s	s	s	S	s	S	٨	Λ	S	S	S	Α
Public Uses Government Uses	Ä	Λ	Α.	Α	Α	Λ	Α.	Ā	٨	Α	Ä	A
Radio Television Station Studio & Offices	-			Λ	A	Λ	Λ		- 1172	Λ	Λ	A-
Ratiroad ROW & Facalities, inc. Tracks & operations Excluding all other	-						- 	$\overline{}$				
Railroad uses	Λ	Λ	Λ	Α	_Λ.	Α	۸	Λ	Λ	Α	Α	Α
Recreation and Entertainment Indoor and Outdoor			Λ	Α	Λ					Α	Α	
Recreational Vehicle Park	- 8	39.	8	- 8	Α	Λ	Α.	Α			Λ	Λ
Retail Sides and Service	S		Α	Λ	Α	Λ	Α			Α	Λ	Λ
Hig Box Retail				Α.	A:	Α	Α.	Λ		A	Λ.	Α.
Boat Sales/Service				Α	Λ	Λ	Λ	Α		Λ	Λ	Λ
Home Remodeling and Light construction Supply Sales (BOCC 2018- 7: March 6.2018)	s		۸	Λ	Λ	۸	۸	Λ		Λ	۸	۸
Riding stables and tracks	- 5											
Resultside Seasonal Produce Stand	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ
Rock crushers, asphalt and concrete plant	S						٨	Α				A
Salvage yard	8			8	<u>s</u>	- 8	Λ	Α.				
Self-slorage warehouse, Mini'-warehouse					Λ	Λ	Λ	Λ			Λ	A:
Signs in accordance with Article 25	A	Α.	Α.	Α	Λ	Ä	Λ	Α.	Λ	Α.	- A	A
highs-Temporary in accordance with Article 25	Λ	Α	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	λ
Small limited businesses (as defined in Article 3 Definitions)	S	N.	Α	Α.	A	Α	Α.	A	- 8	A	Α.	Α.
storage, puckaging and distribution of amokeless Class 1.3c and illisck Class 1.4d powder			1007		155		S	s				
Storage of liquid solid fertilizer		1			Λ	Α	Λ.	Λ	-	-	Λ	Λ
Swimming pool or natatorium	S	S	Λ	Λ	Α	Λ	۸		Λ	Λ	Λ.	Λ
Gevenon and amateur radio automac exceeding district lingful	Ť											
imitations	S	S	S	S	S	S	S	S	S	S	S	S
temperary construction sets buildings or sale of lots during development being conducted on the same adjunting tract or subdivision, or upon the expiration of a two year period from the time of erection of such												
milding, whichever is sooner	Λ	Λ	Λ	Λ	٨	Α	Α	Α	۸	٨	Λ	Λ
hister (melnsed)			Α.	Α.	A	A	Λ.	Λ		۸	- A	Λ
heater, outside or drive'-in	S			٨	. A	Λ	Λ	Λ		Λ	Λ	Λ
Sanda Hardina Davida	S		s									Λ
Frick Hauling Business	-2		2	S	A	λ	A	A A		_	. Λ	Λ
					- IA	Α	100/	_^		$\overline{}$		- ^

S = Special Use Permit	R-2.5/5	R-1/R-2/R-3/R-4	B-1	B-2	B-3	1411	I-2	1-3	PR-1/PR-2/PR-3	MIXD	PC	PI
A = Allowed Use	Rural	(One Fam/ Two Fam/ Apt)	Neighborhood Business	Limited Business	General Business	Limited Industry	Light Industry	Heavy Industry	Planned Residential District	Mixed Land Use	Planned Commercial	Planned Industria
building materials (eement, lime in bags or containers, sand, gravel, held!, lumber, and the like), storage and sales; bus garage and repair shop; button manufacture; carbon paper and inked ribbon manufacturing; leaning and dy-eing of garments, hats, rugs; cool and cooke storage and ales; exposition building; fur finithing; gas fired electricity generating stations (subject to Article 20, section 4, height requirements); industrial sociation training schools; leather goods manufacturing; livery stable and diding cacdemy; milroad switching yards; sign painting and fabrication; ire retreading plent; accessors years and buildings.							^	*				Λ
hart, fields, and row for curring, tamoring, dressing, divering and alorage; eccessory buildings and uses								Λ				
Warehouse						Λ.	A	Ä				A
Wastewater treatment plant	18						Λ	Λ				
Whelesale men,bandise establishment					Λ	X.	(A)	Λ			Ä	Α.
Wood & Paper Products		1										
baskets and humpers, besses and crases, cooperage works: furnitain; lumber yard; pencils; planing and millwork; pulp goods; shipping containers (corrugated board, fiber or wire bound); trailer, carriage, and wagen; veneer; wood products							Λ	^				٨
match manufacture: wood pulp and fiber, reduction and processing								^				