

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 the 1st 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



Doug Smith, Chairman



Jeff Culbertson, Member



Vicky Kaaz, Member



Chad Schimke, Member



Mike Stieben, Member

ATTEST



Janet Klasinski



ATTACHMENT A

S = Special Use Permit	R-2/S/5	R-1/ R-2/ R-3/ R-4	B-1	B-2	B-3	I-1	I-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
RESIDENTIAL												
Apartment		A (R-4 only)	A	A	A				A (PR-3 only)	A	A	
Group Home Type 1	A	A	A	A	A				A	A	A	
Group Home Type 2	S	S	S	S	S				S			
Single Family attached (1'-2 dwelling units)		A(R-3/ R-4 only)	A	A	A				A(PR-2/ PR-3 only)	A	A	
Single Family Residential (detached)	A	A	A	A	A				A	A	A	
NON-RESIDENTIAL												
Airport or landing field	S				S	S	S	S				S
Accessory buildings and uses	A	A	A	A	A	A	A	A	A	A	A	A
Adult Entertainment/Book store								S				
Agriculturally related business (agri-business)	S	S	A	A	A	A	A	A	S	A	A	A
Amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds	S	S	A	A	A	A	A	A		A	A	A
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.	S	S	S	S	A	A	A			A	A	A
Animal Hospital, Animal Care facility, Veterinarian Office or Clinic, enclosed and soundproofed kennels only (outdoor stables and pens for horses and livestock are permitted)	S	S	A	A	A	A	A			A	A	A
Art Studio Gallery	S	S	A	A	A	A	A			P	P	P
Auction or swap meet	S				A	A	A	A			A	A
Auto service station & repair	S	S	S	A	A	A	A	A		A	A	A
Bank or Financial Services	S	S	A	A	A	A	A			A	A	A
Bed and Breakfast	S	S	S	A	A					A		
Boat sales, storage & repair	S			A	A	A	A	A		A	A	A
Picnic grounds and fishing lakes	S	S	S	S	S	A	A	A				
Campgrounds	S	S										
Caretaker/Security Dwelling						A	A	A			A	A
Cemetery, mausoleum or crematory	S	S	S	S	S	S	S	S	S	S	S	S
Chemical, Petroleum, Coal & Allied Products												
Compounding of cosmetics, lotions, drugs, and pharmaceutical product						A	A	A				A
Extractions and isolations; ice manufacture; wet dry ice; ink manufacture (mixing only); insecticides, fungicides, disinfectants, related industrial/household chemical compounds (blending only); laboratories; perfumes and perfumed soap (compounding only); Pharmaceutical products; soap, washing or cleaning products, powder or soda (compounding only)							A	A				A

S = Special Use Permit	R-2, S/5	R-1/ R-2/ R-3/ R-4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/PR-2/PR-3	MSD	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
Farming, publicly/private, for the feeding/disposal of garbage, rubbish, or oil 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	S	S	S
Food Storage Lockers				A	A	A	A	A		A	A	A
Funeral Home or Mortuary						A	A					A
Gas filling station sales	S		A	A	A	A	A	A		A	A	A
Golf course including miniature golf or commercial practice driving tees	A	A	A	A	A	A	A	A	A	A	A	A
Gun Clubs, Skeet Shoot, Target Ranges (Indoors)	S			A	A	A	A				A	A
Gun Clubs, Skeet Shoot, Target Ranges (Outdoors)	S		S	S	S	S	S			S	S	S
Health Club			A	A	A	A	A			A	A	A
Home occupations, owner applicant residing on the property (see Article 3, Definition)	A	A										
Hospital, clinic and/or institution	S	S	A	A	A	A				A	A	
Hotel, Motel, Lodging House					A	A	A	A		A	A	A
Horse boarding 10 or fewer horses	A											
Horse boarding 11 or more horses	S			A	A							
Ice Manufacturing and Storage	S					A	A	A				A
Kennel - dog	S		S	S	S	S						
Laboratory - research, experimental, or testing					A	A	A	A		A	A	A
Landscaping, lawn care, lawn maintenance, snow removal and related business	S				A	A	A	A				A
Manufacture of assembly or medical or dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic equipment						A	A	A				A
Manufacturing of Case Goods - Boxes, Cases, Furniture, Hardware, Veneer & other similar wood products						A	A	A				A
Manufacturing of Food and Beverage												
manufacture of food products, including beverage blending, or bottling bakery products, candy manufacture, dairy products, ice cream, fruit and vegetable processing and canning, packaging and processing of meat and poultry products, but not to include the following: distilling beverages, slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animal or poultry						A	A	A				A
bakery products, wholesale; beverages, blending and bottling; candy, chewing gum, chocolate, cocoa and cocoa products; coffee, tea, and spices, processing and packaging; condensed and evaporated milk; processing and canning; creamery and dairy operations; flour, feed and grain (packaging, blending and storage); fruit and vegetable processing; gelatin products; glucose and dextrin; grain blending and packaging but not milling; wholesale ice cream; mall products, manufacturing except breweries; meat products, packaging and processing but no slaughtering; poultry packing and slaughtering; yeast							A	A				A
fish rendering, fish curing, packing and storage, slaughtering of animals, starch manufacture								A				

S = Special Use Permit	R-2/S5	R-1/R-2/R-3/R-4	B-1	B-2	B-3	I-1	I-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
Manufacturing of Textiles – Rugs, Quilts, mattresses, pillows, millinery, Hosiery, Clothing, Fabrics, Printing & finishing of textiles						Λ	Λ	Λ				Λ
Material storage yard w/retail sales					Λ	Λ	Λ	Λ				Λ
Medical Diagnostic Care Facility and/or Medical/Dental Lab and/or Services			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Metal & Metal Products												
Manufacture or assembly of bolts, nuts, screws, rivets, ornamental products, firearms, tools and dies, machinery, hardware products, sheet metal products, and vitreous uncoated products						Λ	Λ	Λ			Λ	Λ
Manufacture of agricultural or farm implements; aircraft and parts; aluminum extrusion, milling, fabrication, and forming; automobile, truck, trailer, mobile home, motorcycles and bicycle assembly; blacksmith or welding shop; boat manufacture (vessels less than 5 tons); bolts, nuts, screws, washers, rivets, containers, culverts; foundry products manufacture (electrical only); heating, ventilation, cooling and refrigeration supplies and appliances; iron (ornamental) fabrication; machinery, manufacture, nails, brads, licks, spikes, and staples; plating, electrolytic process; plumbing supplies; scale and vault; sheet metal products; silverware and plated ware; stove and range manufacture; structural iron and steel fabrication; tool, die, gauge, and machine shops; tools and hardware products; vitreous enameled products								Λ				Λ
Aluminum powder and paint manufacturing; blast furnaces and cupolas; blooming mill; metal and metal ores, reduction, refining, smelting, and alloying; scrap metal reduction; steel works and rolling mill; vehicle, junk, debris salvage yard								Λ				
Milk Distribution - including bottling				S	S	Λ	Λ	Λ			Λ	Λ
Mobile home and tourist courts	S	S										
Micro Distillery (as defined in Article 3)	S		Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Motion Picture Production	S			Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Natural Gas Pumping Stations	S					Λ	Λ	Λ				Λ
Office office buildings with more than 2 employees			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Office, Professional (no employees other than family members)	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ
Off-Street Parking Lots			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Outdoor advertising structure			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Parking Structures				Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Personal Services uses – Barber/Shop, Bank, Beauty parlor, Photographic/Artist studio, Messenger/Taxi service, Newspaper			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Photographic processing, services			Λ	Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Printing – Publishing – Engraving				Λ	Λ	Λ	Λ	Λ		Λ	Λ	Λ
Processing & Canning of fruits, vegetables, meats, poultry						Λ	Λ	Λ				Λ
Prepate Storage – Bulk					S	Λ	Λ	Λ				Λ

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-building materials (cement, lime in bags or containers, sand, gravel, shell, lumber, and tile like), storage and sales; bus garage and repair shop; button manufacture; carbon paper and inked ribbon manufacturing; cleaning and dyeing of garments, hats, rugs; coal and coke storage and sales; exposition building; fur finishing; gas fired electricity generating stations (subject to Article 20, section 4, height requirements); industrial vocation training schools; leather goods manufacturing; livery stable and riding academy; railroad switching yards; sign painting and fabrication; fire retreading plant; accessory uses and buildings							A	A				A
flint, hides, and raw fur skin, tanning, dressing, dyeing and storage; accessory buildings and uses								A				
Warehouse						A	A	A				A
Wastewater treatment plant	S						A	A				
Wholesale merchandise establishment					A	A	A	A			A	A
Wood & Paper Products												
shanks and hampers, boxes and crates, cooperage works, furniture, lumber yard; pencils; planing and millwork; pulp goods; shipping containers (corrugated board, fiber or wire bound); trailer, carriage, and wagon; veneer; wood products							A	A				A
match manufacture; wood pulp and fiber, reduction and processing								A				