

RESOLUTION NO. 12-08

A RESOLUTION AMENDING THE ADOPTED ZONING REGULATIONS FOR THE UNINCORPORATED PORTION OF WOODSON COUNTY, KANSAS.

WHEREAS, certain amendments to the adopted Zoning Regulations for the unincorporated portion of Woodson County, Kansas, have been initiated by the Board of County Commission; and,

WHEREAS, the Joint Planning Commission of Woodson County has conducted a public hearing on those amendments following published notification in accordance with K.S.A. 12-741, et seq, as amended; and,

WHEREAS, the Joint Planning Commission of Woodson County has recommended that the Governing Body of Woodson County, Kansas, approve the amendments to the Zoning Regulations for the unincorporated portion of Woodson County, Kansas;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WOODSON COUNTY, KANSAS, THAT:

1. The following Zoning Regulations for Woodson County, Kansas, shall be amended as follows:

A. Section 1-104, Definitions, be amended by adding the following:

110. JUNKYARD: An establishment which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of a motor vehicle graveyard. This term shall include salvage yards and locations used for the demolition and/or dismantling of manufactured homes, mobile homes and/or recreational vehicles.

141. MOTOR VEHICLE GRAVEYARD: Any establishment which is maintained, used, or operated for storing in the open, keeping, buying, or selling eight (8) or more wrecked, scrapped, ruined, dismantled or inoperative motor vehicles; provided, however, such term shall not include any location where motor vehicle bodies are placed along stream banks for purposes of bank stabilization and soil erosion control, if such placement conforms with guidelines established by the Chief Engineer of the Division of Water Resources of the State Board of Agriculture and has been permitted accordingly.

B. Section 21, Performance Standards, be amended by adding the following:

21-112 Performance Standards – Special Standards for Manufactured and Mobile Home and/or Recreational Vehicle Demolition Locations: The following are the performance standards and requirements for locations where demolition of manufactured and mobile homes and/or recreational vehicles occur, whether said location is a legal, nonconforming use or a site that obtains a Conditional Use Permit as a new location.

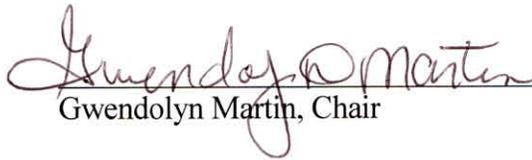
1. Every manufactured home, mobile home and/or recreational vehicle placed on a site in the open shall require a permit issued by the County to

be placed on said property for demolition and/or dismantling. Said permit shall be obtained by making application with the Zoning Administrator in accordance with the rules and regulations established by the County.

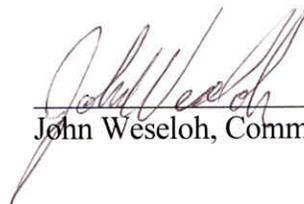
2. The location for the operations on each property shall not be permitted in any front yard area of the lot or tract of land; and shall not be permitted closer to any public street or road than the principal dwelling or structure located thereon.
3. No on-site signage shall be allowed for the operation unless the property has obtained proper zoning approval in accordance with these Regulations and has an approved Development Plan for said property as provided herein.

2. That this Resolution shall be in full force and effect from and after its publication once in the official county newspaper.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Woodson County, Kansas, this 11th day of October, 2012.


Gwendolyn Martin, Chair


Larry Crossfield, Commissioner


John Weseloh, Commissioner

ATTEST:

Shelley Stuber, County Clerk