

**CITY OF LEAVENWORTH
PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N. 5th Street
Leavenworth, KS 66048**

**REGULAR SESSION
Monday, August 3, 2026
6:00 p.m.**

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: June 1, 2026**

OLD BUSINESS:

None

NEW BUSINESS:

- 1. 2026-20 SUB KOPPEN ADDITION FINAL PLAT**
Consider a final plat for Koppen Addition.
- 2. 2026-21 TXT – TEXT AMENDMENTS**
Conduct a public hearing for proposed text amendments to the adopted 2016 Development Regulations.

OTHER BUSINESS:

None

ADJOURN

CITY OF LEAVENWORTH PLANNING COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

REGULAR SESSION

Monday, June 1, 2026

6:00 PM

CALL TO ORDER:

Commissioners Present

Ted Davis
Stephen Tennant
Mark Preisinger
Kenneth Bateman
Jason Redmon
Donald Homan

Commissioners Absent

Jon Kesler

City Staff Present

Kim Portillo
Michelle Baragary
Bethany Lasher

Chairman Bateman called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES – May 4, 2026

Chairman Ken Bateman asked for questions, comments or a motion on the May 4, 2026, minutes presented for approval. Commissioner Davis moved to approve the minutes, seconded by Commissioner Tennant and approved by a vote of 6-0.

OLD BUSINESS:

1. 2026-11 TXT – TEXT AMENDMENTS

Second review of proposed text amendments and recommendation vote to the adopted 2016 Development Regulations

Chairman Bateman called for a staff report.

Planning Director Kim Portillo stated that at the May 4th, 2026 Planning Commission meeting the text amendments were introduced and we are now proceeding with the second step of recommendation of approval or denial of proposed text amendments.

DISCUSSION:

The Development Regulations were adopted by the City Commission in June 2016 after a year-long comprehensive update process. Through the daily use of the Regulations by staff, several minor items have arisen that may necessitate possible updating. This process is not uncommon, and it is anticipated that an annual review of the Development Regulations will be conducted in order to ensure that they remain up to date and comprehensive. Many of the proposed amendments consist of clarifying existing language, with no substantial policy change.

The anticipated timeline is as follows:

- May 4th Planning Commission initial review and public hearing - Completed
- **June 1st Planning Commission second review and recommendation vote**
- June 23rd City Commission First Consideration
- July 14th City Commission Second Consideration

The following modifications have been drafted by staff and are now presented for public hearing.

- **Article 1; General Provisions**
 - Correct spelling of “Statues” to “Statutes”.
- **Article 2; Applications & Procedures**
 - Correct reference to Section II.F (nonexistent code section, should be 2.06).
- **Article 4; Zoning Districts & Standards**
 - Clarify language, correct “no closer to the property than” to “no closer to the property *line* than”.
 - Update 4.03.E to allow for the accessory use of shipping containers as storage in industrial districts.
- **Article 6; Landscape & Site Design**
 - Update Table 6-04: Buffer Planting Requirements to include requirements for a 20-foot-wide buffer, as referenced in Section 6.04.A
- **Article 8; Signs**
 - Remove restriction that window signs cannot contain message or identification (i.e. name of establishment) more than once within the permitted total sign surface area per each front, side or rear wall.
 - Revise the “Attached Signs” section to exclude awning signs from the total wall sign count and limit them to one sign per awning with a size cap of 15% of the awning area.
 - Revise EMC sign regulations to allow placement within 100 feet of a residence when an intervening building blocks the line of sight and clarify that the required distance is measured from the sign to the residential structure, not the property line.
- **Article 12; Definitions**
 - Add a definition for the use “Heavy Vehicle/Equipment Sales, Rentals and Service” as follows:

Heavy Vehicle/Equipment Sales, Rentals and Service: The sale, rental, leasing, maintenance, and repair of vehicles and equipment designed for commercial or industrial use that exceed a gross vehicle weight rating (GVWR) over 10,000 pounds, such as large trucks and buses or construction, industrial, or agricultural machinery. There may be incidental outdoor storage, display and part sales.

This use is currently listed in the use table but is not defined.

ACTION/OPTIONS:

Recommend approval or denial of proposed text amendments for final action by the City Commission.

Commissioner Homan asked for clarification of measurements for the correction of “no closer to the property than” in Article 4-5. Ms. Portillo noted that there was an error in the highlighted word and “line” should be highlighted and not “than”. She added that “feet” is in the code but was not included in the agenda item information. The wordage does continue and includes the exact measurements in the code.

Chairman Bateman called for a motion of approval or denial of the text amendments to the City Commission. Commissioner Davis moved to approve the presented text amendments, seconded by Commissioner Redmon and passed by a vote of 6-0.

Ms. Portillo said that this will now go to the City Commission for first and second consideration.

NEW BUSINESS:

1. Introduce new Planning Assistant, Bethany Lasher

Planning Assistant Bethany Lasher shared a brief introduction.

2. 2026-18 SUP – 1119 & 1121 SHERMAN AVENUE

Conduct a public hearing for a request for a Special Use Permit (SUP) to allow a two-family dwelling in the R1-6, High Density Single Family Residential District, zoning district.

Chairman Bateman called for the staff report.

City Planner Michelle stated the owners and applicants, Chad and Sheila Vester, request approval of a Special Use Permit (SUP) to allow a two-family dwelling in the R1-6 High Density Single Family Residential District located at 1119 & 1121 Sherman Avenue. Two-family dwellings are permitted in the R1-6 zoning district subject to issuance of a Special Use Permit.

Based on staff research, the structure was originally constructed as a duplex in 1966, prior to the adoption of Development Regulations and has continuously operated as a two-family dwelling since that time. As such, the use is considered a legal nonconforming use.

Per section 1.05.D of the adopted Development Regulations:

Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Section 1.05.D further provides:

If a structure devoted to a nonconforming use is damaged or destroyed by more than fifty percent (50%) of its fair market value, such building shall not be restored if the use of such building is not in conformance with the regulations of the zoning district in which it is located.

The applicants are requesting approval of a Special Use Permit in order to bring the property into conformance with current zoning regulations. No structural expansions, site modifications, or changes in intensity of use are proposed.

COMMISSION FINDINGS

In considering this request, the Planning Commission may recommend issuance of a special use permit upon making the following findings:

1. The proposed special use complies with all applicable provisions of this ordinance.

Based on all available information provided and staff review, the application complies with the applicable provisions of City of Leavenworth Development Regulations.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

This property has functioned as a two-family dwelling since 1966 and contributes to the diversity of housing types available to Leavenworth residents.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Staff does not anticipate that the continued residential use of the property as a two-family dwelling will cause substantial injury to the value of surrounding properties

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The requested special use permit would allow the continued use of an existing duplex originally constructed in 1966 and has continuously operated as such since that time. The request does not involve exterior expansion or an increase in residential intensity. The property is 14,130 SF in size, which substantially exceeds the minimum lot size requirement of 6,000 SF for the R1-6 zoning district. Existing off-street parking is provided, and no significant increase in traffic is anticipated. In addition, several other two-family dwellings are located within a block or two of the subject property, indicating that the use is compatible with the surrounding neighborhood development pattern. Therefore, staff finds the use will not dominate the immediate neighborhood or prevent the development and use of neighboring properties in accordance with the applicable zoning regulations.

Notification was mailed to property owners within 200 feet of the subject property in accordance with Kansas statutory requirements. After notifications were mailed, staff received no public comments regarding the request.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit based on the analysis and findings stated above, subject to the following condition:

1. The property owner shall register the property with the City of Leavenworth as a two-family rental property.

Failure to maintain compliance with the condition of approval may result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion to recommend approval of the Special Use Permit to the City Commission based upon the findings as stated and subject to the listed condition.
- Motion to recommend denial of the Special Use Permit to the City Commission.
- Motion to table the item for additional information or consideration.

Chairman Bateman asked the commissioners for questions about the staff report.

Commissioner Preisinger asked if this was the first application for a special use permit since 1966 and what precipitated the requirement.

Owner Chad Vestor at 8725 Soap Weed Rd., Calhan, CO 80808 explained that without the special use permit for duplex the insurance company would not cover it to be rebuilt as a duplex if more than 50% of the structure was destroyed.

Ms. Baragary clarified the need for a SUP to allow rebuilding a legal non-conforming structure back to its original state if more than 50% of the fair market value of the property is destroyed.

Commissioner Tennant asked staff if a tornado were to strike the property, could they still go through the process of an exception to the existing land use regulations and then file their insurance claim after that and get reimbursed. Ms. Baragary answered that it could be an issue with the insurance company because the ordinance is not created until after it goes to the City Commission twice. She further covered the timing of the approval process. Exceptions are not done preemptively and are processed with the Board of Zoning Appeals.

Chairman Bateman covered the approval process and timing and asked how much of the process could be eliminated if duplexes were allowed by right in this district according to code. Ms. Baragary answered that Planning Director Portillo and herself are discussing this allowance for only the R1-6 district since it's high density. Chairman Bateman shared his thoughts on the process.

Chairman Bateman called for a motion on the approval request for a special use permit. Commissioner Davis moved to recommend approval of the special use permit to the City Commission based on findings as stated and conditions as presented, seconded by Commissioner Homan and passed by a vote of 6-0.

Because the process for a public hearing was not conducted, Ms. Baragary requested to revisit case number 2026-18 SUP – 1119 & 1121 Sherman Avenue to open a public hearing.

Chairman Bateman called for a motion to reopen 2026-18 SUP – 1119 & 1121 Sherman Avenue to open a public hearing. Commissioner Preisinger moved to open a public hearing for 2026-18 SUP – 1119 & 1121 Sherman Avenue, seconded by Commissioner Tennant and passed by a vote of 6-0.

Chairman Bateman called for a motion to close the public hearing for 2026-18 SUP – 1119 & 1121 Sherman Avenue. Commissioner Preisinger moved to close the public hearing for 2026-18 SUP – 1119 & 1121 Sherman Avenue, seconded by Commissioner Homan and passed by a vote of 6-0.

3. 2026-19 SUP – 1125 & 1127 SHERMAN AVENUE

Conduct a public hearing for a request for a Special Use Permit (SUP) to allow a two-family dwelling in the R1-6, High Density Single Family Residential District, zoning district.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary presented the request to the Commission.

The owners and applicants, Chad and Sheila Vester, request approval of a Special Use Permit (SUP) to allow a two-family dwelling in the R1-6 High Density Single Family Residential District located at 1125 & 1127 Sherman Avenue. Two-family dwellings are permitted in the R1-6 zoning district subject to issuance of a Special Use Permit.

Based on staff research, the structure was originally constructed as a duplex in 1966, prior to the adoption of Development Regulations and has continuously operated as a two-family dwelling since that time. As such, the use is considered a legal nonconforming use.

Per section 1.05.D of the adopted Development Regulations:

Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Section 1.05.D further provides:

If a structure devoted to a nonconforming use is damaged or destroyed by more than fifty percent (50%) of its fair market value, such building shall not be restored if the use of such building is not in conformance with the regulations of the zoning district in which it is located.

The applicants are requesting approval of a Special Use Permit in order to bring the property into conformance with current zoning regulations. No structural expansions, site modifications, or changes in intensity of use are proposed.

COMMISSION FINDINGS

In considering this request, the Planning Commission may recommend issuance of a special use permit upon making the following findings:

1. The proposed special use complies with all applicable provisions of this ordinance.

Based on all available information provided and staff review, the application complies with the applicable provisions of City of Leavenworth Development Regulations.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

This property has functioned as a two-family dwelling since 1966 and contributes to the diversity of housing types available to Leavenworth residents.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Staff does not anticipate that the continued residential use of the property as a two-family dwelling will cause substantial injury to the value of surrounding properties

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The requested special use permit would allow the continued use of an existing duplex originally constructed in 1966 and has continuously operated as such since that time. The request does not involve exterior expansion or an increase in residential intensity. The property is 13,345 SF in size, which substantially exceeds the minimum lot size requirement of 6,000 SF for the R1-6 zoning district. Existing off-street parking is provided, and no significant increase in traffic is anticipated. In addition, several other two-family dwellings are located within a block or two of the subject property, indicating that the use is compatible with the surrounding neighborhood development pattern. Therefore, staff finds the use will not dominate the immediate neighborhood or prevent the development and use of neighboring properties in accordance with the applicable zoning regulations.

Notification was mailed to property owners within 200 feet of the subject property in accordance with Kansas statutory requirements. After notifications were mailed, staff received no public comments regarding the request.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit based on the analysis and findings stated above, subject to the following condition:

1. The property owner shall register the property with the City of Leavenworth as a two-family rental property.

Failure to maintain compliance with the condition of approval may result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion to recommend approval of the Special Use Permit to the City Commission based upon the findings as stated and subject to the listed condition.
- Motion to recommend denial of the Special Use Permit to the City Commission.
- Motion to table the item for additional information or consideration.

Chairman Bateman opened the public hearing.

The Commission asked owner Chad Vestor about the size of the building and Mr. Vestor said they are the same other than the number of garages.

With no one else wishing to speak, Chairman Bateman closed the public hearing, and called for a motion.

Commissioner Davis moved to recommend approval of the special use permit to the City Commission based on findings as stated and conditions as presented, seconded by Commissioner Redmon and passed by a vote of 6-0.

OTHER BUSINESS:

Commissioner Preisinger expressed his frustration with unkempt grass on the frontage of Fourth Street at the old Leavenworth Plaza, and its unfairness of enforcing others to keep their grass mowed but this one isn't. Ms. Baragary asked Commissioner Preisinger if he had a chance to reach out to City Manager Scott Peterson regarding this and Commissioner Preisinger said he had not. Ms. Baragary encouraged Commissioner Preisinger to reach out to City Manager Peterson regarding this matter.

Commissioner Homan commented on his approval of the City's repair of curbs and placing new sidewalks on Vilas Street.

Chairman Bateman shared they had their first Developmental Regulations Review Meeting before this Planning Commission meeting. He covered the topics discussed and asked for discussion on whether in the future or now, to investigate the bylaws for the number of people needed on a committee. The concern is three people are on the committee, and two people constitute a majority which doesn't allow discussion amongst one another without running a foul against the Open Meetings Act. He gave the option of changing the bylaws to five Commission members and then put five people on the subcommittee. This would allow the subcommittee to discuss changes with each other.

Ms. Baragary asked what they would be voting on. Chairman Bateman said that the Developmental Review Committee subcommittee would vote on proposed changes sent to this body and then would go to the City Commission. Our current bylaws only allow establishing a committee consisting of four people.

The Planning Commission and city staff discussed the bylaws regarding the number of committee members and the process of proposing changes to it. Article 8 of the bylaws, regarding the rules for proposing an amendment, was discussed, including the requirement that proposed amendments be submitted at least three days in advance. Discussion was held regarding the rationale for having five members on a committee. It was noted that a five-member committee would allow two members to discuss committee matters outside of a meeting without constituting a quorum and would provide broader input.

Director Portillo advised consulting the city attorney on this matter to see what his thoughts are.

Planning Commissioners discussed the possibility of having three commissioners on the subcommittee and adding individuals who are not commissioners, which could include business owners and home owners who could make recommendations to the Planning Commission. Suggestions included seeking input from the Planning and Zoning staff regarding citizens who could recommend or serve as strong candidates for committee membership. A concern was raised regarding whether the proposed changes would apply only to the Development Regulations Subcommittee or to any issue that might arise. After discussion, it was decided that the changes would apply only for the Development Regulations Subcommittee to review and update outdated regulations.

Ms. Baragary said that staff will reach out to the city attorney via email on guidelines on what to do next and are legally allowed to do. She also added that the possible changes to the bylaws and change in the number of members for a committee can be added to the agenda for the next meeting.

Chairman Bateman proposed at the next meeting we have bylaws that can be looked over. Commissioner Tennant proposed giving recommended changes to staff who would consolidate them and bring them for discussion to the meeting and make decisions on which to adopt. Chairman Bateman asked Ms. Baragary to contact the city attorney regarding this and if he approves, to email the commissioners for their input who will individually reply with their comments.

Chairman Bateman called for a motion to adjourn the meeting, motion made by Commissioner Homan and seconded by Commissioner Davis and passed by a vote of 6-0.

Meeting adjourned at 7:01 pm.

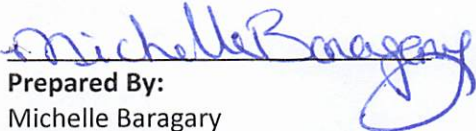
Minutes taken by Planning Assistant, Bethany Lasher.

PLANNING COMMISSION AGENDA ITEM
2026-20 SUB
KOPPEN ADDITION
FINAL PLAT

AUGUST 3, 2026

SUBJECT:

A request for approval of a Final Plat for Koppen Addition.


Prepared By:
Michelle Baragary
City Planner


Reviewed By:
Kim Portillo, AICP
Director of Planning and
Community Development

ANALYSIS:

The subject properties are owned by Jennifer Koppen and Gregory Baacke. The final plat was prepared by Atlas Land Consulting. The applicants are requesting approval of a two-lot final plat located at 2410 S. 14th Street (Jennifer Koppen) and 2504 S. 14th Street (Gregory Baacke). The proposed final plat consists of two existing platted lots within the Cleveland Park Subdivision and the Split Lot Replat. The purpose of the plat is to relocate the common property line between the two lots so the existing gravel driveway serving 2410 S. 14th Street meets the required two-foot setback established by the Development Regulations.

On October 20, 2025, the Board of Zoning Appeals granted a variance to Section 1.05 of the adopted 2016 Development Regulations to allow the expansion of an existing nonconforming gravel driveway at the property located at 2410 S. 14th Street. The variance was granted subject to the following mandatory conditions:

- The south property line must be professionally surveyed within sixty (60) days of the October 20, 2025, hearing date.
- The purpose of the survey is to confirm that the driveway does not encroach onto the neighboring property, and that it complies with the required two (2) foot setback from the south property line.
- If the survey determines that the driveway does not meet the required two-foot setback, the property owner must resolve the issue no later than May 1, 2026.

The submitted survey determined that a portion of the existing gravel driveway did not meet the required setback from the south property line. The proposed lot line adjustment relocates the common property line, resulting in the driveway meeting the required setback and bringing the property into compliance with the conditions of the Board of Zoning Appeals' approval. Approval and recording of the final plat will complete the corrective action required by the Board of Zoning Appeals to bring the property into compliance.

The plat has been reviewed by the Planning Department, Public Works Department, County Surveyor, and the Register of Deeds. Any comments received have been addressed or will be addressed prior to recording. No new public streets or utility easements are being dedicated by this plat. Existing easements remain in place unless otherwise shown on the plat.

Staff finds that the lot line adjustment in the proposed final plat resolves the existing driveway setback issue, satisfies the conditions of the variance approval established by the Board of Zoning Appeals, and complies with the subdivision requirements of the Development Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Koppen Addition Final Plat.

Following Planning Commission approval, the applicant shall:

1. Record the final plat with the Register of Deeds within eighteen (18) months of Planning Commission approval, in accordance with the Development Regulations.
2. Submit two full-size copies of the recorded final plat to the Planning & Community Development Department, in accordance with the Development Regulations.

ACTION/OPTIONS:

- Approve the Final Plat
- Deny the Final Plat
- Table the request for additional information or consideration.

ATTACHMENTS:

Location map

BZA decision

Application materials

Location Map



7/16/2026, 9:54:01 AM

Override 1

Parcels (City Owned)

Parcels_Current

Buildings

Address (Points)

Leavenworth City Limits

City Right-of-Way

RoadCenterline

1:2,257

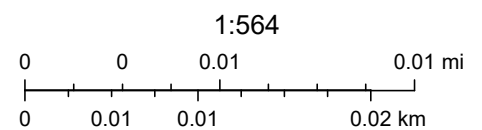
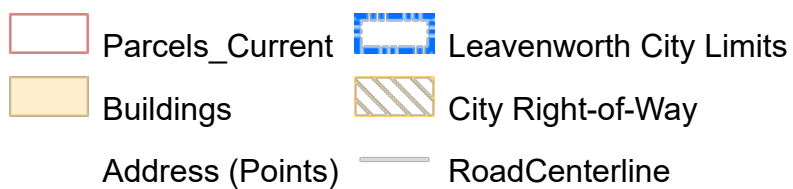
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Esri Community Maps Contributors, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, Web AppBuilder for ArcGIS

2410 S 14th St. - Gravel Driveway



7/17/2026, 12:03:41 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



DOC #: 2025R08552
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
11/03/2025 01:32:54 PM
RECORDING FEE: 38.00
PAGES: 2

CITY OF LEAVENWORTH BOARD OF ZONING APPEALS

Reference File No. 2025-18 BZA

Be it known that the City of Leavenworth Board of Zoning Appeals did, on Monday, October 20, 2025, after a public hearing was held, grant a variance to Jennier Koppen for the property legally described as:

The South 65 feet of the East 135 feet of Block 3, Cleveland Park Subdivision, City of Leavenworth, Leavenworth County, Kansas. AND the adjacent North Half (35 feet by 135 feet) of vacated Santa Fe Street, City of Leavenworth, Leavenworth County, Kansas, Parcel 1 as shown on the Survey recorded November 14, 1990 in Book S14 at Page 92.

And more commonly referred to as 2410 S 14th Street, Leavenworth, Kansas 66048.

A variance to Section 1.05 of the 2016 adopted Development Regulations is hereby granted to allow the expansion of an existing nonconforming gravel driveway at the property located at 2410 S 14th St. in the R1-9 zoning district.

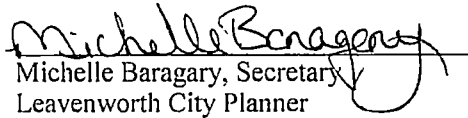
This variance is granted subject to the following mandatory condition:

- The south property line must be professionally surveyed within sixty (60) days of the October 20, 2025, hearing date.
- The purpose of the survey is to confirm that the driveway does not encroach onto the neighboring property, and that it complies with the required two (2) foot setback from the south property line.

If the survey determines that the driveway does not meet the required two-foot setback, the property owner must resolve the issue no later than May 1, 2026.

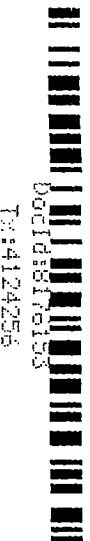
This official action by the Board of Zoning Appeals shall be duly recorded in the Office of the Register of Deeds, Leavenworth County, Kansas.

Witness my hand this 21st day of October 2025.


Michelle Baragary, Secretary
Leavenworth City Planner

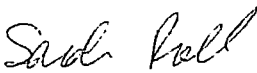
STATE OF KANSAS, LEAVENWORTH COUNTY, ss.

Be it remembered that on this 21st day of October 2025, before me, the undersigned, a notary in and for the County and State aforesaid, came Michelle Baragary who is personally known to me to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

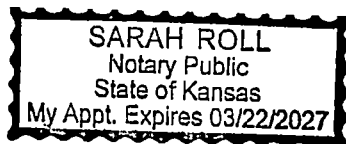


IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notary seal on the day and year last above written.

NOTARY SEAL:



Sarah Roll
Notary Public





Project No. 2026-20 SUB

FINAL PLAT APPLICATION
CITY OF LEAVENWORTH

OFFICE USE ONLY

Application No. 19186

Fee: 350.00
(\$350 plus \$10 per lot over 5 lots)

Date Paid _____

Received By _____

PC Meeting 8/3/25

NAME OF SUBDIVISION/PROJECT: KOPPEN ADDITION
LOCATION OF SUBDIVISION/PROJECT: 2410 S 14 AND 2504 S. 14TH STREET
NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)
NAME: JENNIFER KOPPEN AND GREGORY BRIAN BAACKE
STREET ADDRESS: (JK)2410 S. 14TH STREET (GB) 2504 S. 14TH STREET
CITY: LEAVENWORTH STATE: KS ZIP: 66048
PHONE: (JK) 913-486-3622 FAX: _____ EMAIL: JKOPPEN@TEAMCENTURION.COM

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)
NAME: AGENT : KRYSTAL VOTH, ATLAS LAND CONSULTING
STREET ADDRESS: 14500 PARALLEL
CITY: BASEHOR STATE: KS66007 ZIP: _____
PHONE: 417-622-2907 FAX: _____ EMAIL: KRYSTAL@ALCONSULT-LLC.COM

NAME OF ENGINEER PREPARING PLAT:
NAME: AUSTIN THOMPSON/ROGER DILL - ATLAS LAND CONSULTING
STREET ADDRESS: 14500 PARALLEL
CITY: BASEHOR STATE: KS ZIP: 66007
COMPANY: ATLAS LAND CONSULTING
PHONE: 913-957-3315 FAX: _____ EMAIL: AUSTIN@ALCONSULT-LLC.COM

PARCEL NO: 102-03-0-40-01-059.00-0 SEC.TWP.RNG. 3*9*22
102-03-0-40-01-058.00-0

ZONING OF SUBJECT PROPERTY: RI-9 CURRENT LAND USE: RESIDENTIAL

TOTAL ACREAGE: .75 NUMBER OF LOTS: TWO

LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

DATE OF PRELIMINARY PLAT APPROVAL: SUBMITTED CONCURRENTLY

SIGNATURE OF OWNER(S) [Signature] Date: 6/2/26

State of Kansas County of Leavenworth SS
Signed or attested before me on June 2, 2026 by Jennifer Koppen

Stephanie Colleen Nash October 14, 2027 Greg Baacke
Notary Appointment Expires (Seal)



FINAL PLAT
KOPPEN ADDITION

A PORTION OF BLOCK 3, CLEVELAND PARK, ALL OF LOT 7, LOT SPLIT REPLAT AKA SPLIT LOT REPLAT, AND A PORTION OF VACATED SANTA FE STREET, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS

DESCRIPTION:

RECORDED DESCRIPTION 2023R01509:

LOT 7, LOT SPLIT REPLAT AKA SPLIT LOT REPLAT, CITY OF LEAVENWORTH COUNTY, KANSAS AND THE SOUTH HALF OF VACATED SANTA FE STREET LYING IMMEDIATELY ADJACENT THERETO.

RECORDED DESCRIPTION 2025R03826:

THE SOUTH 65 FEET OF THE EAST 135 FEET OF BLOCK 3, CLEVELAND PARK SUBDIVISION, CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS. AND NORTH HALF (35 FEET BY 135 FEET) OF VACATED SANTA FE STREET, CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS. PARCEL 1 AS SHOWN ON THE SURVEY RECORDED NOVEMBER 14, 1990 IN BOOK S14 AT PAGE 92.

SURVEYORS SUGGESTED DESCRIPTION:

A PORTION OF BLOCK 3, CLEVELAND PARK, ALL OF LOT 7, LOT SPLIT REPLAT AKA SPLIT LOT REPLAT, AND A PORTION OF VACATED SANTA FE STREET, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED APRIL 7, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 64.93 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 14TH STREET AS IT NOW EXISTS; THENCE SOUTH 01°06'21" EAST, ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 7, A DISTANCE OF 231.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 87°51'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 135.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01°07'50" WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 231.97 FEET; THENCE NORTH 87°52'59" EAST, A DISTANCE OF 135.12 FEET TO THE POINT OF BEGINNING. CONTAINING 31,324.29 SQFT OR 0.72 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON HAVE CAUSED THE SAME TO BE SURVEYED, REPLATTED, AND SUBDIVIDED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "KOPPEN ADDITION".

ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND DEDICATIONS OF RECORD AFFECTING THE PROPERTY AND NOT VACATED BY THIS PLAT SHALL REMAIN IN FULL FORCE AND EFFECT. EXISTING UTILITY EASEMENTS SHOWN ON THIS PLAT WERE ESTABLISHED BY PRIOR RECORDED PLATS OR INSTRUMENTS AND ARE DEPICTED FOR REFERENCE PURPOSES ONLY. SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED BY SEPARATE INSTRUMENT.

NO ADDITIONAL PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER LANDS FOR PUBLIC USE ARE DEDICATED BY THIS PLAT.

IN TESTIMONY WHEREOF,
I, undersigned owner of **KOPPEN ADDITION** have set our hands this _____ day of _____, 20__.

JENNIFER KOPPEN, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME
OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT
OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME _____

My Commission Expires: _____

IN TESTIMONY WHEREOF,
I, undersigned owner of **KOPPEN ADDITION** have set our hands this _____ day of _____, 20__.

GREGORY BAACKE, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME
OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT
OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME _____

My Commission Expires: _____

PLANNING COMMISSION:

THIS PLAT OF **KOPPEN ADDITION** HAS BEEN SUBMITTED TO AND APPROVED BY THE LEAVENWORTH PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

_____, CHAIRMAN

_____, SECRETARY

_____, DIRECTOR OF PUBLIC WORKS

REGISTER OF DEEDS:

STATE OF KANSAS,
COUNTY OF LEAVENWORTH,

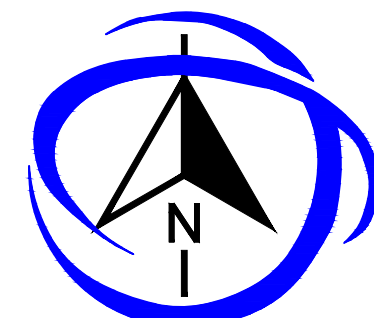
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 20__ AT _____ AM/PM, IN DOC# _____.

TERRILOIS G. TODD, REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

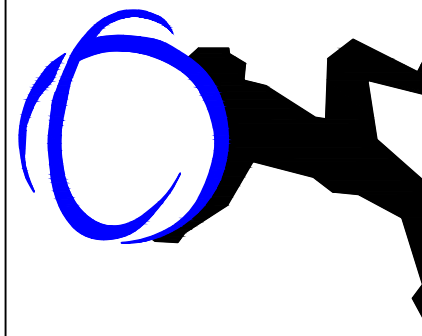


20 10 0 20
SCALE IN FEET

FINAL PLAT

ALC

ATLAS LAND CONSULTING
SURVEYING (CIVIL ENGINEERING / DRONE / CAD)
KANSAS LICENSE # 23435
KS SURVEYOR # 2020010484
NO. 14607
14607 Transit Road, Unit 10, Leavenworth, KS 66047
2025030508 12/20/2025

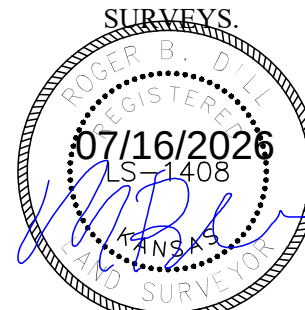


PREPARED FOR:

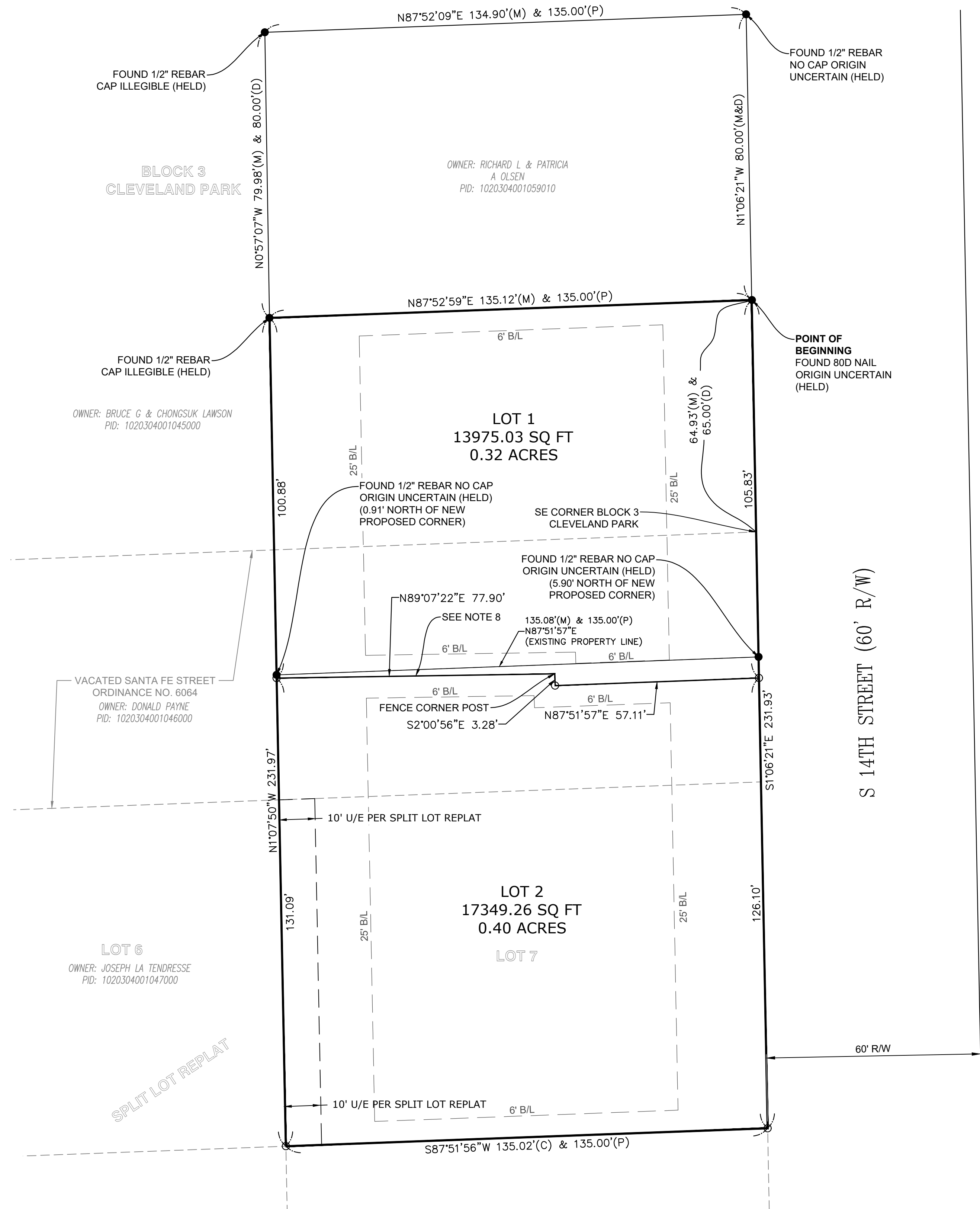
JEN KOPPEN
2410 S 14TH ST,
Leavenworth, KS 66048
PID: 1020304001059000

PROJECT #: 26-163
ISSUE DATE: 06/18/2026
REVISION DATE: 07/16/2026

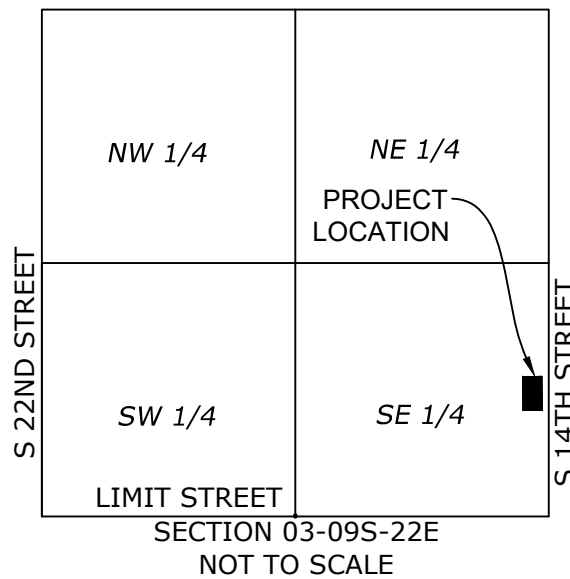
THIS IS TO CERTIFY ON THIS 24TH DAY OF MARCH, 2026 THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS



ROGER B DILL PLS 1408



VICINITY MAP



LEGEND

- ▲ SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (D) - DEED DISTANCE
- (P) - PLATED DISTANCE
- (M) - MEASURED DISTANCE
- (C) - CALCULATED DISTANCE

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 06/06/2025

Cham Kypplu

COUNTY CLERK

DOC #: 2025R03826
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
06/06/2025 08:00:37 AM
RECORDING FEE: 38.00
PAGES: 2

Property Address:
2410 South 14th Street, Leavenworth, KS, 66048

WARRANTY DEED

Alliance Nationwide Title Agency, LLC
KS-ANTA-LV-505162

THIS INDENTURE, made this 2 day of June, 2025 between Christian Barnes and Rebecca Barnes, a married couple hereinafter referred to as "Grantors", and Jennifer Koppen, a single person hereinafter "Grantee" whose mailing address is: 2410 South 14th Street, Leavenworth, KS 66048.

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate, lying in the County of Leavenworth, State of Kansas, to-wit:

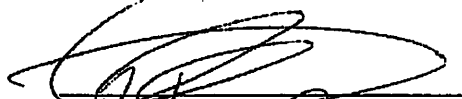
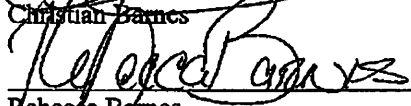
The South 65 feet of the East 135 feet of Block 3, Cleveland Park Subdivision, City of Leavenworth, Leavenworth County, Kansas. AND the Adjacent North Half (35 feet by 135 feet) of vacated Santa Fe Street, City of Leavenworth, Leavenworth County, Kansas. Parcel 1 as shown on the Survey recorded November 14, 1990 in Book S14 at Page 92.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto Grantees, and unto Grantees' heirs and assigns forever, with all rights and appurtenances thereunto belonging. GRANTOR(S) hereby covenant on behalf of Grantor and Grantors' heirs, personal representatives, executors and assigns that said GRANTOR(S) is lawfully seized of an indefeasible estate in fee simple of said premises; that Grantor has a good right to sell and convey the same as aforesaid; that the premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under who they claim; and will forever warrant and defend the title to the said premises against all lawful claims of all persons whomsoever, excepting, however: (i) taxes not yet due and payable and any special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restrictions, mineral reservations, and other matters of record; (iii) matters which would be revealed by a survey or inspection of the Real Estate; and (iv) all zoning ordinances.

IN WITNESS WHEREOF, the said GRANTORS have executed these presents to be effective as of the day and year first above written.

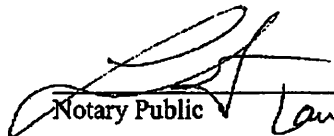
WITNESS Grantors' hands this 2 Day of ^{June}~~May~~ of 2025


Christian Barnes

Rebecca Barnes

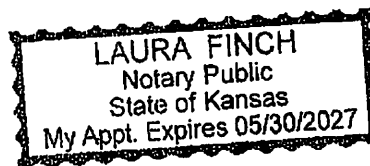
STATE OF Kansas
County (and/or City) of Leavenworth

On this 2 day of ^{June}~~May~~, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared, Christian Barnes and Rebecca Barnes, known to me to be the person who executed the within instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.


Notary Public Laura Finch

My Commission Expires: 5/30/27



SEND TAX STATEMENTS TO THE GRANTEE.

Lawyers Title of Kansas, Inc.
913-682-3368

CN: 45889

Doc #: 2023R01509
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/08/2023 04:14:50 PM
RECORDING FEE: 21.00
PAGES: 1

Entered in Transfer Record in my office _____

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/08/2023

County Clerk

Janet Klammke
COUNTY CLERK

TRUSTEE'S DEED (Statutory)

THE GRANTOR,

Seay Family Revocable Trust dated September 15, 2022

CONVEYS AND WARRANTS to

Gregory Brian Baucke a single man

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE GRANTOR(S), by virtue of the terms and provisions of said trust agreement, in consideration of the Sum of One Dollar and Other Valuable Consideration, does hereby convey and warrant to GRANTEE(S) all of GRANTOR(S) undivided interest in the following described real estate, to-wit:

Lot 7, Lot Split Replat aka Split Lot Replat, City of Leavenworth, Leavenworth County, Kansas and the South half of vacanted Santa Fe Street lying immediately adjacent thereto.

Commonly known as 2504 S. 14th St., Leavenworth, KS 66048

Tax ID: 11694

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

THE GRANTOR(S) covenant that the trust remains in full force and effect at this time, that the trustee(s) have authorization without limitation to sell and convey all of the above described real estate.

Dated this 6 day of March A.D. 2023

Seay Family Revocable Trust dated September 15, 2022

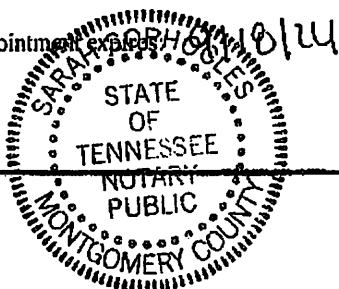
Pamela Hall Seay, Trustee
Pamela Hall Seay, Trustee

James Judson Seay, Trustee by Pamela Hall Seay, his attorney in fact
James Judson Seay, Trustee by Pamela Hall Seay, his attorney in fact

STATE OF TN, COUNTY OF Montgomery

This instrument was acknowledged before me on this 6 day of March 2023 by:
Pamela Hall Seay, as Trustee and Pamela Hall Seay, attorney in fact for James Judson Seay, Trustee of the Seay Family Revocable Trust dated September 15, 2022

My appointment expires 03/14



Sarah Sophocles
Notary Public
Sarah Sophocles

CITY OF LEAVENWORTH KS PLANNING DEP
100 N 5TH STREET , Leavenworth, KS 66048
(866) 290-5400

Credit Card Sale
Approved
June 15, 2026, 5:29 AM

Billed To
Jennifer Koppen
2410 S 14th St
Leavenworth, KS 66048

Shipped To

Order Summary

Sub Total	\$375.00
Service Fee	\$9.56
Amount	\$384.56
Visa Card	Ending in 6660

Transaction Details

Transaction ID	DDAD9BE3-7A97-4AA9-8A0F-F30FFBFB1893
Location ID	254738
Auth Code	022325
Order ID	19186
Wallet ID	JENNIFER KOPPEN

Jennifer Koppen

**Thank you for your approved payment to CITY OF
LEAVENWORTH KS PLANNING DEP**

PLANNING COMMISSION AGENDA ITEM
Text Amendments
Development Regulations

AUGUST 3, 2026



Prepared By:

Kim Portillo,
Director of Planning and
Community Development

DISCUSSION:

The Development Regulations were adopted by the City Commission in June 2016 after a year-long comprehensive update process. Through the daily use of the Regulations by staff, several minor items have arisen that may necessitate possible updating. This process is not uncommon, and it is anticipated that an annual review of the Development Regulations will be conducted in order to ensure that they remain up to date and comprehensive. Many of the proposed amendments consist of clarifying existing language, with no substantial policy change.

The anticipated timeline is as follows:

- August 3rd Planning Commission public hearing and vote
- August 25th City Commission First Consideration
- September 8th City Commission Second Consideration

The following modifications have been drafted by staff and are now presented for public hearing.

- **Appendix Use Table**
 - **Table A1-1, Table of permitted uses:** Amend to allow Two-Family Dwelling permitted by right in R1-6, High Density Single Family Residential District and R1-7.5, Medium Single-Family Residential District. Under the current table, a special use permit is required for a Two-Family Dwelling in R1-6 and R1-7.5
- **Article 4. Zoning Districts & Standards**
 - **Table 4-01 Zoning District Dimension Standards:** Revise rear and corner-side setbacks from 10-feet to 25 feet for consistency, as all other residential districts require a 25-foot setback.
- **Article 6. Landscape & Site Design**
 - **Table 6-04:** Update table: *Buffer Planting Requirements* to remove plant count requirements for 0-foot buffer column.
 - **Section 6.06.C.2:** Revise requirements for irrigation systems to give the Director the authority to accept a landscape maintenance plan in lieu of permanent irrigation system for any planting area consisting of 75% or more drought-tolerant or native species. Drought-tolerant and native species are encouraged in landscape regulations.

- **Article 8. Signs**
 - **Section 8.04.B Signs Permits:** Modify requirement that three times permit fee shall be collected if a permit is constructed, installed, or erected without a permit. This does not match current practice.
 - **Section 8.04.C items 8 and 24 Signs Excluded from Permit:** Remove item 8, which has conflicting language with item 24.
 - **Section 8.15.A.1 Nonconforming, Hazardous, Illegal, and Prohibited Signs:** Amend nonconforming sign compliance requirement so that a change in business name, ownership, or tenant that does not involve any physical alteration to the sign structure shall not trigger the conformance requirement.
- **Article 9. Historic Preservation**
 - **Section 9.15.B.7 Minor Administrative Reviews:** Add clarifying language so as not to be misinterpreted as authorizing the Leavenworth Preservation Commission to grant zoning changes.
 - **Section 9.16.F Signs:** Replace incorrect reference with correct section.
- **Article 10. Supplemental Standards**
 - **Section 10.02.E Wind Energy:** Replace incorrect reference with correct section.
- **Article 11. Board of Zoning Appeals**
 - **Section 11.03.B.1 Powers and Jurisdictions- Variances:** Remove requirement that applicant for a variance must show that the property was “acquired in good faith”, a subjective determination.
 - **Section 11.04.B.1.a Applications- Appeals:** Amend time frame for an appeal of an administrative decision to be made, from 10 days to 30 days.
 - **Section 11.04.B.2.b Applications- Variances:** Remove outdated requirement for six physical paper copies of application materials.
- **Article 12. Definitions**
 - Remove Definition for “Better Building”, which is defined but not used elsewhere in the Development Regulations. The removal of the definition is to avoid potential confusion as practitioners may attempt to use it as an interpretive tool in design review disputes where it has no authorized application.

ACTION/OPTIONS:

Recommend approval or denial of the proposed amendments to the City Commission.

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

- A. **Table Organization.** Table A1-1 Table of Permitted Uses classifies land uses and activities into general “use categories” and specific “use types” based on common functional or physical characteristics, such as the type and amount of activity, the type of customers or residents, types of products, how goods or services are sold or delivered, and site conditions. Regardless of whether a use is allowed by right or permitted as a special use, there may be additional standards that are applicable to the use. Uses are allowed as follows:
1. **Permitted By-Right Uses.** “P” in a cell indicates that the use is permitted by right in the respective zoning district and overlay district. Permitted uses are subject to all other applicable regulations in this document, including the use-specific standards in this section.
 2. **Special Uses.** “S” in a cell indicates that the use is allowed only if reviewed and approved as a special use in accordance with the procedures of Article II - Administration regarding Special Use Permits. Special uses are subject to all other applicable regulations of this document including the use-specific standards in this section and the requirements of Article IV – Supplementary District Regulations.
 3. **Prohibited Uses:** A blank cell indicates that the use is prohibited in the respective zoning district.
- B. **Classification by Interpretation.** This classification does not list every use or activity that may appropriately exist within the categories and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The categories are intended merely as an indexing tool for the specific use type and are not regulatory. When application is made for a use type that is not specifically listed in Table A1-1, Table of Permitted Uses but that appears similar to uses in that table, the Director shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:
1. The Director shall consider the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.
 2. Standards for new and unlisted uses may be interpreted as those applicable to a similar use.
 3. The Director may choose to send a proposed use to the City Commission for interpretation where classification options are unclear or where the potential impact must be considered in the interpretation process.
 4. When the Director determines that a new or unanticipated use is so similar in impact to a specific use type, or uses generally within the use category the Director may:
 - a. Make the interpretation the use type is generally broad enough to include the use in question; or
 - b. For ease of future application and interpretation add the use to the appropriate category in the table. Such administrative adjustment to the table shall not be considered an amendment to this ordinance provided the criteria above are clearly met, and provided notice and comment of the adjustment is placed on the agenda of both the Planning Commission and Governing Body for review and consent.
 5. Appeal of the Director's decision shall be made to the [City Commission Board of Zoning Appeals](#).

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

Table A1-1, TABLE OF PERMITTED USES																				
P = Permitted, S = Special Use Permit Required																				
Use Category		Residential								Non-Residential							Overlay			
Subcategory		R1-25	R1-9	R1-7.5	R1-6	R-MF	R4-16	MP	RMX	NBD	OBD	CBD	GBD	I-1	I-2	FP	NN	DT	NG	
	Specific Use Type																			
RESIDENTIAL USES																				
Household Living																				
	Dwelling, Single-Family Detached	P	P	P	P		P	S	P	P		S						P	S	
	Dwelling, Two-Family	S	S	P S	P S	P	P		P	P								P	S	
	Dwelling, Townhouse				S	P	P		P	P								P	P	
	Dwelling, Multi-Family					P	P		P									P	P	
	Dwelling in Mixed-Use Structure Note [1]								P	P	P	P	P					P	P	P
	Dwelling, Live/Work								P	P	P	P	P					P	P	P
	Dwelling, Manufactured	P	S	S	S				P											
	Dwelling, Mobile Home								P											
Group Living																				
	Assisted Living Facility	S	S	S	S	S	S		S			P	P					S	S	S
	Convent/Monastery	P	P	P	P	P	P	P	P											
	Dormitory	S	S	S	S	S	S		S											
	Fraternity/Sorority Home	S	S	S	S	S														
	Group Home: Disabled (K.S.A. 12-736)	P	P	P	P	P	P	P	P									S	S	S
	Nursing Home/Hospice	S	S	S	S	P	S						P					S	S	S
	Senior Housing	S	S	S	S	P	P		S			P	P					S	S	S
	Shelter, Domestic Violence	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P
	Shelter Home	S	S	S	S	P	P		P	S	S	P	P					S	P	S
	Student Housing	S	S	S	S	P	P		P			P	P							
	PUBLIC AND INSTITUTIONAL USES																			
Community Services																				
	Adult Day Center	S	S	S	S					P	P	P	P					S	P	P

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

Table A1-1, TABLE OF PERMITTED USES																			
P = Permitted, S = Special Use Permit Required																			
Use Category		Residential								Non-Residential							Overlay		
Subcategory		R1-25	R1-9	R1-7.5	R1-6	R-MF	R4-16	MP	RMX	NBD	OBD	CBD	GBD	I-1	I-2	FP	NN	DT	NG
	Specific Use Type																		
	Cemetery	S	S	S	S								P	P					
	Mausoleum	S	S	S	S							P	P						
	Civic, Social, and Fraternal Organizations	S	S	S	S				S		P	P	P				P	S	P
	Community Centers											P	P				P		P
	Government Offices and Facilities	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
	Historic and Monument Sites	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P
	Jails and Prisons													S	S				
	Library	S	S	S	S				S	P	P	P	P				P	P	P
	Post Office Branches								P	P	P	P	P				P	P	P
	Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P
	Safety Services	P	P	P	P				P	P	P	P	P				P	P	P
	Day Care																		
	Day Care Center/Preschool	S	S	S	S	S	S	S	S	P	P	P	P				P	P	P
	Day Care, Home (6 or less children)	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P
	Day Care, Home (7 or more children)	S	S	S	S	S	S	S	S	P	P	P	P				S	P	P
Educational Facilities																			
	College or University	S	S	S	S						P	P	P				S	S	S
	School, Elementary and Middle (Public and Private)	S	S	S	S	S	S	S	S	S	S	S	S				S	S	S
	School, Senior High	S	S	S	S	S	S	S	S	S	S	S	S				S	S	S
	School, Vocational-Technical and Trade									S	P	P	P						S
Health Care Facilities																			
	Hospitals									S	S	P	P						S
	Medical and dental clinics and offices								P	P	P	P	P				P	P	P
Parks and Open Space																			
	Arboretum or botanical garden	S											P				P	P	P

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

Table A1-1, TABLE OF PERMITTED USES																			
P = Permitted, S = Special Use Permit Required																			
Use Category		Residential								Non-Residential							Overlay		
Subcategory																			
	Specific Use Type	R1-25	R1-9	R1-7.5	R1-6	R-MF	R4-16	MP	RMX	NBD	OBD	CBD	GBD	I-1	I-2	FP	NN	DT	NG
	Campground	S																	
	Community playfields, playgrounds, and parks	P	P	P	P				P	P	P	P	P				P	P	P
	Golf course, public	S	S	S	S											S			S
	Golf course, private	S	S	S	S											S			S
	Zoo												P						
Transportation																			
	Airport												S	S	S				S
	Bus Garage and Equipment Maintenance												P	P	P				
	Bus Terminal									S	S	P	P	P	P	P			
	Heliport											S	S	S	S				
	Railroad Terminal												P						
	Taxi Dispatch									S	S	P	P						
	Truck Terminal, Freight, Air Courier Services													P	P				
Utility																			
	Private Wind Energy Systems	S	S	S	S	S	S	S	S	S	S		S	S	S		S	S	S
	Private Solar Collection Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
	Commercial Wind Energy Systems	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
	Commercial Solar Collection Systems	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
	Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Communication Tower – Alternative Structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Communication Facility on Existing Structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Water Storage	P	S	S	S	S	S	S	S	S	S	P	P				S	S	S
COMMERCIAL USES																			
Animal Sales and Service																			
	Kennel												P	P	P				
	Pet Shops									P		P	P				P	P	

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

Table A1-1, TABLE OF PERMITTED USES																			
P = Permitted, S = Special Use Permit Required																			
Use Category		Residential								Non-Residential							Overlay		
Subcategory		R1-25	R1-9	R1-7.5	R1-6	R-MF	R4-16	MP	RMX	NBD	OBD	CBD	GBD	I-1	I-2	FP	NN	DT	NG
	Specific Use Type																		
	Pet Grooming	S	S	S	S				S	P		P	P				S	S	S
	Veterinary Clinic with Boarding									S	S	P	P	P	P		S	S	P
	Veterinary Clinic without Boarding									S	S	P	P	P			P	P	P
	Assembly																		
	Assembly Hall								S	S	P	P	P						
	Auction Establishment									S	P	P	P	P					S
	Membership Clubs									S	P	P	P				S	S	S
	Event Venue									S	P	P	P					P	P
Financial Service																			
	Financial Institution, with Drive-thru								P	P	P	P	P				S	S	P
	Financial Institution, without Drive-thru								P	P	P	P	P				P	P	P
Food and Beverage Services																			
	Food and Beverage General								S	P	S	P	P				P	P	P
	Bars or Taverns								S	S	S	P	P				S	P	P
	Restaurant, with Drive-in or Drive-thru								S	P	S	P	P					S	P
	Restaurant, without Drive-in or Drive-thru								S	P	S	P	P				S	S	S
Office																			
	Administrative and Professional Offices								P	P	P	P	P				P	P	P
	Offices for Nonprofit, Community Health, and Welfare Service Organizations								P	P	P	P	P				P	P	P
Recreation and Entertainment, Outdoor																			
	Arena and Field House											S	P					S	S
	Country Club	S	S	S	S								P						
	Marina	S										S	S	S					
	Outdoor Commercial Recreation and Entertainment	S										S	P	S				S	P

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

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	Specific Use Type																		
	Racing Facilities	S											S	S	S	S			
	Riding Academies/Stables	S												S	S	S			
	Sports/Entertainment Arena or Stadium									S	S	S	P	S					P
	Athletic Facilities	S	S	S	S				P	P	P	P	P	S					
	Non- Residential Swimming Pools Public or Private Membership	S	S	S	S								P	P				P	P
Recreation and Entertainment, Indoor																			
	Art Gallery or Museum								P	P	P	P	P				P	P	P
	Auditorium/Exhibition Hall/Convention Center											S	P					S	P
	Indoor Commercial Recreation/ Entertainment												P	P	P			P	P
Commercial Services																			
	Sexually Oriented Business													S					
	Building Services											P	P	P				S	S
	Business Support								P	P	P	P	P					P	P
	Contracting Services, no storage or yard												P	P	P	P			P
	Funeral, Mortuary, Crematory	S	S	S	S							S	P	P				S	S
	General Personal Services								P	P	P	P	P					P	P
	Gun Sales and Service								S	P	P	P	P						
	Indoor Shooting Ranges												S	S	P	P			
	Maintenance and Repair									P	S	P	P						S
	Tattoo Parlor/Body Art								P	P			P	P					
	Radio, Television, and Recording Services										S	P	P						P
	Studio, Music/Movie/TV								P	P	P	P	P						
Retail (Sales)																			
	Building Supplies and Equipment												P	P	P				S
	Consumer Goods								P	P	P	P	P					P	P

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

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	Specific Use Type																			
	Sundries, Pharmaceuticals, Convenience Store								P	P	P	P	P				P	P	P	
	Food, Beverage, and Groceries								P	P	P	P	P				P	P	P	
Vehicles and Equipment																				
	Automobile Repair Shop											P	P	P						
	Automobile, Boat, Truck, Motorcycle, RV Sales, Rental, and Service											P	P	S						
	Car Wash/Truck Wash									S		S	P	P						
	Gas Station									S		P	P	P			S	P	P	
	Heavy Vehicle/Equipment Sales, Rentals and Service												P	P	P					
	Parking Lot or Garage (Commercial, Non-Accessory)	S	S	S	S				S	S	S	P	P	S	S			S	S	S
Visitor Accommodation																				
	Bed and Breakfast Inns	S	S	S	S	S	S	S	P	P	P	P	P				S	S	S	
	Residential Home Stay	S	S	S	S	S	S	S	P	P	P	P	P				S	S		
	Boarding and Rooming Houses	S	S	S	S	S	S	S	P	S	S	P	P				S	S		
	Camp, Private, Overnight	S																		
	Health Resort/Spa										P	P	P							
	Hotel										P	P	P				P	P	P	
	Hotel – Limited Service										P	P	P				P	P	P	
	Residence Hotels								S	S	P	P	P				P	P	P	
	Retreat House	S	S	S	S															
	INDUSTRIAL USES																			

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

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Specific Use Type																			
Industrial Service																			
Animal Research Facilities														S					
Builders Supply Yards and Lumberyards (except when indoors as part of a hardware store)													P	P					
Construction Industry Related Businesses (such as general contractors, electrical contractors, plumbing contractors) /Accessory and Incidental uses													P	P	P				
Educational and Scientific Research, Development, and Testing Services											P	P	P	P	P			P	P
Heavy Industrial															P	S			
Light Industrial														P	P	S			
Petroleum Pipeline and Pressure Control Stations		S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Manufacturing and Production																			
Manufacturing, Fabrication, and Assembly: Custom													S	P	P				
Manufacturing, Fabrication, and Assembly: Light													P	P	P				
Manufacturing, Fabrication, and Assembly: Heavy													S	S	P				
Wholesale, Storage, Warehouse, and Distribution																			
Automobile Towing Service Storage Yard; Impound Lot												S	S	P	P				
Mini-Storage												S	P	P					
Moving and Storage Facilities													P	P					

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

Table A1-1, TABLE OF PERMITTED USES																			
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Specific Use Type																			
Warehousing																			
Wholesale Trade or Storage, General																			
Wholesale Trade or Storage, Light												P	P	P					
Waste and Salvage																			
Automobile Parts Recycling Business													S	P	P				
Junkyard, Salvage Yard													S	P	P				
Neighborhood Recycling Center		S	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P
Recycling Collection Station														P	P				
Solid Waste Facility														S	S				
AGRICULTURE																			
Agriculture/Aquaculture																			
Animal Husbandry (other than dairy)		P																	
Apiary		P	P	P	P	P	P	P	P										
Farming		P																	
Fish Farm/Hatchery		S																	
Ranching		S																	
Greenhouse/Nursery		S	S							S	S	P	P	S	S				P
Urban Agriculture/Community Garden		P	P	P	P	P	P	P	P								P	S	P
NOTE 1: In the CBD, Residential is not permitted within the front half or front 30' of space, whichever is greater, on the 1 st floor (Sec 1.17 A,B)																			

DEVELOPMENT REGULATIONS
APPENDIX A. USE TABLE

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ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.01. Purpose

The standards set forth in this section establish the physical dimensions of each Zoning District in these Development Regulations.

4.02. Establishment of Districts & Intent

For the purpose of regulating and restricting the location and use of buildings and land for dwellings, business, industry, conservation, flood plain or other uses, the City of Leavenworth, Kansas, is divided into the following districts. The boundaries of zoning districts are indicated upon the most current "Official Zoning District Map" of the City of Leavenworth, Kansas, is made a part of this ordinance. Copies of the zoning district map are filed in the office of the City Clerk. In support of the Comprehensive Plan, each district has the specific intent statement indicated below.

- A. ***R1-25, Low Density Single Family Residential District.*** This district is intended to allow residential development at a low density. The principal land use is single-family dwelling with uses incidental or accessory thereto. The district also permits a variety of agricultural uses. There shall be only one principal structure per lot in this district.
- B. ***R1-9, Medium Density Single Family Residential District.*** This district is intended to allow medium density single-family residential development with smaller lots. There shall be only one principal structure per lot in this district.
- C. ***R1-7.5, Medium Single-Family Residential District.*** This district is intended to allow medium density single-family residential development. There shall be only one principal structure per lot in this district.
- D. ***R1-6, High Density Single Family Residential District.*** This district is intended to allow higher density residential development. There shall be only one principal structure per lot in this district.
- E. ***R-MF, Multiple Family Residential District.*** This district is intended to provide for development of multiple-family residential developments and allows a high population density. The district is residential in character and promotes a high quality environment through aesthetically oriented property development standards. This district is appropriate for many areas of the community and shall be located in accordance with the criteria established in the Leavenworth Comprehensive Land Use Plan. These districts need not be contiguous with other multiple family districts.
- F. ***R4-16, Medium Density Multiple Family Residential District.*** This district is intended to provide for development of multifamily dwellings up to four unit buildings in areas designated for medium density residential in the Comprehensive Land Use Plan on areas deemed appropriate

and compatible based upon the existing development pattern. These districts do not need to be contiguous with other multiple family districts.

- G. ***RMX, Residential Mixed Use.*** The RMX district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving commercial, civic, and other uses. This district allows for single-family detached homes, townhomes, duplexes, triplexes, and apartments. Commercial uses may be included in some residential structures pursuant to the appropriate design standards, or may be permitted as stand-alone structures. This district implements the North Neighborhood area as identified in the 2010 Northeast and Downtown Leavenworth Redevelopment Plan.
- H. ***MP, Mobile/Manufactured Home Park District.*** The purpose of this district is to provide low-density mobile/manufactured home park developments, which are compatible with the character of the surrounding neighborhood in which they are located. Mobile/manufactured home parks are considered as residential uses and should be located in areas where services and amenities are available such as those found in conventional residential areas. Mobile homes may be on leased spaces and may be permitted to be placed on permanent foundations.
- I. ***NBD, Neighborhood Business District.*** This district is intended to provide a center for convenience shopping in a residential neighborhood. This district provides for retail and service establishments, which supply commodities or perform services to meet the daily needs of the neighborhood, and shall be in locations where analysis of residential population demonstrates that such facilities are justified.
- J. ***OBD, Office Business District.*** The intent of this district is to allow office facilities for business and professional service uses. Density and intensity of use may be considered moderate and located in areas where analysis of residential consideration demonstrates that such facilities are justified (i.e., traffic, school, pedestrians, can be safely and efficiently accommodated.)
- K. ***CBD, Central Business District.*** The purpose of this district is to provide locations for a variety of commercial retail and service activities and wholesale and storage uses normally found in the core area of the city. These uses must be compatible to a dense commercially developed area and may serve local community or regional needs.
- L. ***GBD, General Business District.*** The purpose of this district is to provide locations for a variety of commercial, retail, and service activities serving the entire community but primarily include activities, which require large land areas or offer service to the motoring public.
- M. ***I-1, Light Industrial District.*** This district is to provide locations for a variety of less intense industrial, warehousing, and wholesale distribution uses. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees or those conducted in conjunction with manufacturing or wholesaling operations or those commercial uses requiring large land areas.
- N. ***I-2, Heavy Industrial District.*** The purpose of this district is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished or finished

DEVELOPMENT REGULATIONS
ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.02 Establishment of Districts & Intent

products. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees and those conducted in conjunction with a manufacturing or wholesaling operation or those commercial uses requiring large land areas.

- O. **ROD, Redevelopment Overlay District.** The purpose of the Redevelopment Overlay District (“ROD”) is to facilitate the development of property in the downtown (Central Business District) and northeast Leavenworth in accordance with the 2010 Northeast and Downtown Leavenworth Redevelopment Plan (“Redevelopment Plan”) with the highest possible levels of community and building design consistent with the healthy economic development and redevelopment of the plan area. The Redevelopment Overlay District includes three distinct subareas as identified below.

1. Central Business District Subdistrict (CBD): The Central Business District subdistrict includes areas A, B, C, and D of Figure 4-01.
2. North Neighborhood Subdistrict (NN): The North Neighborhood subdistrict is area E of Figure 4-01 .
3. North Gateway Subdistrict (NG): The North Gateway subdistrict is area F of Figure 4-01.
4. Arterials that form the boundaries of any of these districts shall be subject to the ROD standards on both sides of the arterial for the length of the boundary.

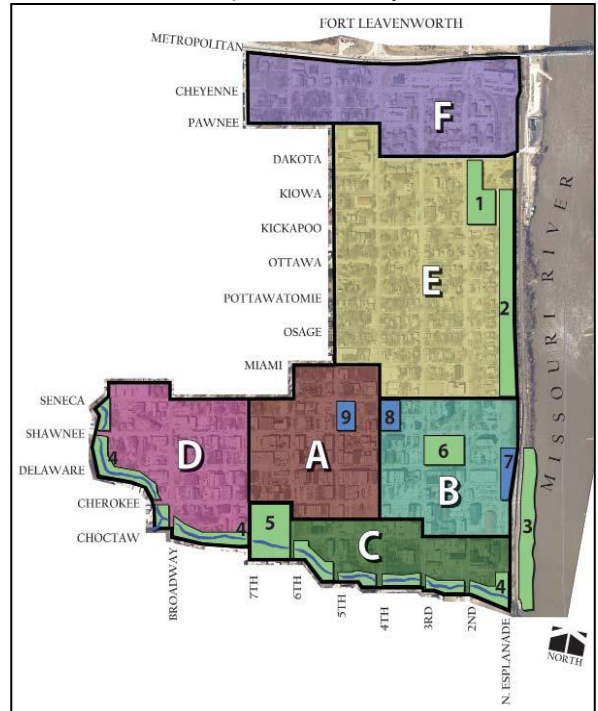


Figure 4-01: Redevelopment District

DEVELOPMENT REGULATIONS
ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.04 Property Development Standards

4.03. Property Development Standards

- A. **Dimension Table.** Lot and building dimension standards for zoning districts shall be according to Table 4-01.

Table 4-01: Zoning District Dimension Standards								
	Lot Standards			Minimum Setbacks				Building Height
	Min. Size	Min. Width [9]	Max. Coverage	Front	Interior Side	Corner Side	Rear	
R1-25	25,000 s.f.[1]	160'	50%	25'	10'	25'	25'	35'
R1-9	9,000 s.f.	75'	50%	25'	6'	25'	25'	35'
R1-7.5	7,500 s.f.	75'	50%	25'	6'	15-25'	10-25'	35'
R1-6	6,000 s.f.	48'	50%	25'	6'	25'	25'	35'
R-MF	6,000 s.f. [2]	48' (1 to 2 units) 72' (3 units) 96' (4+ units)	50%	25'	6' (1-story) 10' (2-story) 15' (3-story)	25'	25'	40'
R4-16	6,000 s.f. [3]	48' (1 to 2 units) 96' (3 -4+ units)	50%	25'	6' (1-story) 10' (2-story) 15' (3-story)	25'	25'	40'
RMX	See table 4-2							
MP	10 acres	300'	50%	25'	6'	25'	25'	35'
NBD	6,000 s.f.	48'	50%	25'	6' (1-story) 10' (2-story) 15' (3-story)	25'	25'	45'
OBD	6,000 s.f.	48'	80% [8]	25'	6' (1-story) 10' (2-story) 15' (3-story)	25'	25'	45'
CBD	2,000 s.f.	48'	100%	0' [4]	0' [4]	0' [4]	0' [4]	none
GBD	6,000 s.f.	48'	80% [8]	25'	0' [5]	25'	25'	45'
ROD	See Section 4.05							
I-1	15,000 s.f.	160'	80% [8]	30'	10' [6]	20' [6]	25'	50' or 4 stories
I-2	15,000 s.f.	160'	80% [8]	30'	10' [7]	20' [7]	25'	none

- [1] only with public water and sewer. See KDHE 4-2 and Leavenworth County Sanitary Code: minimum lot size is 2 acre without public water or sewer.
- [2] lots in the R-MF district shall have 3,000 square feet per dwelling unit.
- [3] lots in the R-4-16 district shall have 4,000 square feet per dwelling unit.
- [4] There are no yard requirements in the CBD except that a 25' setback shall be provided on any side of a lot which abuts a residential district
- [5] There are no interior side yard requirements in the GBD except that a 25' setback shall be provided on any side of a lot which abuts a residential district
- [6] In the I-1 district a 25' setback shall be provided abutting any dedicated street or residential district.
- [7] In the I-2 district a 100' setback shall be provided abutting residential district, unless the use was located and platted prior to adoption of these regulations in which case a 25' setback shall be provided. Setbacks abutting any dedicated street shall be 25'.
- [8] Maximum lot coverage requirements shall be subject to stormwater quality and quantity requirements as determined by the Public Works Department for individual projects.
- [9] Any adjacent right-of-way width may not be counted towards the minimum lot width requirement.

DEVELOPMENT REGULATIONS
ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.04 Property Development Standards

B. **Dimension Standards for RMX.** The dimension standards for the RMX district shall be:

Table 4-02: Dimensions for the Residential Mixed-Use District								
	Lot Standards			Minimum Setbacks				Building Height
Dwelling/ Building Type	Min. Size	Min. Lot Width	Max. Lot Cov.	Front	Interior Side	Corner Side	Rear	
SF detached and duplex	2,400 sf	40'	80%	10'	0' [1]	10 [1]	10' [2]	35'
Townhouse/ multi-family, mixed-use	[3]	48'	80%	10'	0' [1]	10 [1]	10' [2]	38'
Commercial, mixed-use	[3]	n/a	80%	0'	0' [1]	10 [1]	5' [2]	38'

[1] An RMX use abutting a residential district shall match the side yard setback standards of that district.

[2] When abutting a public street, alley, or public right-of-way. The rear setback for RMX abutting a residential district shall be 20 feet, regardless of the location of any street, alley, or ROW.

[3] Must meet setback requirements.

C. **Yard Regulations.**

1. **Front Yards.** In areas where parcels were created previous to the adoption of Subdivision Regulations in July 1966, where structures have been built observing a setback other than the setback required by the applicable Zoning District, new structures shall observe the following setback:
 - a. Front setbacks may be the average setback of all lots within 150 feet of either side of the lot, but along the same block.
 - b. If only two buildings exist within 100 feet of either side of the lot, the front setback may be the average of those buildings.
2. **Structural Projections.** Every part of a required yard shall be open to the sky unobstructed, except:
 - a. The ordinary projection of skylights, sills, belt courses, cornices, and ornamental features projecting not to exceed 12 inches
 - b. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a rear yard not more than five feet
 - c. The ordinary projection of chimneys and flues
 - d. The projection of roof overhangs up to four feet into any front or rear yard and two feet into any side yard. In no case may an overhang project into an easement.
 - e. An open unenclosed deck or paved terrace may project into a required rear yard for a distance not exceeding 10 feet, but no closer to the property line than 15

feet in any case. A deck or paved terrace under this exception may not be more than 36 inches above grade surrounding the structure and shall be opened to the sky with no roof or wall structure (except reasonable railing).

- f. An open and unenclosed porch or stoop may project into a required front setback a distance not exceeding 10 feet, but no closer to the property line than 15 feet in any case. A porch or stoop under this exception shall be no higher than the first-floor elevation of the front entry feature, may include a single-story roof structure integrated with the materials and style of the building, but shall only include support posts or pillars and railings or two walls up to three feet, but no windows, screens or other enclosures in the front-setback encroachment.

- 3. *Yard Requirements for Open Land.* If a lot is, or will be, occupied by a permitted use without structures, then the minimum setback and minimum side and rear yards that would otherwise be required for the lots shall be provided and maintained unless some other provision of these regulations requires or permits a different minimum front or side or rear yard setback. The front, side, and rear yards shall not be required on lots used for garden purposes without structures, or lots used for open public recreation areas. If the permitted use is the display of new or used automobiles or other vehicles for sale that display may be allowed in the front yard setback, except the first five feet thereof.

D. Height Regulations.

- 1. In all districts, one additional foot of height above the specified height limitations shall be permitted for commercial or industrial buildings for each one foot of additional setback on all sides provided over the minimum requirements, if no such building exceeds one 100 feet in height.
- 2. Single family, two family, and multiple family dwellings in the residential districts may be increased in height by one foot for each one foot of additional setback on all sides, provided that no residential building may exceed 50 feet in height.
- 3. Chimneys, cooling towers, elevator hothouses, fire towers, grain elevators, monuments, stacks, stage towers, or scenery lofts, tanks, water towers, ornamental towers, and spires, church steeples, radio and television towers or necessary mechanical appurtenances, usually required to be placed above the roof level and not intended for human occupancy, may be erected to a height not to exceed 25% above the maximum height for the district in which it is located.

E. Accessory Structures.

- 1. No accessory buildings shall be erected in any required front or side yard, or at any other place forward of the main building line.
- 2. No accessory structure except for permitted signs, fences, and permitted off-street parking shall be permitted in any required front or side yard.

DEVELOPMENT REGULATIONS
ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.04 Property Development Standards

3. All accessory buildings in the rear yard shall maintain a three-foot setback from the side and rear property lines as measured from the nearest part of the structure, including any overhangs.
4. If the accessory structure has a vehicular alley entrance the sum of the right-of-way width and the setback of the structure shall not be less than 20 feet.
5. Accessory structures located elsewhere on the lot shall maintain setbacks applicable to the principal structure.
6. All accessory buildings in residential districts shall be five feet from any primary building on the site. In all other zoning districts accessory structures and uses shall not occupy required setbacks and are not subject to size restrictions except that all other requirements of the Development Regulations must be met.
7. All accessory structures shall be constructed from material customary to detached structures.
8. In no case shall an accessory structure be constructed from materials or equipment originally designed for another use such as but not limited to packing crates or a part of a motor vehicle truck or trailer regardless if wheels, axles, etc., have been removed and the structures are placed on more permanent foundations.
9. No shipping containers may be used as accessory buildings except within I-1 and I-2 Industrial zoning districts, where they may be permitted for storage purposes only subject to the following standards:
 - a. Containers shall be used solely for storage associated with a permitted principal use.
 - b. Containers shall be maintained in good condition, free from rust, peeling paint, or other visible deterioration.
 - c. Containers shall not be used for habitation, office space, or retail activity.
 - d. Containers shall comply with applicable setback, height, screening and lot coverage requirements.
 - e. Containers must be placed on a hard surface.
10. Accessory structures which are equal to or more than 15% of the footprint of the main structure shall be architecturally compatible or complementary to the architectural style of the principal building, with similar materials, color, arrangement of massing, roof forms and other details and ornamentation.

4.04. Use Standards

- A. ***Permitted and Special Uses.*** Permitted and special uses for each zoning district are identified in Appendix A Use Table.
- B. ***Accessory Uses.***
 1. ***Principal Use Required.*** Accessory uses are permitted in any zoning district in connection with any principal use which is permitted.

2. *Accessory Uses.* Accessory Uses are a structure or use which:
 - a. Is subordinate to and serves a principal building and principal use;
 - b. Is subordinate in area, extent, or purpose of the principal use or building or building served;
 - c. Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or principal use served;
 - d. Is located on the same lot as the principal building or principal use served; and
 - e. The total square footage of all detached structures, including second stories of any such structures, functioning as accessory use in residential districts shall be less than the square footage of the primary use on the parcel. Agriculture buildings, as allowed by these regulations, may exceed the square footage of the primary use on the parcel. In determining square footage of the primary use (residential), attached garages and unfinished space shall not be counted.
 - f. No more than two detached accessory structures shall be allowed per building lot or parcel whichever is larger in area. On parcels two acres or larger, three detached accessory structures shall be allowed. For these purposes, "detached accessory structures" means any detached garage, storage building, agriculture building, gazebo, or other such similar above-ground structure erected in conformance with these regulations.

3. *Permitted Accessory Uses.* Any structure or use that complies with the terms of these Development Regulations may be allowed as an accessory use or structure (accessory structures and uses include, but are not limited to, the following list of examples); provided that in each case such structure must fit the general definition:
 - a. Private garages or carports: Not to exceed the following capacity:
 - (1) For single-family residences: a garage not to exceed 900 square feet on parcels less than one acre, and 1,200 square feet on parcels one acre or larger. Detached garages require construction of driveways to provide access in conformance with the parking provisions of the code.
 - (2) For multi-family residence: two cars per dwelling unit. Not to exceed 600 square feet per unit.
 - (3) Requests for garages in excess of 900 square feet on parcels less than one acre and in excess of 1,200 square feet on parcels one acre or larger may be approved by the Board of Zoning Appeals.
 - b. Storage Buildings: A structure for storage incidental to a permitted use provided no such structure that is accessory to a residential building shall exceed 250 square feet in gross floor area.
 - c. Play Structures: A child's playhouse, including tree houses.
 - d. Pools & Courts: An above-ground swimming pool, bathhouse, or tennis court provided it shall be a minimum of ten feet from all property lines, five feet from any primary building on the site, and complies with all applicable building codes contained in the adopted building code.
 - e. Miscellaneous Yard Decor: Statuary, arbors, trellises, barbecue stoves, flagpoles, fences, walls, and hedges

DEVELOPMENT REGULATIONS
ARTICLE 4. ZONING DISTRICTS & STANDARDS

4.04 Use Standards

- f. Shelters: Fallout and tornado shelters, provided that they shall not be used for any principal or accessory use not permitted in the zoning district.
- g. Signs: Signs, when permitted by Article 8 – Sign Regulations.
- h. Parking: Off-street parking and loading spaces as required by these regulations.
- i. Recreational Vehicles, Campers, Trailers, and Boats: Storage of major recreational equipment, such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, provided such storage area is in accordance with all other requirements of these Development Regulations.
- j. Commercial Accessories: Restaurants, drug stores, gift shops, swimming pools, tennis courts, clubs and lounges and newsstands when located in a permitted hotel, motel or office building.
- k. Supplemental Employee Services: Employee restaurants and cafeterias when located in a permitted business or manufacturing or industrial building.
- l. Office Space: Offices for permitted business and industrial uses when the office is located on the same site as the business or industry to which it is an accessory.
- m. Retail Sales: Retail sales in conjunction with permitted industrial uses when located on the same site as the industrial use.
- n. Indoor Retail Storage: The storage of retail merchandise when located within the same building as the principal retail business.
- o. Auto Sales: The retail sale of automobile parts and used automobiles on a tract of land not to exceed one acre in area when located on the same site as and in conjunction with an automobile race track.
- p. Amateur Radio Towers: Amateur radio towers and antennae shall not exceed the height of 50 feet in residential districts. A tower and antennae must maintain a setback of one foot per one foot of height from all property lines and must be located in a side or rear yard of the principal structure and the owner of the tower and property maintains and shows proof of a current federal license as an amateur radio operator. The construction of the tower must follow the manufacturer's installation specifications.
- q. Agriculture Buildings: In residential districts an agricultural accessory building not to exceed two percent of the total square footage of the lot on which is it located on parcels two acres or larger, up to a maximum of 3,400 square feet.
- r. Apiaries: In residential districts, bee hives or boxes may not be kept within 50 feet of any dwelling (except the dwelling of the owner of such bees), or within 15 feet of any lot line, sidewalk, alley, or other right-of-way. Notwithstanding, bees may be kept within 15 feet of a lot line, sidewalk, alley, or other right-of-way when a barrier at least 6 feet high is placed between the bee hives or boxes and the lot line, alley, or right-of-way which adequately impairs bee flight. No more than 3 hives shall be placed or kept in a location which is less than 200 feet from a house or other building used for residential purposes other than the residence of the keeper of such bees.
- s. Solar Arrays, subject to the provisions included in Article 10, Supplemental Standards.

4. *Prohibited Accessory Uses.* None of the following shall be permitted as an accessory use:
- a. Outdoor storage or overnight parking in a residential district of commercial trucks or trailers as defined herein, or other on, or off, road items exceeding 10,000 GVW (Gross Vehicle Weight).
 - b. Outdoor storage, of dismantled, inoperative and/or unlicensed motor vehicles; parking and/or storage of construction machinery and equipment, tracked or wheeled; farm machinery and/or equipment except as specifically permitted in district regulations in conjunction with a permitted use.
5. *Accessory Uses Permitted by Special Use Permit.* The following accessory uses shall only be permitted upon approval of a special use application by the City Commission:
- a. Commercial Communication Towers and Antennae. Including television and radio towers, transmitting and receiving towers, dishes, and appurtenances, subject to the provision included in Article 10, Supplemental Standards.
 - b. Wind Energy Systems, subject to the provisions included in Article 10, Supplemental Standards.
 - c. Child Care Centers for 7 or more children:
 - (1) Shall not be located along an arterial street as designated on the Major Street Plan Map unless indirect vehicular access to that street, such as with a frontage road is available. The City Planner, with the advice of the DRC, shall determine if the drop off and pick up arraignments of a childcare center or business appear safe. Appeal of any negative decision shall be to the City Commission.
 - (2) Shall provide at least 100 square feet of open space per child. This open space shall be 100% enclosed by a minimum 4' high fence or wall.
 - (3) Shall provide a loading zone capable of accommodating at least 2 automobiles for the easy picking up and discharging of passengers.
 - (4) Shall conform to all requirements of the State of Kansas and shall acquire a State of Kansas Child Care Center License.
 - (5) All childcare centers operated in residential zoning districts shall be the only legal residence of the operator.
 - (6) Childcare centers in residential districts may have one non-illuminated monument sign with no more than 3 square feet per side and a maximum of 2 sides, or 1 non-illuminated sign affixed to the structure of 3 square feet.
 - d. Accessory Dwelling Units. Accessory Dwelling Units (ADUs) may be approved by Special Use Permit in any residential zoning district subject to the following conditions:
 - (1) Shall be compatible with the design of the principal dwelling unit.
 - (2) Shall respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards.
 - (3) Shall not have a separate driveway entrance from the street(s) to which the property is adjacent.

- (4) Shall be 900 square feet or smaller in size, not to exceed 33% of the floor area of the principal dwelling unit.
 - (5) Either the principal dwelling unit or the accessory dwelling unit must be occupied by the owner of the premises.
 - (6) Shall meet all building code requirements for a single family dwelling unit.
 - (7) Lots containing accessory dwelling units shall contain a minimum of two off-street parking spaces, exclusive of garage space.
- e. Massage Therapy establishments as a home occupation may be allowed with issuance of a Special Use Permit. Such establishments are subject to all requirements of Home Occupations as provided in these regulations, as well as all requirements for Massage Establishments as provided in the City of Leavenworth Code of Ordinances, Chapter 26, Article III.

6. *Home Occupations.* A home occupation may be established provided:

- a. That no one, other than members of the immediate family residing on the premises, be employed;
- b. That no use will occupy more than 25% of the gross floor area on one floor nor more than 400 square feet of gross floor area;
- c. That a carport, garage, or any accessory structure may only be used for home occupations with issuance of a Special Use Permit;
- d. That there shall be no use of material or mechanical equipment not recognized as being part of normal household or hobby use;
- e. Home occupations are allowed to display signage in accordance with section 8.08 of these Development Regulations.
- f. That no offensive noise, vibration, smoke, dust, odors, heat, or glare shall be produced;
- g. That the home occupation shall be conducted entirely within the principal residential building except with issuance of a Special Use Permit;
- h. That no machinery or equipment shall be installed which interferes with radio or television reception, and which is not customarily incidental to the practice of such occupation or profession, but in no case shall any machine exceed one rated horsepower;
- i. That only one type of profession or occupation shall be permitted within the occupied dwelling or building;
- j. That two off-street parking spaces are provided; and
- k. That there is no keeping of stock in trade for on-site retail or wholesale trade or sales.
- l. Permitted home occupations shall not in any event be deemed to include:
 - (1) Automobile and vehicular repair on any other than the property owner's personally owned and currently registered vehicle(s)
 - (2) Antique sales.
 - (3) Equipment rental business.

- (4) Stables, kennels, veterinarian services, pet shops, and animal hospitals.
- (5) Eating or drinking places.
- (6) Mortuaries and embalming establishments.
- (7) Private clubs, including fraternity and sorority houses.
- (8) Retail sales (over the counter).
- (9) Repair of home appliance and electronic equipment.

C. *Temporary Uses Permitted.*

1. *Sidewalk Sales.* The retail sale of merchandise not within an enclosed structure shall be permitted for a period not to exceed three days and need not comply with the yard and setback requirements. Yard sales are permitted in the residential district after obtaining necessary permits from City Clerk. Sidewalk sales are permitted in the commercial and industrial districts after obtaining necessary permits from the City Clerk. No merchandise will be displayed in the vision clearance triangle and street right-of-way except in the Central Business District.
2. *Christmas Tree Sales.* Christmas tree sales shall be permitted in any commercial or industrial district for a period not to exceed 60 days. Display of these need not comply with the yard and set-back requirements of these regulations, provided that no trees shall be displayed within the vision clearance triangle or in the street right-of-way except in the Central Business District.
3. *Contractor's Office.* Contractor's office and equipment sheds shall be permitted accessories to a construction project only during the duration of such project.
4. *Real Estate Offices.* Real estate offices (containing no sleeping or cooking accommodations unless located in a model dwelling unit) shall be permitted incidental to a new housing development to continue only until the sale or lease of all dwelling units in the development.
5. *Carnivals and Circuses.* A carnival or circus shall be permitted, but only in an OBD, NBD, CBD, GBD, I-1, or I-2 District, and then only for a period that does not exceed three weeks. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on the public streets shall conform to the requirements of the vision clearance triangle as defined by these regulations.
6. *Recreational Vehicle Storage.*
 - a. Storage:
 - (1) Between April 1 and October 31, the storage and parking of major recreational equipment such as boats, boat trailers, pick-up campers or coaches, camping buses or converted trucks and tent trailers shall be

allowed in the front and side yard. A maximum of two (2) such recreational vehicles may be stored in the front or side yard of a property at any time. Any recreational vehicles stored in the front or side yard shall be located a minimum of 10' from the curb or edge of any street, and a minimum of 2' from any interior side lot line and shall not block any sidewalk. All recreational vehicles must be stored or parked on a paved or aggregate block surface.

- (2) Between November 1 and March 31, the storage and parking of major recreational vehicles shall be prohibited in the front and side yard setbacks for a period in excess of 72 hours per month but may be stored or parked in a rear yard on a paved or aggregate block surface.

- b. RV Occupation: No recreational equipment shall be utilized for living, sleeping, or housekeeping purposes when parked on a residential lot or in any location, not approved for such use, for a period in excess of 14 days per calendar year.

D. *Tiny Homes*

1. Tiny Homes as defined herein, may be utilized as the primary dwelling structure on any residentially zoned lot. Tiny Homes must follow all development standards of the zoning district in which they are located.
2. Tiny Homes must be placed on a permanent foundation, and must be connected to a public sewer and water system. Tiny Homes must comply with all applicable building codes.
3. Tiny Homes may be utilized as Accessory Dwelling Units (ADUs) in accordance with these regulations.

4.05. Redevelopment Overlay District

The following standards for the ROD district replace or supplement standards of the underlying district. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment in order to implement the Redevelopment Master Plan vision for a more attractive, efficient, and livable community.

A. *Residential Uses.*

1. Dwelling, Live/Work: In the CBD subdistrict, the residential living portion of the live/work unit is not permitted within the front half or front 30 feet of space, whichever is greater, on the first floor.
2. Dwelling, Residential: Residential dwelling units shall only be permitted in the CBD subdistrict as part of a vertical mixed-use building where the residential uses can be

located either behind the front half or front 30 feet of space, whichever is greater, on the first floor or on the second or higher floors.

B. *Public and Institutional Uses*

1. *Arboretum or Botanical Garden.*
 - a. In all residential zone districts, the use shall abut an arterial or collector street.
 - b. No sales are allowed except through gift shops that are approved accessory uses.
2. *Hospital/Medical Center.*
 - a. The application shall be accompanied by written proof that the proposal meets all federal, state, and county regulations.
 - b. A minimum of 25% of the net lot area shall be provided in open space.
 - (1) A minimum of three-fourths of the total open space requirement shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape. The frontage open space shall not be required to exceed 50 square feet per one foot of public street frontage and shall not be less than 30 square feet per one foot of public street frontage.
 - (2) The remainder of the required open space shall be provided in common open space.
 - c. When the height of the building exceeds 50 feet, the following yard requirements shall apply:
 - (1) A side or rear yard of not less than 100 feet shall be maintained where the side or rear of the lot abuts a single-family residential district or abuts an alley that is adjacent to a single-family residential district. The 100 feet may include the width of the alley.
 - (2) A side or rear yard of not less than 75 feet shall be maintained where the side or rear of the lot abuts a multiple-family residential district or abuts an alley that is adjacent to a multiple-family residential district. The 75 feet may include the width of the alley.
 - (3) On-street parking adjacent to a hospital may not be counted toward required off-street parking requirements.
3. **Library:** In all residential zone districts, the use shall abut an arterial or collector street. Gift and coffee shops are permitted in libraries as accessory uses.
4. **Community Services:** In all residential zone districts, the use shall abut an arterial or collector street.
5. **Schools:** All uses under the educational facilities category in Table A-1 shall have their principal vehicular entrance and exit on a local street or adjacent street with the lowest volume of traffic.

C. Commercial Uses.

1. *Bank or Financial Institution.*
 - a. Banks and financial institutions may be permitted as an accessory to a major retail sales establishment in the North Gateway subdistrict provided that the bank or financial institution is not in a separate, free-standing building.
 - b. Banks or financial institutions that are located within 100 feet of a residential zoning district shall comply with the following requirements:
 - c. The use shall be compatible with the neighborhood and shall not be detrimental to the same due to:
 - (1) Increased automobile traffic;
 - (2) Noise generated from within the site; or
 - (3) Character of proposed building.
 - d. The maximum gross floor area of the building shall be 4,000 square feet.
 - e. If the bank is to include drive-through services, a maximum of two drive-through windows lanes shall be permitted along with a non-drive-through escape lane. The drive-through area shall be designed pursuant to Article 5, Off-Street Parking - Vehicle Stacking Requirements and shall be screened either by site perimeter landscaping or a landscape buffer, whichever is applicable.
2. *Car Wash.* In the ROD, service bays facing a public street or a residential zoning district shall be screened to a height of at least eight feet as viewed from the facing public street or facing residential property line.
3. *Hotels.* The following shall be provided:
 - a. Building Design
 - (1) Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security controlled access system.
 - (2) The hotel shall install and maintain, in proper operating order, surveillance cameras in each interior hallway and lobby/lounge area, in the parking lots and at each exterior door along with lighting sufficient to support the camera's range of view but fully-shielded to prevent light spill-over in other locations. The cameras shall be placed to provide visibility to the front and rear exteriors of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities may be viewed at all times. Surveillance cameras shall be in operation 24 hours per day and records of images recorded shall be kept a minimum of 30 days.
 - (3) Building Design shall meet the Physical Facility Criteria for Federal Facilities established by the federal Interagency Security Council.
 - b. Interior Design:
 - (1) A minimum of 125 guest rooms.

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- (2) An open and unobstructed lobby area (excluding the work area for hotel employees) which is designed as part of the check-in/check-out area for guests.
 - (3) Two meeting rooms, each at least 2,000 square feet in size.
 - (4) Recreation facilities including a swimming pool with and an exercise room.
 - (5) A lounge area capable of hosting a required daily continental or better breakfast service.
 - c. Guest Services:
 - (1) Daily housekeeping service.
 - (2) On-site management 24 hours per day to provide check-in/check-out services, custodial and maintenance response, or other guest services.
 - (3) Room service 24 hours a day.
 - (4) A 24-hour business center featuring personal computers with internet access, facsimile and copy machines as well as photo copying and administrative services. Business centers shall be a minimum of 200 square feet with access provided via guest room key.
- 4. *Limited Service Hotels (Motels)*. The following shall be provided:
 - a. Building Design:
 - (1) Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security controlled access system.
 - (2) The hotel shall install and maintain, in proper operating order, surveillance cameras in each interior hallway and lobby/lounge area, in the parking lots and at each exterior door along with lighting sufficient to support the camera's range of view but fully-shielded to prevent light spill-over in other locations. The cameras shall be placed to provide visibility to the front and rear exteriors of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities may be viewed at all times. Surveillance cameras shall be in operation 24 hours per day and records of images recorded shall be kept a minimum of 30 days.
 - (3) Building design shall meet the Physical Facility Criteria for Federal Facilities established by the Federal Interagency Security Council.
 - b. Interior Design:
 - (1) The following shall be provided:
 - (2) A minimum of 75 rooms
 - (3) An open and unobstructed lobby area (excluding the work area for hotel employees) which is designed as part of the check-in/check-out area for guests.
 - (4) A lounge area capable of hosting a required daily continental or better breakfast service.
 - (5) Two conference/meeting spaces each a minimum of 1,000 square feet.

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- (6) An exercise room with one exercise machine per 25 rooms or comparable recreation facilities.
 - c. Guest Services:
 - (1) Daily housekeeping service.
 - (2) On-site management 24 hours per day to provide check-in/check-out services, custodial and maintenance response, or other guest services.
 - (3) A business center featuring personal computers with internet access, facsimile and copy machines open between 6:00 am and 10:00 pm. Business centers shall be a minimum of 100 square feet with access provided via guest room key.
- 5. *Residence Hotels.* The following shall be provided:
 - a. Building Design:
 - (1) Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security controlled access system.
 - (2) The hotel shall install and maintain, in proper operating order, surveillance cameras in each interior hallway and lobby area, in the parking lots and at each exterior door along with lighting sufficient to support the camera's range of view but fully-shielded to prevent light spill-over in other locations. The cameras shall be placed to provide visibility to the front and rear exteriors of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities may be viewed at all times. Surveillance cameras shall be in operation 24 hours per day and records of images recorded shall be kept a minimum of 30 days.
 - (3) Building design shall meet the Physical Facility Criteria for Federal Facilities established by the federal Interagency Security Council.
 - (4) A minimum of 50 rooms
 - b. Interior Design:
 - (1) A lounge area capable of hosting a required daily continental or better breakfast service.
 - (2) Two conference/meeting spaces each a minimum of 1,000 square feet.
 - (3) An exercise room with one exercise machine per 25 rooms or comparable recreation facilities.
 - c. Guest Services:
 - (1) Weekly housekeeping service.
 - (2) On-site management 24 hours per day to provide check-in/check-out services, custodial and maintenance response, or other guest services.
 - (3) On-site laundry facilities.
 - (4) A business center featuring personal computers with internet access, facsimile and copy machines open between 6:00 am and 10:00 pm.

Business centers shall be a minimum of 100 square feet with access provided via guest room key.

6. *Outdoor Display and Sales.*
 - a. Outdoor display and/or sales may be allowed as an accessory use for all commercial uses, if the display of such items does not impede the flow of pedestrian or vehicular traffic or create an unsafe condition. These provisions are not intended to apply to permanent outdoor display and sales, such as vehicle sales, that must be approved as part of the development site plan. The accessory outdoor display of goods shall meet all of the following requirements:
 - b. Outdoor display or sale shall require approval of the Director and may be subject to appropriate conditions set by the Director to ensure compliance with the provisions of this section.
 - c. Display of goods shall not be in drive aisles, loading zones, or fire lanes and shall not obstruct any entrance to the building.
 - d. The total area for display or sale of goods in the front of the building shall be limited to an area that equals 25% or less than the display area for the principal building.
 - e. The outdoor display area may be located in a parking lot if the parking available does not fall below 80 percent of the off-site parking required for the building.
 - f. No goods shall be attached to a building's wall surface.
 - g. The outdoor display area shall take place on an improved surface such as the sidewalk or pavement.
 - h. No outdoor displays shall be allowed in required landscape areas.
 - i. At least five feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.
7. *Retail Sales Establishment.*
 - a. The front half or 30 feet, whichever is greater, of any street-level storefront shall be limited to retail or retail-compatible use.
 - b. Unless otherwise provided for in this ROD, retail sales establishments shall not maintain exterior display or storage.
 - c. Retail sales establishments that sell large items (e.g., furniture, appliances, lumber, etc.) may be permitted in the North Gateway subdistrict.
8. *Sidewalk Café.* In all subdistricts in which a sidewalk café is allowed, occupancy of a public sidewalk or parkway for a sidewalk café shall be permitted under the following conditions:
 - a. The area of occupancy must be abutting and contiguous to the restaurant in which food preparation, sanitation, and related services for the sidewalk cafe will be performed.

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- b. A sidewalk cafe may not be enclosed by fixed walls, unless such walls are necessary to comply with requirements to serve alcohol as described below, and shall be open to the air, except that it may have a canopy.
 - c. An applicant for a sidewalk café with a license to serve alcohol shall require approval by the, City Clerk, the Director, and the applicable state liquor-licensing agency. The applicant shall submit a request for a sidewalk café with alcohol service along with a dimensioned sketch of the requested café area that meets the design standards of this section and incorporates a 36- to 42-inch ornamental metal perimeter fence with a minimum 44-inch opening for ingress and egress. Fabric insert and chain-link fences are prohibited.
 - d. There shall be unimpeded sidewalk remaining for pedestrian flow and sufficient to meet the requirements of the Americans with Disabilities Act from the face of the curb to the area of temporary occupancy.
 - e. The sidewalk café shall be located a minimum of five feet from driveway and alleys, and ten feet from intersections.
 - f. All curbs, alleys, sidewalks, and public rights-of-way adjacent to such occupation shall be kept in a clean and orderly condition.
 - g. Any sidewalk café located adjacent to a residential district or use shall be screened by an opaque wall or fence that is six feet tall.
 - h. In no case shall any permanent utilities be located in the public ROW located to serve outside facilities associated with the outdoor café.
9. **Industrial Uses.** All industrial uses shall be subject to the following standards:
- a. All traffic hazards shall be minimized;
 - b. Lights shall be directed away from adjoining residential areas;
 - c. Off-street loading areas shall be available as needed;
 - d. No dust, smoke, fumes, gas, noxious odor, excessive noise, or other atmospheric effluent shall exceed in intensity at the boundary of the lot the conditions normally found in a residential neighborhood
10. **Recycling Center.**
- a. The area used for recycling activities shall be limited to 500 square feet.
 - b. Recyclables may be deposited in refuse-type containers, storage igloos, kiosks, or other containers.
 - c. No processing of the recyclables shall take place except for the depositing of materials and the collection of materials for transport to a different recycling center or other location for sorting and processing.
 - d. No household hazardous waste shall be accepted at a recycling center.
 - e. The proposed recycling center cannot displace any required parking for the existing use.
 - f. The operator of the recycling center shall be responsible for vermin control.
- D. **Dimensional Standards.** Within the Redevelopment Overlay District, the base districts shall have the following dimensional requirements:
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4.05 Redevelopment Overlay District

Table 4-03: Redevelopment Overlay District Dimensional Standards

Overlay Area	District	Lot Area (sq. ft.)	Lot Width (ft.)	Yards				Building Height (ft.)
				Front (ft.) (min/max)	Side Internal (ft.) (min/max)	Side Corner or Intersection (ft.) (min/max)	Rear (ft.)	
CBD and North	NBD	--	--	0/10	0/10 [2]	0/10 [2]	0 [2]	45 [3]
	OBD	--	--	0/10	0/10 [2]	0/10 [2]	0 [2]	45 [3]
	CBD	--	--	0/10	0/10	0/10	0 [2]	--
	GBD	--	--	10/25	0 [2]	10/25 [2]	0 [2]	45 [3]
North Neighborhood	R1-9	9,000	40	10 [1]	6	25	25	35
	R1-7.5	7,500	40	10 [1]	6	6	25	35
	R1-6	6,000	40	10 [1]	6	15	15	35
	R-MF	6,000 (1-2 units)	40	10 [1]	6	15	15	40
	R-MF	9,000 (3 units)	40	10 [1]	6	15	15	40
	R-MF	3,000 per unit over 3	40	10 [1]	6	15	15	40
	R4-16	6,000 1 unit; 4,000 each 2-4 units	40	10 [1]	6	15	15	35
	RMX	As identified in the district						
	[1] The contextual front setback standards of this Article may be applicable. [2] 25-foot minimum setback for side or rear yards that abut a residential lot line. [3] No building shall be taller in height than its distance to a residential lot line or as permitted in the height restrictions herein.							

1. **Contextual Front Building Setbacks for Infill Development.**
 - a. The applicant shall use a contextual front setback when existing front setbacks on the same block are greater or less than that required by the underlying zoning.
 - b. The front setback for the proposed development shall be set back no further from the primary street than the furthest front façade of the principal building on either of the two abutting lots in the same base zone district, and shall be located no closer to the primary street than the closest front façade of the principal structure on either of the two abutting lots in the same base zone district. Where there are no immediately abutting structures, the setback range shall be determined by the location of up to five structures on either side of the lot on the same side of the street, or as determined by the Director.

ARTICLE 6. LANDSCAPE & SITE DESIGN

6.01 Purpose & Applicability

- A. **Purpose.** The purpose of the landscaping and site design standards is to ensure adequate and appropriate and site arrangement, including:
1. Integrate building sites with both natural topography and existing vegetation;
 2. Minimize disturbed areas;
 3. Reduce the amount of reflected glare and heat absorbed in and around developments;
 4. Manage stormwater runoff with naturally absorptive vegetation;
 5. Break up large expanses of parking lots; and
 6. Preserve residential neighborhoods by lessening and screening the impacts of potentially incompatible uses.
- B. **Applicability.** The standards in this section apply to all new development and redevelopment, except single-family zoning districts.

6.02 Landscape Units

Required landscaping is calculated in landscaping units. Table 6-01 indicates the landscape units awarded for various preserved or planted landscape materials:

Table 6-01: Landscape Units Awarded		
Landscape Material	Landscape Units Awarded	
	Newly Installed	Existing Retained
Evergreen Tree, >10 ft high	8	14
Evergreen Tree, >8 – 10 ft high	8	11
Deciduous Tree, > 8" caliper	n/a	14
Deciduous Tree, >4 – 8" caliper	n/a	11
Deciduous Tree, >2.5 – 4" caliper	7	9
Deciduous Tree, 2.0" – 2.5" caliper or multi-stem	4	4
Shrubs, 36" high	1	1.2
Shrubs, 24" high	0.8	0.9
Shrubs, 18" high	0.5	0.6
Perennials/ground cover	1 per 400 sq ft	
Annual flower bed	1 per 400 sq ft	
Lawn Grass	1 per 800 sq ft	
Flower Basket Support	0.2 per basket	
Earthen Berm, minimum 18" high	0.05 per linear foot	
Earthen Berm, over 18" high	0.05 per linear foot x 1.5 per each foot in height	
Hardscape Material	Units Awarded	

DEVELOPMENT REGULATIONS
ARTICLE 6. LANDSCAPE & SITE DESIGN

6.02 Landscape Units

Table 6-01: Landscape Units Awarded		
Landscape Material	Landscape Units Awarded	
	Newly Installed	Existing Retained
Split Rail Fence	0.20 per linear foot	
Screening (Opaque) Fence	0.40 per linear foot	
Shredded bark or 3"+ rock mulch such as river rock	1 per 500 sq ft	
Ornamental pavers	1 per 250 sq ft	
Landscape Boulders, 1' or greater in height	0.33 per foot in height, per boulder	
Seating	0.40 per linear foot	
Landscape lighting, sculpture, art, water feature, and/or sheltering structure/landmark	As determined by Director	
Retained Existing Vegetation Mass [1]		Bonus Landscaping Units Awarded [2]
300+ square feet with a minimum of 3 deciduous trees (4" caliper or greater), 3 evergreen trees (minimum six feet high) or any combination thereof		15%
500+ square feet with a minimum of 5 deciduous trees (4" caliper or greater), 5 evergreen trees (minimum six feet high) or any combination thereof		20%
800+ square feet with a minimum of 8 deciduous trees (4" caliper or greater), 8 evergreen trees (minimum six feet high) or any combination thereof		25%
NOTES:		
[1] Points awarded for retained vegetation in perimeter buffers may only be applied in the buffer area along the same lot line or street frontage where the vegetation is found.		
[2] Percentages applied to total units calculated above.		

6.03 Required Landscaping

All development types shall have a minimum landscaped area on the lot as determined by zoning district. Landscaping shall be provided at a minimum of 3 landscape units per 1000 square feet of landscaped area. At least 25 percent of all required landscape units shall be provided as trees.

- A. **Required Landscaped Area.** Minimum landscaped area of the lot outside of the building envelope for Zone shall be as indicated in Table 6-02, below:

Table 6-02: Minimum Landscaped Area		
Zoning District		Minimum Area (percent)
R1-25	Low Density Single Family Residential District	0
R1-9	Medium Density Single Family Residential District	0
R1-6	High Density Single Family Residential District	0
R1-7.5	Medium Single-Family Residential District	0
R4-16	Medium Density Multiple Family Residential District	20
R-MF	Multiple Family Residential District	20
RMX	Residential Mixed Use	15
MP	Mobile/Manufactured Home Park District	20

DEVELOPMENT REGULATIONS
ARTICLE 6. LANDSCAPE & SITE DESIGN

6.03 Required Landscaping

Table 6-02: Minimum Landscaped Area		
Zoning District		Minimum Area (percent)
NBD	Neighborhood Business District	15
OBD	Office Business District	15
CBD	Central Business District	20
GBD	General Business District	20
I -1	Light Industrial District	10
I -2	Heavy Industrial District	5
PUD	Planned Unit Development District	Negotiable
FP	Flood Plain Overlay District	None
ROD	Redevelopment Overlay District	Underlying zoning

B. ROD North Gateway Subdistrict Landscaping.

- Required Landscaping.** A 20-foot strip of landscaping shall be provided along the perimeter property line of all multifamily, commercial, and industrial development sites except for approved points of pedestrian or vehicle access. Site perimeter landscaping shall be planted pursuant to the requirements for a 20-foot buffer.
- Exceptions.** Site perimeter requirements may be reduced up to 100 percent for projects on lots and parcels allowing setbacks less than the required site perimeter yard width utilizing the Alternative Equivalent Compliance requirements of these Development Regulations. Reductions shall only apply to lots and parcels where the primary building setback is less than the required perimeter landscaping width, and shall only apply to specific required site perimeter areas between the property line and proposed principal building. A zero side setback requirements shall not be construed to allow a reduced rear yard setback.
- Alternative Compliance Review.** As part of Alternative Equivalent Compliance Review, the city may consider landscaping in the public right-of-way as a substitution for some or the entire required onsite street frontage landscaping where in the opinion of the Director the proposed public right-of-way landscaping meets the intent of this section. Any property owner requesting to landscape the public right-of-way as an alternative shall be required to maintain the landscaping into perpetuity unless the landscaped area is accepted for maintenance by the city. In addition to substituting for street frontage landscaping, public right-of-way landscaping may be substituted for other required landscaping if approved by the Director. This may include the landscaping of public right-of-way or public lands within the city on a separate unrelated site in some cases where in the opinion of the Director the public landscaping proposed will have significantly greater community benefit.

6.04 Parking Lot Landscaping

- A. **Perimeter Landscaping.** Parking lots located outside of the CBD subdistrict shall provide 20 feet of perimeter landscaping planted pursuant to the requirements for a 20-foot buffer. Where required, the perimeter landscaping shall be substituted for parking lot perimeter landscaping that would otherwise be required in the same location. Where lots are being developed in a mixed-use district, the parking lot perimeter landscaping requirement may be reduced along an interior lot line, at the discretion of the Director, provided that interior parking lot landscaping applies to both parking lots.
- B. **Landscape Islands.** 200 square feet shall be installed for every 10 parking spaces contained in a parking row, either within the parking row or at the end of the parking row.
- C. **Internal Landscaping.** Landscape strips shall be installed between the parking rows of every other double row of parking when parking rows exceed 50 parking spaces. Internal landscape islands shall:
1. Be a minimum of six feet in width.
 2. Be at least 200 square feet.
 3. Have a minimum of four, five-gallon deciduous shrubs and one deciduous tree a minimum of two and one-half inch caliper per 200 square feet.
 4. Incorporate perennials and grasses for seasonal color.
 5. Contain a minimum of 50 percent living landscaping material, with a maximum of 50 percent nonliving landscaping material. Approved sidewalks are not counted toward the non-living landscape material percentage.
- D. **Curbs.** Landscaped areas within parking lots or the along perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs. At least one break per 10 lineal feet of curb is required to allow for runoff inflows into the landscaped areas.
- E. **Parking Lot Landscaping for Infill in the CBD Subdistrict.** Any boundary of a surface parking lot in the CBD subdistrict that abuts a public street or alley or lot used for detached residential dwellings, shall be landscaped according to this subsection.
1. For corner-lot buildings with side-yard parking, the boundary between the parking lot and the street-facing side property line shall be landscaped or screened adjacent to the right-of-way according to one of the following options:
 - a. A minimum four-foot-wide planting strip containing a low, continuous hedge a minimum of 30 inches tall at installation consisting of a double row of evergreen shrubs planted a minimum of three feet on-center in a triangular pattern; or
 - b. A minimum two-foot-wide planting strip containing an ornamental metal fence or masonry wall, with a minimum height of three and one-half feet and a maximum height of four feet, combined with a single row of evergreen shrubs planted a minimum of three feet on-center.
 2. For all other parking lot boundaries, the boundary shall be landscaped or screened according to one of the following options:
 - a. A minimum two-foot-wide planting strip containing a single row of shrubs planted a minimum of three feet on-center combined with a minimum three-foot high

- ornamental metal fence or masonry wall of materials compatible with the primary structure. In the place of shrubs, deciduous shade trees may be planted a minimum of 10 feet on-center along the common boundary line; or
- b. A minimum four-foot-wide planting strip containing a low, continuous hedge a minimum of 30 inches tall at installation consisting of a double row of evergreen shrubs planted a minimum of three feet on-center in a triangular pattern.
 - c. As applicable, landscaping materials shall be planted on the side of the fence/wall closest to the street, alley, or residential property.
 - d. The interior landscaping requirements shall apply to all parking areas that meet the applicability standards of that section.

6.05 Buffers

The following regulations apply to properties where a multi-family, mixed-use, or non-residential district or use abuts a single-family residential district or use without an intervening public right-of-way and/or where these uses are not separated by a perimeter landscaping requirement.

- A. **Buffer Required.** Minimum buffer spaces as described in Table 6-03 shall be provided between adjacent or abutting dissimilar structures.

Table 6-03: Minimum Buffer Requirements (in feet)				
Dwelling Unit Height	Dwelling Unit Height			
	1 story	2 stories	3 stories	+3 stories
1 story	--	10	15	20
2 stories	10	--	15	20
3 stories	15	10	--	10
+3 stories	20	15	10	--

- B. **Buffer Design.** The buffer shall be landscaped in accordance with Table 6-04;

Table 6-04: Buffer Planting Requirements				
Requirement (per lineal foot of property line)	Buffer Width (feet)			
	0	5	10	20
Total Landscaping Units	.5	.75	1.0	1.5
Minimum Tree Units	0	.25	.50	.75
Minimum Shrub Units	.05	.10	.15	.25

1. New trees and shrubs shall be evenly spaced at planting.
2. Where a natural buffer exists, as determined by the Director, it shall remain undisturbed.
3. If used in addition to a landscape screen, fences shall have additional evergreen shrubs planted on the residential side of the fence.

4. Mechanical equipment, permanent detention and temporary erosion and sedimentation control basins, trash containers, loading docks, service uses, and employee break areas are prohibited in the buffer area.
5. Utility easements may cross but not be placed in the long dimension of a buffer yard.
6. Wherever practical, pedestrian access shall be placed through the buffer yard.

6.06 Landscape Design

All landscaping elements, including but not limited to planters, retaining walls, and berms must be specifically approved and shall conform to the following standards:

- A. ***Preservation of Trees and Existing Vegetation.*** Landscaping plans should be designed to preserve and protect existing native vegetation and mature trees. Bonus landscape credit shall be awarded for preserved vegetation as indicated in Table VIII-1 above, where the Director accepts the existing vegetation and/or trees as being in good health and meeting the intent of the landscaping requirements of this section.
- B. ***Allowed Plant Materials.*** Proposed materials must be specified on development plans. The use of low water, drought-tolerant plants is strongly encouraged for all new landscaping. A list of permissible plant species that are either native vegetation or compatible with the climate zones found in the city shall be adopted by the Planning Commission and may be amended from time to time. Materials not on the list may be approved if the Director determines that they are equally or more suitable for local soil conditions, climate, and would provide the same or better level of visual benefits and have desired growth habits. No noxious weeds, as defined by the state, are permitted for use in the city.
- C. ***Irrigation and Watering Requirements.***
 1. The landscaping site plan must identify the area of approximate installation of an automatic irrigation system, its maintenance, and intended uses. All landscape plans must note and delineate all irrigated and sod areas. No in-ground irrigation components shall be permitted in the right-of-way.
 2. Required landscape areas shall be irrigated by an automatic underground irrigation system, surface drip system, subterranean drip system, or a combination of these systems. The Director shall have the authority to accept a landscape maintenance plan in lieu of a permanent irrigation system for any planting area consisting of 75% or more drought-tolerant or native species.
 3. A hose bib system may be used for irrigation when a landscape area is less than 1,000 square feet in size and when all portions of the area are within 50 feet of a hose attachment;
 4. Irrigation systems shall be equipped with timers and scheduled to operate during evening or early morning hours to minimize evaporation rates.
 5. Sprinkler systems shall be configured to prevent over-spray of water onto streets and sidewalks.

- D. ***Landscape Maintenance.*** The responsibility for the maintenance of the landscaping shall lie with the property owner, his /her successor, and/or their agents for all non-residential property. Failure to maintain required landscaping shall be consider a site design violation of this code. All landscaping elements shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with these standards. All required landscaped areas shall be kept free of weeds, debris, and litter. In addition, all walls and fences shall also be maintained in good condition and, when necessary, be repaired or replaced. Any required landscape material, including any tree, grass or shrub, that dies shall be replaced by June 1 of each year. All required landscaping shall be cleared of all unplanned vegetation including weeds at least once each year prior to June 1.

6.07 Screening

- A. ***Single-Family Residential Screening.*** On residential lots, utility equipment shall be located behind the building line of the house and screened from public view by a wall, fence, or landscaping screen according to these Development Regulations.
- B. ***Multi-Family, Mixed-Use, Commercial, and Industrial Screening.*** For all developments other than single-family residential, the following mechanical equipment screening standard shall apply to the maximum extent feasible:
1. ***Roof-Mounted Mechanical Equipment.*** Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Roof-mounted mechanical equipment, except solar energy systems, is prohibited on single-family residential dwellings.
 2. ***Wall-Mounted Mechanical Equipment.*** Wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building.
 3. ***Ground-Mounted Mechanical Equipment.*** Ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.
- C. ***Utilities.***
1. All new utility lines, with the exception of major transmission lines, shall be placed underground.

2. Utility poles (other than wooden poles erected by a public utility company) and supports shall be painted or be of materials neutral in color.
 3. All transformers and other facilities and equipment, including communications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, screening shall be adequate to screen such facilities from all rights-of-way.
- D. ***Alternate Screening.*** Mechanical equipment that is not screened in full compliance with the screening standards of these development regulations shall be reviewed in accordance with the procedures of the section dealing with, *Alternative Equivalent Compliance*. *Alternate screening* methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.
- E. ***Screening of Service, Loading, and Storage Areas.***
1. ***Applicability.*** These screening requirements are applicable to all service, loading, and storage areas. Owners are encouraged to locate the types of features listed in this subsection where they are not visible from off-site or from public areas of a site, so that screening is unnecessary.
 2. ***Placement.***
 - a. All service areas shall be placed at the rear, on the side of, or inside buildings.
 - b. No service area shall be visible from a public right-of-way or from adjacent residential areas.
 - c. Service areas and access drives shall be located so they do not interfere with the normal activities of building occupants or visitors on driveways, walkways, in parking areas or at entries.
 3. ***Outside Storage Areas and Loading Docks.***
 - a. All storage areas, service areas, and loading docks not screened by an intervening building shall be screened from view from any public street right-of-way. In addition, storage and loading areas must be screened from view from any adjoining property when that property requires a transitional buffer. Property zoned or used as an industrial area must also screen from view all outside storage areas that are adjacent to nonindustrial-zoned property.
 - b. An opaque screen consisting of one or a combination of the following shall be used:
 - (1) Freestanding walls, wing walls, or fences;
 - (2) Earthen berms in conjunction with trees and other landscaping; or
 - (3) Landscaping, that must be opaque and eight feet in height within 18 months of planting.
 - c. Screening shall be a minimum height of eight feet to screen truck berths, loading docks, and areas designated for permanent parking or storage of heavy vehicles and equipment or materials.

- d. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site. Sites that can accommodate a full size tractor-trailer shall provide a 48-foot wing wall, where wing walls are used.
4. *Shopping Cart Storage.* All shopping carts shall be stored inside the building they serve. Shopping cart corrals shall be made of a material suitable for withstanding weathering and rusting. Plastic corrals are prohibited.
5. *Refuse Facility Screened.* All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining nonindustrial zoned properties by:
 - a. Meeting the requirements of the other sections of this section; or
 - b. Screening on three sides by a minimum six-foot masonry wall enclosed by an evergreen living screen. Screening shrubs shall be a minimum of four feet in height at installation and shall provide a minimum six-foot high screen when fully grown. An opening shall be situated so that the container is not visible from adjacent properties or public streets and the opening shall be a metal clad opaque gate. Chain-link gates are not permitted. Gates must have tiebacks to secure them in the open position.
6. *Design of Screening.* All screening shall be complementary to the building served in landscaping approach and with similar colors and material palette.

6.08 Fences

- A. *Fence Types.*
 1. Open fences means those fences constructed of wood, masonry, metal, woven wire, or other material whose surface area is greater than 50 percent open.
 2. Solid fences means those fences constructed of wood, masonry, metal, planting, hedge or other material whose surface area is or may become less than 50 percent open.
 3. The smooth or most finished side shall be facing outward on all fences.
- B. *Permit Required.*
 1. It shall be unlawful for any person, property owner or fence construction company to erect or install fencing without first paying the permit fee as set out in Appendix F, Schedule of Fees and Charges, Code of Ordinances, City of Leavenworth, Kansas and obtaining a fence or building permit pursuant to the provisions of these Development Regulations.
 2. Masonry fences, or fences which contain a portion of masonry, four feet or more in height, or more than 4 feet above the nearby grade, shall be designed by an Engineer licensed in the State of Kansas and shall require construction documents and a building permit.
 3. A survey by a surveyor licensed in the State of Kansas may be required by the Building Official before issuing a permit.

C. ***Residential Uses .***

1. ***Prohibited Types.***

- (a) Barbed wire fence prohibited. No person shall construct, keep or maintain any barbed wire fence, or fence any part of which is composed of barbed wire, within a residential area of the city except when permitted as a farm use or as a condition to a special use permit for those uses listed as a special use connected with farming or agricultural activities in the R1-25 single-family residential district.
- (b) Electric fence prohibited. No person shall construct, keep or maintain an electrically charged fence within a residential area of the city except when permitted as a farm use or as a condition to a special use permit for those uses listed as a special use connected with farming or agricultural activities in the R1-25 single-family residential district of the Development Regulations of the City of Leavenworth, Kansas. These installations will then only be permitted when the electric fence is installed behind an open fence separated by three feet.

2. ***Residential Front Yard.***

- (a) Open fences and hedges may be installed in all front yards on the property lines but may not exceed 48 inches above the natural contour of the ground.
- (b) No solid fences shall be constructed or reconstructed closer to the street line than the front wall of the residential structure. The front wall of the residential structure shall be determined by excluding porches, roof overhangs, dormers, or other extensions.
- (c) Where a residential property abuts a commercial or industrial property or use and where screening has not been installed or is not required, the residential property owner may install a solid or open screening fence on the property line not to exceed 72 inches in height above the natural contour of the ground along the property line that abuts the commercial or industrial property or use.

3. ***Residential Side or Rear Yards.***

- (a) Open fences and hedges may be installed in all side and rear yards on the property line but may not exceed 72 inches above the natural contour of the ground.
- (b) Solid fences may be installed on the rear property line and on the side property line to a point aligning with the front wall of the residential structure as defined in subsection 2. of this section not exceeding 72 inches in height above the natural contour of the ground; provided that no solid fence greater than 48 inches above the natural contour of the ground shall be built within six feet of a residential structure on adjoining property; provided further, that if any portion of the adjoining structure is closer than six feet, then such solid fence shall not exceed four feet in height for the entire length of the side or rear yard property line.
 - (1) On corner lots, both yards adjacent to streets are considered front yards. In this instance, the fence on the addressed side must be erected in accordance with subsection 2.; on the other side a solid fence not exceeding 72 inches in height above the natural contour of the ground may be built on the property line, provided that the property line is a minimum of 15 feet from the curb or edge of pavement. If the property

line is less than 15 feet from the edge of the pavement, the fence shall be installed a minimum of 15 feet from the curb or edge of pavement, or 50 percent of the existing setback from the house to the property line, whichever is less.

- (2) For the purpose of determining yard requirements on corner lots, the street the property is addressed from shall be considered the frontage and yards shall be provided, as set forth in this section.
- (c) Where a residential use abuts a commercial or industrial property or use, and where screening has not been installed or is not required, the residential property owner may install a solid-type screening fence on the property line up to eight feet above the contour of the natural ground along the property line that abuts the commercial or industrial property or use.
- (d) A solid fence may be installed around a private swimming pool or patio not to exceed 96 inches above the natural contour of the ground, provided it complies with all applicable building codes contained in the adopted building code.

D. Commercial and industrial uses—Types permitted.

- 1. *Decorative Fences.* Decorative fences shall be permitted in the Central Business District upon approval by the Development Review Committee.
- 2. Fences in commercial zoned areas of the city shall be either of open or solid type construction.
- 3. *Height restrictions.*
 - (a) Fences for commercial uses may be up to eight feet above the natural contour of the ground. Fences may be installed on the property line, except that no fence adjacent to the right-of-way may exceed 6 feet in height and no fence may be installed in the vision clearance triangle.
 - (b) Fences for industrial uses shall be no less than six feet or more than eight feet above the natural contour of the ground and may be installed on the property line except in the vision clearance triangle.
- 4. *Use of barbed wire.*
 - (a) Fencing of the chain-link type for commercial and industrial uses may be topped with barbed wire on slanted arms. When these slanted arms are used, they shall be slanted outward and upward at an angle of not less than 45 degrees. No barbed wire will be permitted on nonconforming business properties in residential zoning districts.
 - (b) When the commercial or industrial property or use abuts a residential use, a chain-link fence with the barbed wire topping may be installed along the abutting residential property line provided the lowest point of the barbed wire is at least six feet above the ground.
 - (c) Chain-link fencing with barbed wire topping shall not be installed any closer than five feet to any street, sidewalk, or pedestrian way.

- E. **Agricultural Fence.** The term "agricultural fence" shall apply only to areas conforming to the requirements of the R1-25 District and those activities permitted as a farm use, or as a condition to a special use permit for those uses listed as a special use connected with farming or activities in the R1-25 single-family residential district, Development Regulations of the City of Leavenworth, Kansas.
1. *Permitted types.* Agricultural fences shall be of the open type construction only.
 2. *Height restriction.* Agricultural fences shall not exceed four feet in height above the natural contour of the ground.
 3. *Use of barbed wire by special permit; prohibited when abutting residential uses.* The use of barbed wire in the construction, reconstruction or maintenance of agricultural fences shall be by a special permit issued by the city inspector. The permit shall not be given or renewed if the fence forms a boundary with a residential development.
 4. *Hedges and evergreens along public ways—Height restricted.* The owner of any hedge or evergreen fence along the side of any street, avenue, or alley shall not permit any such hedge or evergreen fence to grow to exceed four feet in height.
- F. **General restrictions – all fences.**
1. *Sight Distance.* No fence shall be constructed nor shall a hedge or evergreen fence be planted or allowed to grow in such a manner as to obstruct the vision triangle at intersections.
 2. *Exposure of solid fences.* When tight-board fences are constructed, the smooth finished surface shall face the exterior of the property.
- G. **Notice to trim.** The owner of any hedge or evergreen fence along the side of any street, avenue, or alley shall on 30 days' notice in writing given by the city inspector be required to trim such hedge or evergreen fence to conform to the requirements of the City's property maintenance notice.
- H. **Fence maintenance notice.** Any property owner who fails to maintain any fence or screening structure in a clean, sanitary and inoffensive condition and free and clear of all obnoxious substances, rubbish and weeds shall, after 30 days' written notice from the Director or his agent, be deemed guilty of a misdemeanor and subject to the penalty provisions of these Development Regulations and any other applicable City Ordinance.

6.09 Tree Preservation

The purpose of this subsection is to protect the existing tree canopy as well as protect future tree canopies of the city when development or redevelopment occurs. The standards in this subsection are intended to regulate the removal of trees on lots within the city. It is not the intent of this subsection to unduly restrict desirable development and redevelopment that would otherwise be possible without these standards. The standards in this subsection shall be applied during review of any development or building permit application.

- A. **Preservation of Significant Trees.** Significant trees shall be preserved to the maximum extent feasible. For the purposes of this standard, the caliper of a "significant" tree shall be at least 24 inches for a deciduous tree and 18 inches for an evergreen.

- B. **Significant Tree Replacement.** Where significant trees cannot feasibly be preserved, the total caliper inches of the tree(s) that are removed shall be replaced on-site by the same caliper inches of new trees. For example, if a 24-inch caliper sugar maple is removed from the site; new trees with total caliper inches of 24 must be replanted. The new trees shall either be of the same or similar species, or, if identified by the Director or his/her designee for species diversification, shall be from a list of permissible species provided by the Director or designee.
- C. **Combination Planting and Payment Replacement.** If site limitations affect the ability of the developer to replace the total caliper inches of the removed tree(s), the Director or his/her designee may allow the developer to reduce the replacement measurement. The planted caliper inches shall allow for the maximum replacement of caliper inches feasible on the site. This reduction may not exceed 50 percent of the total caliper inches removed.
- D. **Enforcement.** The Director or his/her designee shall send a letter to all development applicants reminding them of the significant tree replacement requirements.
- E. **Removal of a Dead or Dying Tree or Unsafe Tree.** Nothing in this section shall be interpreted to require a property owner to keep a dead or dying tree. The status of a tree shall be determined by the Director or his/her designee prior to removal. The city may require a property owner to remove a dead or dying tree if it is determined to be a hazard to public safety.
- F. **Tree Protection During Construction.**
1. **Owner's Responsibility.** During development, the owner or developer is responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this subsection.
 2. **Tree Protection Fencing.** All significant trees and trees intended for use as credit towards the landscaping and tree-protection standards of article shall be fenced in accordance with this subsection before grading or other land-disturbing activity begins.
 - a. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of Diameter at Breast Height (DBH) to a maximum of ten feet, but in no case closer than five feet to the trunk. The Director shall consider existing site conditions in determining the exact location of any tree protection fencing.
 - b. The developer shall erect a plastic mesh fence or chain link fence a minimum of four feet in height at the drip line around each tree or group of trees to prevent the placement of debris or fill within the drip line of any tree.
 - c. All tree protection measures shall be inspected and approved by the Director prior to start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of these regulations.
 - d. The tree protection fencing shall be clearly shown on the site plan or grading permit. No construction, grading, equipment, material storage, or any other activity shall be allowed within the fenced area except in accordance with the

standards in subsection (3) *Encroachments into Root Zones*. Fencing shall be maintained until the land disturbance activities are complete.

3. *Encroachments into Root Zones*. Encroachments within the root zones of trees protected in accordance with this subsection shall occur only in rare instances. If such an encroachment is anticipated, the following preventive measures shall be employed prior to the encroachment:
 - a. Written verification is prepared by a qualified arborist of the tree's condition before and after the encroachment, including preventive measures that shall be employed prior to, during, and after the encroachment to insure the viability of the tree.
 - b. Where compaction might occur due to traffic or materials through the protection area, the area shall first be mulched with a minimum four-inch layer of wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within the tree protection zone.
 - c. In no instance shall any effluent associated with construction process, including concrete mixing, pouring, or rinsing processes, drain onto lands protected by tree protection fencing or other control measures.

ARTICLE 8. SIGNS

8.01. Purpose and Intent

- A. The purpose of this Sign Code is to create the framework for a comprehensive and balanced system of content- and viewpoint-neutral regulation of signs to facilitate easy and pleasant communication between people while protecting the First Amendment rights of resident individuals and businesses of the city and preserving and improving the quality of the city's environment by avoiding visual clutter harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.
- B. This chapter is intended to:
1. Promote public safety, order and cleanliness;
 2. Prevent needless visual cluttering within the city;
 3. Promote aesthetics and the quality of community life;
 4. Reduce distraction of motor vehicle operation by signage;
 5. Provide a means to display signs compatible with their surroundings, and legible to the driving public; and
 6. Impose the least regulation and restriction on the expression of opinions and the conveying of information while accomplishing the above purposes.

8.02. Scope

- A. No sign in the City of Leavenworth shall be permitted in any district except in accordance with the provisions of this sign code.
- B. This sign code does not apply to signs erected in the public right-of-way, which are regulated by other processes and does not apply to signs erected wholly within a building and not visible outside of the building.
- C. All sign permits requested under this Article, if they lie within a historic district, are subject to prior review and approval procedures found in Article 9, Historic Preservation Regulations.

8.03. Computations

The following principles shall control the computation of sign surface, sign face and sign height:

- A. **Computation of Sign Face of Individual Signs:** The entire area within a single continuous rectangle enclosing all elements (individual letters and/or logo) of the sign which form an integral part of the display including the perimeter border.
- B. **Computation of Area of Multi-Face Signs:** Only one side of a multi-faced sign shall be considered when determining the sign area, provided that the faces are equal in size and the interior angle formed by the faces is less than 45 degrees. When these conditions are not met, all faces of the sign shall be considered in calculating the sign area.

- C. **Computation of Height:** The height of a sign shall be computed as the distance from the base of the sign at average grade to the top of the highest attached component of the sign.

8.04. Permits

A. **Permits Required.**

1. Except as otherwise provided in this chapter, it shall be unlawful for any person to erect, construct, enlarge, move, modify, alter, or convert any sign in the City, or cause the same to be done, without first obtaining a sign permit for such sign as required by this chapter. Issuance of a permit is contingent upon the sign being in compliance with all applicable laws and regulations of the City.
2. Every sign permit issued by the Director shall become null and void if installation is not commenced within 120 days from the date of approval of such permit. If work authorized by such permit is suspended or abandoned for 120 days from the date of permit approval, a new permit shall be required for such work, even if no changes have been made to the original sign plan.
3. **Required Information:** Application shall be made upon forms furnished by the Planning and Community Development Department and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City.

- B. **Penalty for Failure to Obtain Permit.** If the Director discovers or is informed of a sign constructed or being constructed that requires a permit that has been constructed, installed, or erected without a permit according to this sign code, s/he ~~shall~~may collect three times the permit fee specified for the type of sign in question.

- C. **Signs Excluded from Permit.** The following signs are not required to have a permit; however, these signs shall otherwise comply with this section and all other applicable provisions of the sign Code.

1. Directional signs.
2. Holiday decorations.
3. Home security and neighborhood watch signs.
4. Identification signs.
5. Official signs.
6. Name Plate Signs: Where multiple tenants share the same rear door, the sign may display the name and address of each tenant. These signs shall not exceed four (4) square feet.
7. Window signs, as further described in section 8.10.F of this chapter.

DEVELOPMENT REGULATIONS
ARTICLE 8. SIGNS

8.04 Permits

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8. Contractor signs: One freestanding, non-illuminated contractor's sign, not to exceed eight square feet of sign surface, shall be permitted for each contractor if the property is zoned Residential, or not to exceed 32 square feet if the property is zoned other than Residential. The sign shall not be installed before commencing work on the project or the issuance of a building permit for the project and the sign shall be removed upon completion of the project.
- ~~98.~~ Public interest signs that do not exceed the size limitations.
- ~~409.~~ Address signs.
- ~~4410.~~ Commercial Real Estate signs not exceeding 32 square feet in area per sign face with two faces permitted. Signs shall not exceed 8 feet in height. Signs are limited to one sign per street frontage, with a maximum of two signs for each project. Signs must be located at least 10 feet from the edge of the curb or behind any existing public sidewalks and may not be illuminated or have an electronic changeable face.
- ~~112.~~ Residential Real Estate signs not exceeding 3 square feet in area. Signs are limited to 1 on-premises sign per street frontage, and two off-premises signs permitted only with permission of property owner. Signs must be located at least 10 feet from the edge of the curb or behind any existing public sidewalks and may not be illuminated or have an electronic changeable face.
- ~~123.~~ Garage Sale signs may only be placed at the site of the sale. All garage sale signs shall be removed immediately upon completion of the sale. Garage sale signs include sample and yard sale signs. Garage sale signs shall not exceed four square feet per sign, with two faces per sign permitted. A garage sale permit shall be obtained as required by Section 12-541 of the City Code of Ordinances.
- ~~134.~~ Signs carried by a person.
- ~~145.~~ Costumed people promoting a business or event.
- ~~156.~~ Flags, pennants, emblems, memorial tablets, cornerstone etches, monuments and insignia of any governmental body, public or private school, church, synagogue or other place used primarily for worship, community centers, or other public, semi-public, or civic organizations or other similar noncommercial entity, when not displayed in connection with a commercial promotion or as an advertising device; provided that not more than three flags, pennants or insignia shall be displayed on any building, structure or premises, unless specifically herein provided. Any other provisions as applicable regarding display of the American flag as contained in Title 4, U.S. Code.
- ~~167.~~ Integral decorative or architectural features of buildings, so long as these features do not contain letters, trademarks, moving parts or lights.
- ~~178.~~ Decorative landscape markers, which may include logos or trademarks.
- ~~189.~~ Signs attached to a currently licensed, operational and legally parked or legally moving vehicle.
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- ~~19~~20. Temporary signs containing non-commercial messages at churches, synagogues and other similar places of worship, community centers, public and private schools, and buildings or structures owned or leased and used by other public, semi-public, or public service organizations.
- ~~20~~4. Special Event signs shall be exempt from a permit as follows: Signs of a temporary nature for campaigns, drives, seasonal events of civic or philanthropic organizations not to exceed 32 square feet. These signs must be placed on private property and must be removed within three days after the event.
- ~~21~~2. A new sign permit shall not be required unless (a) the existing sign base, pole, or face is nonconforming to these regulations or, (b) the existing sign base or pole is going to be relocated, changed, or enlarged.
- ~~22~~3. Political signs may be placed on private property only after permission has been granted by the owner of the property or his or her authorized agent. In commercial or industrial areas, signs shall not exceed 32 square feet in area per face. In residential areas, signs shall not exceed 3 square feet per face.
- ~~23~~4. Contractor signs as further defined in section 8.07.C.
- ~~24~~5. Decorative light pole banners, which may not include any business or advertising information.

8.05. Sign Installers

All persons, firms, or corporations engaged in the business of sign or billboard fabrication, erection, installation or maintenance within the corporate limits of the city shall comply with the provisions of this Section.

- A. **License Required:** There shall be an annual license and fee for each person, firm, or corporation engaged in the business of sign installation, hanging and erecting signs and billboards.
- B. **Subcontractors:** All persons engaged in the business of sign fabrication, installation and the erection of signs and billboards shall obtain such a license, except those who are employed by contractors carrying a license.
- C. **Certificate of Insurance Required:** All persons, firms, or corporations engaged in the business of sign or billboard fabrication, installation, or erection shall file a Certificate of Insurance with the City Clerk before installing, erecting, or maintaining any sign or billboard. The Certificate of Insurance shall be in the amount of bodily injury liability \$100,000 each person, \$300,000 each accident and property damage liability: \$25,000 each accident or a good and sufficient bond in the same amounts shall be filed with and approved by the City Clerk or Duly Authorized Representative. The certificate or bond shall state that the policy or bond shall not be cancelled or in any manner amended, changed, or altered without giving the authorized representative five days written notice thereof. If a surety bond is provided in lieu of a certificate of insurance, such bond shall be approved and shall be conditioned for the installation and erection of signs in accordance with the Ordinances of

the city and the laws of the State, and shall provide for the indemnification of the city for any and all damages or liability which may accrue against it by reason of faulty installation, erection, demolition, repair, removal, or defects in or collapse of any sign for a period of one year after erection and for such period of time that such a sign is maintained or serviced by or under the direction of the maker of such bond. Such bond shall further provide for the indemnification of any person who shall, while upon public property or in any public place, incur damage for which the principal named in the bond is legally liable.

- D. **Revocation of an Installer's License:** If at any time within any rolling six month period any holder of a sign installer's license is found to have erected more than two signs without a permit, the Director shall notify the holder that the license is revoked.

8.06. General Standards

- A. **Maintenance.** All signs, together with all of their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation. The sign Surface of all signs shall be kept neatly painted or posted at all times. Every sign and the immediate surrounding premises shall be maintained by the owner or person in charge thereof in a clean, sanitary, and inoffensive condition and free and clear of all obnoxious substances, rubbish, and weeds. All maintenance required is the responsibility of the owner of the sign. Where sign ownership cannot be determined, the property owner is responsible for the maintenance of the sign. Failure to maintain signs shall result in citation and/or city -ordered correction as permitted.
- B. **Sign Illumination.** Signs may be internally or indirectly illuminated unless specifically prohibited elsewhere by this sign Code. All illuminated signs, including electronic changeable message signs and digital billboards, shall comply with the National Electric Code and other codes as applicable. Illuminated signs shall not be permitted in residential districts unless specifically allowed by this sign code. All electronic changeable message signs shall comply with the performance standards herein.
- C. **Electronic Signs Subject to Safety Review.** Electronic changeable message signs and digital billboards within a sight line of any traffic control or safety device signal shall be subject to approval by the City Engineer. Signs found by the City Engineer after their installation to be hazardous to the traveling public shall be immediately disabled and the burden of demonstrating an alternative location or method of display for that sign shall be the responsibility of the property owner.
- D. **Inspections.** All signs for which a permit is required shall be subject to inspection by the Director or his/her designee. Footing inspections shall be required by a Building Inspector for all signs that have footings. All signs containing electrical wiring shall be subject to the provisions of the governing electrical code; electrical components shall bear the label of an approved testing agency and shall be subject to inspection by the City Electrical Inspector. The City may order the removal or repair of any sign that is not maintained in accordance with the provision of this sign code.
- E. **Substitution of Message.** For any sign authorized in any zoning district, a non-commercial message may be substituted for any allowed commercial message or any other allowed non-commercial message, provided that the sign is legal without consideration of message content. If

the sign is one for which no sign permit is required, the message substitution may be made without additional approval. The purpose of this provision is to prevent inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not allow for the substitution of an off-premise commercial message in place of an on-premises commercial message.

- F. **Materials.** All attached signs and freestanding signs shall be constructed of materials generally used for permanent signage. A vinyl, fabric, or other similar material banner may not be utilized for a permanent attached or freestanding sign.

8.07. Signs Permitted in All Districts

The following signs shall be permitted in all zoning districts; permits shall be required unless excluded from the permit requirements.

- A. Official governmental jurisdiction flags, including flags indicating weather conditions, and flags that are emblems of religious, charitable, public, and nonprofit organizations. No flag shall exceed 50 square feet in area. Title 4 of the United States Code provides instructions on how to display the Flag of the United States.
- B. One freestanding directional sign shall be permitted at each entrance to a building site and at each entrance to a drive-thru facility when zoned commercial, office or industrial. Such signs shall not be located on the right-of-way and shall not block vision to traffic. Such signs shall not exceed four feet in height, shall not exceed four square feet of area per sign face, and may be single or double-faced. One directional wall sign shall be permitted for each exterior wall of a business. Such signs shall not exceed 6 square feet in area. Such signs may indicate entrances, exits, addresses, direction of traffic flow, and the location of loading docks, parking areas, delivery doors, drive-thru lanes, and similar facilities. Up to 25% of the area of the sign may be used to display the name or logo of the developer, building or principal tenant. These signs are not computed as part of allowable signage and will not be subject to spacing restrictions. Directional signs shall not be electronic changeable message signs.
- C. Contractors' remodeling signs identifying the contractor(s) who perform remodeling or property improvement work are permitted. Not more than one sign, not to exceed eight square feet, shall be permitted for each contractor if the property is zoned residential, or not to exceed 32 square feet if the property is zoned other than residential. Said signs shall not be installed before commencing work on the project or the issuance of a building permit for the project and the sign shall be removed within 80 days of completion of the project. Contractor's remodeling signs may be a non-affixed sign, but shall not be an illuminated sign or an electronic changeable message sign.
- D. Address signs that do not exceed two square feet in areas zoned residential and three square feet in areas not zoned residential and may include the name of a legal home occupation. Address signs shall not be an illuminated signs or electronic changeable message sign.

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ARTICLE 8. SIGNS

8.07 Signs Permitted in All Districts

8.08. Signs Permitted in Residential Districts (R1-25, R1-9, R1-6, R1-7.5, R4-16, R-MF)

Table 8-01: Residential Signage Standards			
	Maximum Number	Height	Area
Home Based Business Signs	1	N/A	6 s.f.
Temporary Signs	3	N/A	3 s.f.
Real Estate Signs	1	6'	6 s.f.
For Sale Signs (undeveloped land over 5 acres)	2	10'	40 s.f.
Open House Signs	1	6'	6 s.f.
Neighborhood/Development Identification Signs	1 per entrance	8'	50 s.f.
Public & Semi-Public Buildings	See Table 8-02		

The following types of signs are permitted in residential districts, in accordance with the requirements set forth or referred to herein:

- A. All signs as regulated and permitted in Section 8.07 - Signs Permitted in All Districts.
- B. A 6 square foot home based business sign.
- C. Temporary signs, not specifically otherwise identified by sign type, conforming to the restrictions set forth herein are allowed as follows;
 - 1. Three temporary signs are permitted on any lot.
 - 2. These temporary signs may be double faced, and have a sign face no larger than 3 square feet
- D. In lieu of the temporary signs permitted herein a real estate sign not exceeding six square feet per sign face, with two faces per sign are permitted. The maximum height of the sign shall not exceed six feet. A maximum of one sign per street frontage shall be permitted.
- E. Undeveloped land over five acres in size shall be allowed two "For Sale" signs not to exceed 40 square feet in area per sign face, with two sign faces permitted. No sign shall exceed 10 feet in height.
- F. In lieu of the temporary signs permitted a sign designating an open house may be erected at the site of an open house. No open house sign shall exceed six square feet per sign face with two faces per sign permitted. One sign face shall be allowed in lieu of each one of the temporary signs permitted by subsection (B) above. The maximum height of the sign shall not exceed six

feet. Open house signs shall be removed immediately upon completion of the open house. Such signs shall comply with the real estate sign restrictions except as specifically restricted herein.

- G. Permanent property identification signs may be permitted at each entrance to a neighborhood, subdivision, or residential development in accordance with subdivision plat approval.
- H. **Public and Semi-Public Buildings.** Churches, schools, libraries, community centers, hospitals, or other public/semi-public facilities located in a residentially zoned district shall be allowed signage as regulated and permitted in Section 8.10, Signs Permitted in the Neighborhood Business District (NBD).

8.09. Signs Permitted in the MP (Mobile Home Park)

The following signs shall be permitted in the MP Zoning District as set forth herein:

- A. All signs as regulated and permitted in Section 8.07 - Signs Permitted in All Districts.
- B. For rental and/or management offices, one identification sign not exceeding 12 square feet in sign surface, attached flat against the wall is allowed.
- C. Other signs as reviewed and approved as part of a rezoning request may be allowed.

8.10. Signs Permitted in the Neighborhood Business Districts (NBD) and Residential Mixed Use District (RMX)

Table 8-02: NBD Signage Standards			
	Maximum Number	Maximum Size	Maximum Height
Attached Signs	1 per side	96 s.f. or 10% of wall surface [1]	N/A
Freestanding Signs	1	32 s.f.	15
Sandwich Board (A-frame) Signs	1	6 s.f.	N/A
Window Signs	N/A	32 s.f. or 33% of window area	N/A

[1] Projecting signs are allowed as regulated by Section 8.10.B.2

The following signs shall be permitted in the Neighborhood Business District and Residential Mixed Use District:

- A. All signs as regulated and permitted in Section 8.07 - Signs Permitted in All Districts.
- B. Signs attached to a building shall be allowed as follows:
 - 1. One wall sign shall be allowed for each side of the structure. A structure with multiple businesses may have one sign for each separate business. Each separate business shall have clearly defined exterior wall space and the size of that wall

DEVELOPMENT REGULATIONS
ARTICLE 8. SIGNS

8.10 Neighborhood Business District

space shall be the determining factor on sign size allowance. The sign Surface shall not exceed 96 square feet or 10% of the wall surface, whichever is less. This wall sign may be an electronic changeable message sign, provided it complies with the applicable standards for same.

2. A projecting sign that does not project from a building greater than a distance of six feet, does not encroach in the public right-of-way, and maintains eight feet of clearance from grade is permitted. In computing the square foot allowance for a projecting sign, the total area of the sign surface shall be included in the total area allowed for all wall signs, but shall not be larger than 24 square feet. Projecting signs do not reduce the number of wall signs as regulated by the zoning district, however, only one projecting sign shall be allowed per business.
- C. One freestanding sign shall be allowed per parcel, regulated as follows:
1. Freestanding signs shall not exceed 15 feet in height.
 2. No part of a freestanding sign face, frame, or base shall be closer than five feet to the public right-of-way or side or rear property line and shall not obstruct traffic vision.
 3. Freestanding signs may have two faces and shall not exceed 32 square feet per face, or one square foot of sign per lineal foot of lot frontage, whichever is less.
 4. No freestanding sign face, frame or base shall be closer than 50 feet to another freestanding sign.
 5. Separate and distinct street frontages shall be computed individually for allowable signage; however, signs shall be located on the street frontage that is used for computation. (No accumulation is allowed for unused street frontages.)
 6. The allowed freestanding signs may be electronic changeable message signs, provided they comply with all other standards in this article addressing lighting, safety, and electronic changeable messages.
- D. One sandwich board (A-frame) sign that meets the following requirements per street frontage is allowed as follows:
1. A permit shall be required for sandwich board signs. Permits are good for the life of the sign.
 2. Sandwich boards signs shall be on-premises signs.
 3. The sign may be located on the public sidewalk or the planting strip adjacent to the edge of the street on which it fronts. Signs shall not be placed in any raised streetscape or publicly owned planters.
 4. The sign may not exceed six square feet in area per side and may have no more than two sides for the display of messages.
 5. The spread of the "A" at the open end shall be sufficient to insure stability and no wider.
 6. Signs shall be adequately weighted to resist wind gusts.

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ARTICLE 8. SIGNS

8.10 Neighborhood Business District

7. Chalkboard, whiteboard, changeable letters, and any other non-electronic changeable or erasable surfaces are permitted.
 8. All signs shall be in good repair and neatly painted. No attachments to signs are permitted, other than brochure pockets.
 9. Creative shapes that reflect the theme of the business are encouraged (e.g., ice cream shops may display a sign in the shape of an ice cream cone).
 10. The sign must be constructed of materials that present a finished appearance. Rough-cut plywood is not acceptable. The sign lettering should be professionally painted or applied; a "yard sales" or "graffiti" look with hand-painted or paint-stenciled letters is not acceptable.
 11. The sign shall not be an electronic changeable message sign or be an illuminated sign.
 12. The sign shall be displayed only during business hours and stored inside after hours.
 13. The placement of the sandwich board sign shall not impede pedestrian or wheelchair travel in the vicinity of the sign or otherwise create a traffic or other safety hazard by obstructing vision or otherwise, as determined by the person designated by the Director to enforce the provisions of this sign code.
 14. The owner must assume liability for damage or injury resulting from the use of a sandwich board sign and provide the city with an appropriate legal document satisfactory to the City Clerk holding the city harmless and indemnifying it for any resulting loss or injury.
 15. Except as otherwise provided in this sign code, a sandwich board sign may be posted for so long as it remains in good condition. Once a sandwich board sign is tattered or otherwise is no longer in good condition, it shall be removed or replaced.
 16. If the Director determines that a sandwich board sign is not in good condition, the property owner shall be notified of that determination and shall remove, repair or replace the sign within three days of that notification. Signs that are not removed, repaired, or replaced within three days of the notification shall be deemed a nuisance and shall be subject to abatement or removal by City staff. The Director's determination that a sandwich board sign is not in good condition may be appealed to the City Commission under the procedures set forth in this article.
 17. One temporary sign, as otherwise restricted and permitted herein this sign code, is allowed on any lot.
- E. Window signs shall be allowed as follows:
1. The window sign shall not obstruct more than 33% of the window area for each front, side or rear wall; provided that, the total sign surface shall not exceed 32 square feet, per side of the building. For the purposes of this subsection, the term "window area" includes the non-opaque parts of any doors or other fenestrations.
 2. The allowable window sign area as defined herein may be illuminated.

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8.10 Neighborhood Business District

3. Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed.
4. Painted signs shall display the highest level of quality and permanence, as determined by the Director.
5. The listing of an establishment's hours of operation shall be exempt from these regulations, provided that the area of the sign containing hours of operation shall be no greater than two square feet.
6. The listing of directional information (i.e., "parking in rear" or "use other door") shall be exempt from these regulations; provided that the area of the sign containing directional information is no greater than three square feet.
7. The use of window framing (i.e., a continuous light source illuminating the perimeter of an individual windowpane or a group of windowpanes) is prohibited.
8. Accessible doors to a business establishment shall be limited to the following types of window signage:
 - (a) Business name;
 - (b) Hours of operation;
 - (c) Phone number;
 - (d) Building or tenant address;
 - (e) Website; and
 - (f) The use of dark, opaque background panels for internally illuminated signs or letter faces is required to reduce the glare or glow of such signs.

8.11. Signs Permitted in Commercial and Industrial Districts (OBD, CBD, GBD, I-1 & I-2)

Table 8-03: OBD, CBD, GBD, I-1 & I-2 Signage Standards									
	Maximum Number			Maximum Size			Maximum Height		
	CBD	OBD	GBD, I-1 & I-2	CBD	OBD	GBD, I-1 & I-2	CBD	OBD	GBD, I-1 & I-2
Attached Signs [1] [2]	1 per side	1 per side	1 per side	150 s.f.	96 s.f.	500 s.f.	N/A	N/A	N/A
Freestanding Signs [3] [4]	1	1	1	50 s.f.	50 s.f.	100 s.f.	15	15	15
Window Signs	N/A	N/A	N/A	150 s.f. or 33% of window area	150 s.f. or 33% of window area	150 s.f. or 33% of window area	N/A	N/A	N/A

[1] Maximum 10% of wall surface to which signs are attached

[2] Projecting signs are allowed as regulated by section 8.11.C.5

DEVELOPMENT REGULATIONS
ARTICLE 8. SIGNS

8.11 Commercial & Industrial

[3] When located across street from commercial or industrial use, height may be increased per section 8.11.D.1

[4] Size may not exceed 1 s.f. per lineal foot of frontage in OBD or CBD, and 2 s.f. per lineal foot of frontage in GBD, I-1 & I-2

- A. All signs as regulated and permitted in Section 8.07 - Signs Permitted in All Districts.
- B. Signs as regulated and permitted in the NBD.
- C. Signs attached to a building shall be allowed as follows:
 - 1. One sign shall be allowed for each side of a structure or part of a structure clearly defined as an individual storefront. An individual storefront shall have an exterior wall clearly related to the interior space of that storefront and may or may not have windows or an entrance door to the inside of the building.
 - 2. The sign surface area shall not exceed ninety-six (96) square feet in Office Business District (OBD), 150 square feet in Central Business District (CBD) and 500 square feet in General Business District (GBD) and Light and Heavy Industrial Districts (I-1 & I-2) or 10% of the wall surface to which the sign(s) are attached, whichever is less.
 - 3. The permitted signs may be wall signs, projecting signs, mansard signs, roof signs, or marquee signs. A roof sign shall not exceed the highest point of the roof of the structure. A marquee sign may be an electronic changeable message sign.
 - 4. The signage permitted herein may be an electronic changeable message sign, provided it complies with all applicable standards.
 - 5. Projecting signs shall not project from the wall greater than a distance of six feet or encroach in a public right-of-way in OBD, GBD, I-1 or I-2 and shall maintain eight feet of clearance from grade. Projecting signs in the CBD may encroach in the right-of-way, but shall be constructed of approved nonflammable, safety material, shall maintain eight feet of clearance to grade, and shall not be closer than five feet to a curb line.
 - 6. Projecting signs shall not exceed 24 square feet, unless a variance is approved by the Board of Zoning Appeals, provided that no projecting sign shall exceed 48 square feet under any conditions. Projecting signs shall not reduce the number of signs allowed per wall as otherwise allowed by this code.
 - 7. Awning signs shall not count toward the total permitted wall signs. One sign shall be permitted per awning. The area of the awning sign shall not exceed 15% of the total awning area.
 - 8. For any business or tenant that does not adjoin an exterior wall of the building in which they are located, or does not adjoin an exterior wall that directly fronts a public street, one wall sign shall be allowed on another exterior wall of the same building.
- D. One freestanding sign shall be permitted per parcel and regulated as follows:

1. Freestanding signs shall not exceed 15 feet in height. Where a sign is located across the street from a property zoned for commercial or industrial uses, the height of the sign may be increased to a height of 25 feet, provided that the nearest edge of the sign is setback from the property line 2 feet for each additional 1 foot in height.
 2. No part of a freestanding sign face or sign structure shall be closer than five feet to any property line and shall not obstruct traffic vision.
 3. Freestanding signs may have two faces and shall not exceed 50 square feet per face or one square foot of sign per lineal foot of lot frontage, whichever is less, in OBD or CBD, and 100 square feet per face or two square feet of sign per lineal foot of lot frontage, whichever is less, in GBD, I-1 or I-2.
 4. No freestanding sign face, frame or base shall be closer than 50 feet to another freestanding sign.
 5. Separate and distinct street frontages shall be computed individually for allowable signage; however, signs shall be located on that street frontage which is used for computation (No accumulation is allowed for unused street frontage.)
 6. The freestanding signs may be electronic changeable message signs, provided they comply with all applicable standards.
- E. Window signs, as otherwise restricted and permitted herein shall be allowed provided that:
1. The total window sign area in a tenant space shall not exceed 33% of the window area, for each front, side or rear wall, provided that, the total sign surface shall not exceed 150 square feet per side of the building. For the purposes of this subsection, the term "window area" includes the non-opaque parts of any doors or other fenestrations.
 2. The allowable window sign area as defined herein may be illuminated and may be an electronic changeable message sign.

8.12. Temporary Signs

- A. The following restrictions, in addition to any other restriction set forth in this sign code, shall apply to any permitted temporary sign.
1. All temporary signs shall obtain a permit before placement except as otherwise specifically stated in this sign code.
 2. Application for a permit after placement shall cause the permit fee to triple.
 3. Temporary signs shall be set back a minimum of six feet from the street line.
 4. Temporary sign permits shall be for no more than 60 days.
 5. A temporary sign permit may be renewed for a second consecutive 60-day period.
 6. No business shall display a temporary sign for more 120 days in any calendar year.

DEVELOPMENT REGULATIONS
ARTICLE 8. SIGNS

8.12 Temporary Signs

7. No business shall have more than one temporary sign displayed at any time except as otherwise specifically stated in this sign code.
8. No temporary sign, except as otherwise specifically provided, shall have a sign surface greater than 25% of the allowable permanent signage which might be permitted per parcel.
9. No temporary sign shall exceed 100 square feet in area. Example; a two-sided sign with 50 square feet of sign surface equals 100 square feet of sign area.
10. No temporary sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant or any type of street furniture, or otherwise create a hazard, including a tripping hazard.
11. Temporary signs shall not be posted on trees or utility poles.
12. No temporary sign shall be placed off-premise or in any road right-of-way except as otherwise specifically stated in this sign code.
13. No temporary sign shall be internally or indirectly illuminated or painted with light-reflecting paint.
14. A temporary sign related to an event shall be removed no later than three days after the event has taken place.
15. Except as otherwise provided in this sign code, a temporary sign may be posted for so long as it remains in good condition. Once a temporary sign is tattered or otherwise is no longer in good condition, it shall be removed or replaced.
16. If the Director determines a temporary sign is not in good condition, the property owner shall be notified of that determination and shall remove or replace the sign within three days of that notification. Signs that are not removed or replaced within three days of the notification shall be deemed a nuisance and shall be subject to abatement or removal by City staff. The Director's determination that a temporary sign is not in good condition may be appealed to the City Commission under the procedures set forth in this article.
17. Temporary signs shall be allowed in the public right-of-way for 45 days immediately preceeding any primary, general or special elections as defined by the Leavenworth County Clerk, and shall be removed 2 days following said election. The person, party or parties responsible for the erection or distribution of any such signs shall be jointly and individually responsible for their removal. All temporary signs placed in the public right-of-way during this time period shall be subject to the following size and setback distance regulations:
 1. Signs shall be set back a minimum of 6 feet from the back of curb.
 2. Signs shall not be placed where they interfere with intersection sight distances.
 3. Signs shall not exceed 3 square feet in face area and 3 feet in height.
 4. Signs shall not be affixed to any utility poles, trees, street lights, bridges, benches or other similar public structures.
18. Any inflatable temporary sign shall be set back a distance from the curb at least equal to the fully inflated height of the sign.

B. Excluded Temporary Signs.

1. Temporary commercial signs carried by a person(s) are not regulated in these Development Regulations. However, if the sign is affixed to any structure or the ground at any time it becomes a regulated sign. Carried signs are not permitted within the public right-of-way.
 2. People dressed in costumes to further business or civic activities are not regulated in these Development Regulations.
- C. ***Specified Types of Temporary Signs.*** In addition to the posting of temporary signs allowed by other sections of this sign Code, the following specified types of temporary signs shall be permitted, as set forth herein, and shall be subject to permit fees unless otherwise exempted by this sign code.
1. ***Special Event Banners:*** On private property used in commercial and industrial zoning districts banners may be used to announce a grand opening of a new business, special sale, or promotion. Banners may be used for 30 days after which time they must be removed. A new banner may be installed after the lapse of 60 days upon obtaining a new permit. Banners shall be attached securely to a building or structure and shall not create a nuisance as determined by the Duly Authorized Representative.
 2. ***Searchlights:*** Searchlights may be used for announcing a grand opening and may be located on private property for a period not to exceed three consecutive days unless special circumstances authorized by the Director warrant a longer duration. Special circumstances shall be described in writing by the owner or the agent associated with the grand opening promotion and shall be approved by the Director prior to the establishment of the search light(s) on the business premises. No light emanating from such a device shall be cast on any adjacent property or building. Lasers are not searchlights and the use of lasers is prohibited.
 3. ***Balloons:*** Gas-filled balloons and figures up to 1,000 cubic feet in mass may be displayed to announce a grand opening of a new business in a commercial or industrial district, but shall be displayed on or above private property. The balloon or figure may be tethered and shall be permitted to rise to a height not to exceed 50 feet above mean ground level. The balloon or figure shall not be permitted to float above any public right-of-way, and shall not interfere with traffic vision or public safety as determined by the City Planner. Any vision or safety interference shall be immediately corrected by the owner or agent upon notice from the Director. A partially deflated balloon or figure shall be considered a public safety hazard and shall require immediate removal by the owner or his agent.
 4. ***Pennants, Flags and Light Strings:*** Flags, pennants, or strings of electric lights or strings of pennants may be strung or hung across or above parking areas on private property used commercially and zoned GBD, but shall not interfere with vision clearance triangles or public safety as determined by the Director or the Duly Authorized Representative.
 5. ***Banners:*** Banners over public rights-of-way or other public property announcing a parade, celebration, festival, play, fund drive or other public promotional activity are allowed as follows:

- a. Application to install the hanging banner shall be made to the City Clerk in accordance with current city procedures. No sign permit shall be required in addition to this application;
 - b. The banner shall maintain a clearance of at least 20 feet as measured from the bottom-most portion of the banner to the highest elevation of the street or land surface below;
 - c. The banner shall be perforated sufficiently to reduce wind resistance and shall be anchored sufficiently to prevent a traffic or safety hazard as determined by the city;
 - d. Banners may be installed up to 14 days prior to an event and shall be removed within 72 hours of the closing of the event. The city reserves the right to reduce the time frame to accommodate multiple requests for a location; and
 - e. Not more than the 10% of a banner's face may be devoted to a commercial space of sponsor's logo.
6. **Portable Signs:** Portable signs, except sandwich board signs as otherwise restricted and permitted by this sign code, shall be subject to the following:
- a. Portable signs may only be used in conjunction with special promotions of a temporary nature. The allowable size of a portable sign shall not exceed 40 square feet;
 - b. Portable signs shall only be permitted in GBD, I-1 and 1-2 zoning districts and shall not interfere with vision clearance triangles or public safety as determined by the Director;
 - c. Portable signs shall be located on private property only; and
 - d. A portable sign may be used for 30 consecutive days and a ninety (90) day period must elapse between the use of a portable sign and its next use. A new permit shall be required each time the sign is erected.

8.13. Electronic Message Center Signs (EMCs)

When allowed by any other section of this sign code, an electronic changeable message sign shall comply with the following performance standards provided that, no individual parcel of land shall be allowed more than one animated electronic changeable message sign.

- A. **Illumination/Lumination:** An EMC shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall an EMC exceed a brightness level of 0.3 foot-candle above ambient light, as measured using a foot-candle (lux) meter calibrated within the past 36 months.
- B. **Movement:** The following display features are prohibited- flashing, strobing, blinking, fluttering, spinning, rotating, bouncing, scrolling and chasing.

- C. **Right-of-Way:** No EMC shall overhang into a public right-of-way and shall not be included in a portable or temporary sign.
- D. **Audio Messages:** An EMC shall not include any audio message, tones or music.
- E. **Transitions:** All EMCs shall transition instantaneous between message without the use of frame effects.
- F. **Size and Placement:** The maximum size of any EMC shall be 25% of allowed square footage of any monument or wall sign or 32 square feet, whichever is less. No EMCs shall be located adjacent to residential property.
- G. **Compliance Assurance:** No permit shall be granted unless the applicant provides sufficient proof from the manufacturer that the sign has the technical capacity to comply with all applicable regulations governing EMCs in this code and that the sign owner and/or operator has reviewed and understands the applicable regulations pertaining to the EMC and agrees not to violate the regulations.
- H. **Proximity to Residential Uses:** No EMC shall be located closer than 100 feet to any existing residence unless separated by an intervening building. Distance shall be measured from the EMC to the nearest portion of the residential structure.

8.14. Billboards

- A. Billboards are declared to be incompatible to, and inconsistent with, land development and other permitted signs set forth within any particular zoning district. All existing billboards, in any zoning district, are declared nonconforming.
- B. This section supersedes and controls over any conflicting provision in this Chapter.
- C. Billboards now in existence in any zoning district are declared legal nonconforming uses and may remain, subject to the following restrictions:
 - 1. A legal nonconforming billboard may not be increased in size or elevation, relocated to another site or to a new location on the same site or expanded, enlarged, or extended in any way, including, but not limited to, the addition of advertising faces, the addition of digital faces, adding additional illumination or the addition of rotating faces with movable panels designed to create additional advertising space.
 - 2. Structural alterations, including replacement of either the billboard face or the supporting structure, are prohibited. Advertising content may be changed, except as prohibited above.
 - 3. All legal nonconforming billboards shall be kept in good repair and maintained in a neat, clean, attractive and safe condition. Routine repairs and maintenance of nonconforming billboards necessary to maintain health and safety may be permitted. Such repairs and maintenance shall include activities such as painting and the replacement of a damaged or deteriorated sign face.

4. The repair and replacement of a legal nonconforming billboard which has been damaged by fire, explosion, collision, other casualty or act of God by more than 25% of its value shall be prohibited. An exception is made for those billboards which were destroyed by vandalism or other criminal or torturous acts.
 5. A billboard that has toppled or fallen because its support structure has been broken or buckled shall be considered more than 25% damaged.
 6. Any legal nonconforming billboard which remains damaged or in disrepair, regardless of the percentage of construction (or damage) value or area of square footage which is damaged, for a period of three months following the date of damage shall be removed.
- D. Any one-faced billboard that has remained vacant for a period of three months or more shall be deemed to have been abandoned and shall result in the removal of the billboard. Any two-faced billboard that has both sides vacant for a period of three months or more shall be deemed to have been abandoned and shall result in the removal of the billboard. The term "vacant" shall not be interpreted to include any type of "for lease" sign displayed by the billboard owner with a minimum size of four feet by eight feet.
- E. Failure to comply with any applicable restrictions or performance standards of this ordinance may result in the removal of both the billboard sign face and structure by the City at a cost to be paid by the owner of the billboard.

8.15. Nonconforming, Hazardous, Illegal, and Prohibited Signs

- A. **Nonconforming:** A nonconforming sign existing lawfully at the time of the passage of this sign code may be continued under the terms as hereinafter provided that such nonconforming signs shall be modified to conform, replaced with a conforming sign or removed according to the following:
1. If there is a ~~change in business ownership, tenant, name or type of business, physical change to the sign structure, including sign faces, structural alterations, relocation, or addition of illumination. A change in business name, ownership, or tenant that does not involve any physical alteration to the sign structure shall not trigger the conformance requirement.~~
 2. Any maintenance, repair or alteration of a nonconforming sign shall not cost more than 25% of the current value of the sign as of the date of alteration or repair.
- B. **Hazardous, Dangerous, or Illegal Signs:**
1. **Notification:** If the Director shall find that any sign or other advertising structure regulated herein is unsafe and insecure, or is a menace to the public or has been constructed or erected or is being maintained in violation of this sign code, he or she shall give written notice to the owner thereof, to remove or alter the structure so as to comply with the standard herein set forth.
 2. **Abatement:** Failure to abate the same shall cause the City to abate such sign with costs assessed to the property owner.
 3. **Emergency Abatement by City:** When, in the opinion of the City Engineer, there is actual or immediate danger to the public caused by a hazardous or dangerous sign,

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ARTICLE 8. SIGNS

8.15 Nonconforming, Hazardous, Dangerous, Illegal, and Prohibited Signs

the City shall cause the same to be abated with no written notice or hearing. Costs for such emergency abatement shall be assessed to the property owner.

- C. ***Vacated and Abandoned Signs:*** Within 6 months following discontinuance of the business or usage to which the sign relates, the sign face and structure shall be removed in entirety.
- D. ***Reuse:*** Reuse of a vacated, nonconforming sign, or any of its appurtenances shall require altering the sign to comply with this sign code. A new business use intending to reuse a conforming sign base or pole properly capped and vacated shall obtain a sign permit in accordance with this sign code.
- E. ***Signs for Nonconforming Uses:*** Nonconforming uses which are otherwise permitted by these regulations may obtain permits for signage in conformance with the least intensive zoning district in which the use is permitted by right.

8.16. Variances

A request for a variance to any provision of this Article must be made through application to the Board of Zoning Appeals, as further defined in Article 11.

ARTICLE 9. HISTORIC PRESERVATION

9.01. Purpose

The purpose of this article of the development regulation is to:

- A. Preserve buildings and sites of historic and architectural importance and safeguard the heritage and culture of Leavenworth;
- B. Stabilize and improve property values in such locations of historic resources and thus strengthen the economy of the city;
- C. Promote and encourage restoration, rehabilitation, and maintenance of historic properties, neighborhoods and districts and thus combat blight and decay;
- D. Foster civic pride in Leavenworth and the appearance of the community; thereby protecting and enhancing the city's attraction to tourists and visitors and providing support and stimulus to business and industry;
- E. Promote the restoration and productive use of historically and architecturally significant structures, property and areas for the culture, education, enjoyment and economic welfare of the city's citizens and visitors; and
- F. Promote the study of history, culture, and architectural design.

9.02. General

- A. A historic resources preservation code establishing the Leavenworth Preservation Commission, providing for the designation of Leavenworth landmarks and historic property districts, and regulating improvements to and demolition or clearance of buildings, sites, structures, or objects listed as landmarks or located in historic districts.
- B. The City is authorized, under the Kansas Historic Preservation Act, KSA 75-2724, to participate in the Certified Local Government (CLG) program by establishing a partnership with the State Historic Preservation Office (SHPO), Kansas Historical Society,
- C. The City Commission finds and determines that it is desirable to identify and promote the City's prehistoric, historic and cultural heritage, to enhance the attractiveness of the City, thereby promoting business and tourism,
- D. The Code is intended to enhance and promote Leavenworth's contribution to the history of the State of Kansas as well as to this nation.

9.03. Applicability

This Code shall apply to all historically and architecturally important structures, properties, and districts located within the City limits, which have demonstrated and have been determined to be significant through nomination and placement on local, state, or national registers of historic places.

9.04. Leavenworth Preservation Commission

- A. **Creation:** The Leavenworth Preservation Commission (hereafter in this article “commission”) is created to inventory, promote, list, record, protect, preserve and enhance places, areas, features or sites within the City that have special significance of an architectural, archaeological, cultural or historical sense. The commission shall advise the City Commission and cooperate with other historic agencies and organizations concerning preservation of the City's historic and cultural heritage.
- B. **Membership:** The commission shall consist of five Leavenworth residents by appointment by the mayor with concurrence by the City Commission. The membership will to every extent possible include a minimum of three of the Board members with either a professional or amateur background in: history, architecture, architectural history, historical architecture, archaeology-prehistoric, archaeology-historic, landscape architecture real estate, or planning. Appointments shall be for a term of three years. The mayor may reappoint, as above, persons who have met the minimum attendance requirement and who otherwise have served adequately. The mayor may remove any member of the commission, for cause. Vacancies shall be filled by appointment as above within 60 days, such appointment for the remainder of the unexpired term.
- C. **Rules of Procedure:** The commission shall adopt bylaws or rules of procedure, which specify attendance requirements, conflict of interest, officer/selection process, quorum, agenda formulation, notice, and such other appropriate matters. Minutes of the meeting will be distributed to commission members, the City Manager and the State Historic Preservation Officer.
- D. **Annual Report:** The commission shall prepare an annual report of its activities to be submitted to the City Commission and SHPO. The report shall include an account of the number and type of cases reviewed and their disposition, a listing of new designations made during the year and a record of current and appointed commission members. The report should also assess progress in preserving historically important structures and assess the need for future changes to the Code. The report shall conclude with a statement of goals for the ensuing year and shall be duly authorized by majority vote of the commission.
- E. **Authority and Responsibilities:**
 - 1. **Jurisdiction:** The geographic area of authority shall be the area contained within the Leavenworth corporate limits.
 - 2. **Mission:** The commission’s central purpose is the designation and the protection of historic properties in compliance with the Kansas Historic Preservation Act (KSA 75-

DEVELOPMENT REGULATIONS
ARTICLE 9. HISTORIC PRESERVATION

9.04 Leavenworth Preservation Commission

2724 et seq.). Matters arising under the statute shall require notification of the SHPO.

3. *Nomination Reviews:* The commission shall review all proposed nominations for local, state, and national registers of historic places. All nominations shall be evaluated by a professional in a specific discipline, if not represented on the commission, prior to commission recommendation.
4. *Certified Local Government (CLG):* The SHPO may, by mutual agreement with the City, delegate responsibilities to the commission.
5. *Training:* Each commission member shall attend at least one information or training meeting each year as approved by the SHPO.
6. *Historic Inventory:* The commission shall review and maintain the historic property inventory to add properties, which may be eligible for designation as landmarks or districts in accordance with procedures established by the SHPO. In addition to the Kansas Historic Structures Inventory form, the City shall use the Survey Manual prepared by the SHPO for the preservation planning process. Copies of all inventory materials shall be submitted to the SHPO.
7. *Transparency:* The City shall provide for adequate public participation in all aspects of the implementation of this Code. All meetings shall be open to the public pursuant to KSA 75-4318. The commission shall meet at least four times each year. Agenda materials provided to commission members shall be open to the public. Decisions shall be made in a public forum and minutes of all meetings shall be kept on file and available for public inspection. Minutes shall be considered notice of any action or decision.
8. *Programming:* The commission shall have the discretion to establish other programs and services, including but not limited to: create public information programs, use of City funds to promote preservation activities, review other departmental plans being considered that may affect historic structures or properties, and cooperate with local groups or agencies to provide the widest possible promotion of historic programs and places.
9. *Participation Incentives:* The commission shall review and recommend local incentives that may encourage Landmark designation in Leavenworth. These may be in the form of retail discounts, tax rebates, permit fee waivers, utility reductions, and other means to stimulate interest in historic preservation available only to designated Landmark properties. Such incentives shall be by agreement between the city, the Landmark owner and the respective business or utility providing the reduction or rebate.
10. *Review of Public Projects:* The commission shall review and recommend policies regarding historic structures, public streetscape, lighting, and signage in historic districts to encourage their development. Resources available to create such places may include general or special tax authority as well as assessment processes.
11. *Grants and Gifts:* The commission shall prepare applications for City Commission approval for any gift, grant, bequest, devise, lease, fee, development right,

easement, covenant, or conveyance for the purpose of preservation, including state, federal, or corporate grants or bequests.

12. **Code Review:** The commission shall review the provisions of this Code at least every five years to make comprehensive or individual changes deemed appropriate. The commission may make recommendations for amendment at any time deemed necessary to improve the enforceability of the Code.
13. **Compensation and Expenses:** Commission members shall serve without compensation except for necessary expenses sustained in mandatory attendance at state historic preservation meetings and/or training as described above. The City Commission shall establish budget authority to provide for historic preservation administration and promotion activities.

9.05. Administration

- A. **Department:** The Planning and Community Development Department shall be responsible for the administration of this Code and performing the staff function for the commission. The department is authorized to enforce the provisions of, and to develop such application forms and procedures consistent with, this Code. The department shall process all applications for Landmark designations in accordance with Section 9.10 as described herein.
- B. **Department Staff:** The Staff shall review all building permit applications to determine if a Landmarks or listed property may be affected by a proposed development. If so, they shall follow the procedure to either issue a certificate of appropriateness or begin a state preservation law review process in accordance with the provisions further described herein. The Staff shall forward the commission's recommendations to the City Commission, record and file all landmark designations, and maintain the Map of Landmarks and keep all agendas, minutes, reports, findings, determinations, and correspondence for the commission.
- C. **Historic Impact Determination:** No historic property may be occupied or used in a different manner unless/until the Staff has made a Historic Impact Determination, which shall be attached to a certificate of appropriateness or permit (see Sections 9.10 through 9.16). Such determination shall include: Name and address of owner, address of historic property, nature of repair/alteration/demolition, historic or architectural significance, physical condition of the property, county appraised value of the property, detrimental effect of the permit, if any, and Staff's recommendation to approve or deny.

9.06. Enforcement

- A. **Building Permit Required:** It shall be unlawful for any person, firm or corporation to enlarge, alter, repair, convert, demolish or change the use of any property listed in the National Register of Historic Places/Register of Historic Kansas Places, or located within a listed Historic District, without first obtaining a building or other permit as lawfully required for such purpose by the City of Leavenworth, Kansas.

- B. **Maintenance:** Normal property maintenance which does not require a permit from the City shall be exempt from the provisions of this Code, unless and/or until a permit for work to be done is required by other City development regulations.
- C. **Sufficient Documentation Required:** No building permit shall be issued until the property owner has submitted accurate building elevations, site plan and construction drawings and material lists in sufficient detail to enable the City to conclude that the project meets the appropriateness test as set by the Secretary of the Interior's Standards for Rehabilitation and the special terms of this Code.
- D. **Compliance with Plans Presented Required:** Building construction shall be halted if inspection staff notes that the project description presented to the City for approval differs in any way from the construction practices being performed on-site. During this stop-construction period, the City shall require compliance with the original approved depiction. The owner may appeal the order to the Leavenworth Preservation Commission by submitting amendments to the original plan and construction may proceed upon their approval. If the Leavenworth Preservation Commission denies the amendment, the owner may appeal to the City Commission.
- E. **Orders to Cease Construction:** The Staff, upon discovery that a demolition or improvement to a property is being made without review of the appropriate permit, shall issue notice to cease to the owner and shall take all appropriate measures to prevent such unlawful act. Notice shall explain the nature of the violation in clear terms and shall allow the owner to give satisfactory evidence that the action will be corrected within 30 days or an appropriate action to comply with the provisions of this Code will be initiated. Failure to comply may result in citation to municipal court and may result in the City taking corrective action to abate the offense and assess the costs of such abatement to the owner.
- F. **Assessment of Compliance Costs:** If the City has filed proper notice and the time has elapsed for correction by the owner, the City may take corrective action and any and all costs incurred by the City under the provisions of this article shall be assessed against each lot or piece of ground, chargeable therewith as a special assessment, and the City Clerk shall certify the assessment to the County Clerk for collection as other special assessments are collected.

9.07. Appeals

Any property owner aggrieved by any section of this Article may apply for an appeal. Appeals shall be to the Leavenworth Preservation Commission. Any decision of the commission may be further appealed to the City Commission. All rulings by the City Commission shall be final and binding on all parties unless appealed to a court of valid jurisdiction.

9.08. Historic Resources Survey

The commission shall annually update the historical resources survey to identify buildings, structures, sites, neighborhoods and areas that may have historical, cultural, or architectural importance to the

community. As part of the survey, the commission shall evaluate studies by other organizations and compile appropriate descriptions, facts, and photographs. All such materials shall be documented in accordance with the survey manual prepared by the SHPO.

9.9. Identification of Landmarks and Historic Districts

The commission shall identify the most significant resources with potential for designation as a local Landmark or historic district, devise and adopt procedures to initiate and consider their nomination to local, state and national registers and prepare and adopt a heritage conservation and promotion plan containing goals, objectives and policies to preserve the community's historic resource.

9.10. Leavenworth Landmarks Register

The commission shall establish a register of local historic places to be called the Leavenworth Landmarks Register. The register will contain a complete description of all buildings, structures, sites, and objects designated as landmarks and a description of boundaries of any area designated a historic district. All landmarks and districts shall be identified on the Landmarks Register Map, on file in the office of the City Clerk and the Community Development Department. Updated copies of the map will be provided to the reference section of the Leavenworth Public Library.

9.11. Nomination of Landmarks and Historic Districts

Using the required public hearing process nominations for landmark or historic district designation shall be made by application submitted by the owner of a landmark or by written consent signed and acknowledged by seventy-five percent of all property owners within the defined boundaries of a proposed historic district. Each owner or owners of any legal parcel of record shall have one vote in the district per parcel, regardless of parcel size to determine this threshold. Lots that have been historically combined to create one parcel or building site shall be considered one parcel for this purpose. The commission shall review each application and shall apply the following criteria to determine eligibility to the local register:

- A. Character, interest, or value as part of the development, site, or structure that contributes significantly to the heritage or cultural characteristics important to the development of the city, state, or nation.
- B. Identification with a person or persons who significantly contributed to the development of the city, state, or nation.
- C. Architectural style valuable to the study of a period, or to the type, method of construction, materials used, design elements, detailing materials, or craftsmanship embodied in the

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9.12 Nomination of Landmarks and Historic Districts

structure, or identification with a master builder, architect or craftsman whose work influenced the development of the city, state or nation.

- D. Location of a prehistoric or historic site, occupation, or activity possessing significant archeological value.
- E. The weight of any one criterion may be sufficient to accept the nomination and criteria not listed above may be contributed in the nomination, which may render the nomination sufficient for placement on the register. All applications shall be submitted to the Community Development Department, City Hall, 100 N. 5th Street, Leavenworth, KS (Department).

9.12. Report and Recommendation

Within thirty (30) days after close of the public hearing, the commission shall adopt and submit its recommendation to the City Commission that the nominated property does or does not meet the criteria for placement on the register with the following considerations: significance or lack of significance of the nominated property as it relates to the above stated criteria and integrity or lack of integrity of the nominated property as it relates to historical features. Recommendations will be accompanied by a locator map of the subject property and such other photographs or renderings deemed pertinent to the nomination process.

9.13. City Commission Designation

The City Commission shall consider the nomination at the next available regular commission meeting, after the protest petition period has elapsed. The City Commission shall approve acceptable nominations by Code approved by roll call vote. Denials may be by simple motion as recorded in the minutes of the meeting. Any landmark or historic district nomination denied by the City Commission shall not be reconsidered for a period of one year. The Commission may take any of the following actions:

- A. Accept the recommendation of the commission, or reverse the recommendation of the commission.
- B. Amend by reduction or enlargement of the landmark or historic district.
- C. Amend or rescind previous placements on the register (after following the procedure for placement).

9.14. Designation

Within seven (7) days after approval, the City Commission shall forward notice of designation of any landmark or historic district to the SHPO. All appropriate state and local officials shall receive notice of the designation as well. Designation shall not alter the uses permitted by the existing zoning classification or district regulations affecting the property.

9.15. Procedure for Demolition, Alteration or Expansion

Upon receipt of an application for any demolition, alteration or expansion of a landmark, a property within an historic district, the commission and department shall initiate a process to determine if such permitted action is appropriate. All applications shall be reviewed, issued, or denied in accordance with the process outlined herein.

- A. **Determination of Appropriateness:** Department staff shall prepare a certificate of appropriateness or conduct a state law review before any alteration or demolition permit may be issued for any landmark or historic district property. Certificates shall be classified as either a minor or major. All certificates or permits shall include the Director's landmark impact determination.
- B. **Minor (Administrative) Reviews:** City staff shall have the authority to approve at the administrative level the following list of project types:
1. Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials. This includes all roofing.
 2. Installation of mechanical plumbing, or electrical systems that require minimal changes
 3. Installations of awnings and signs on commercial properties
 4. Interior modifications that do not affect character-defining elements of the structure
 5. Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
 6. Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, utilities, and retaining walls that do not contribute to the historic character of a landmark or historic district
 7. Minor zoning changes (e.g. subdivision of property, vacation of streets or alleys, variances) upon approval by the City Commission or other appropriate regulating body as authorized by the adopted Development Regulations.
 8. Minor exterior building changes including installation of decks, patios, and pools, not visible from the public right-of-way, the addition of mechanical or electrical equipment, when not affecting character-defining features of historic properties.
 9. Sidewalk dining
 10. Minor exterior additions to accessory structures
 11. Demolition of non-contributing structures
 12. Interior modifications that do not affect or remove character-defining elements of interior space. Including installation of mechanical, plumbing, or electrical systems that require minimal changes to existing features.
 13. Changes to existing signs (e.g. sign reface)

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9.16 Procedure for Demolition, Alteration or Expansion

If the proposed project meets the Secretary of the Interior's Standards for Rehabilitation, then City staff will administratively approve the proposed project. If staff determines that the proposed project may "damage or destroy" a listed property, then the proposed project will be forwarded to the Leavenworth Preservation Commission.

C. Major (Commission) Reviews

Alteration, expansion, or demolition applications requiring a Major State Law Review or Certificate of Appropriateness shall be processed as follows:

1. The department receives application for a permit which triggers the determination warranting a major review and notifies the applicant that a Commission review is required before a permit can be issued [allow one-two days for this process].
2. Applicant submits request for review in writing within seven days [allow one-seven days for this process].
3. Department prepares and publishes notice of time, date, place and purpose of public hearing, such notice to be published at least twenty days prior to the date of the hearing [allow 30-45 days for this process]. Notice is also sent by regular mail to all property owners within an affected historic district.
4. The commission conducts the public hearing and determines if the certificate of appropriateness or permit can be issued and submits its decision, in writing with appropriate documentation to the applicant within 10 days. If the certificate of appropriateness or permit can be issued, the permit may be granted by building inspector or other regulating department as appropriate [allow 1-5 days for this process for residential projects, allow 30-60 days for major residential (more than four units per building), commercial or industrial projects]. If the requested action is determined inappropriate or "damages or destroys" the historic resource in order to protect the historic character or integrity of the property, then the applicant may file an appeal, in writing, within seven days asking that the application be reconsidered by the City Commission [allow 5-10 days for this process]. A protest period of at least 14 days must elapse from the date of the public hearing until the appeal may be heard by the City Commission [this time runs concurrently with the notification process, allow an additional 5-10 days for scheduling]
5. The City Commission holds a regularly scheduled meeting and upholds or reverses the decision of the commission.
6. The decision of the City Commission is conveyed, in writing, to the applicant [allow 5-10 days for this process]. If the certificate of appropriateness or permit is issued, the permit may be granted by the building inspector or other regulating department as appropriate [allow 1-5 days for residential or 30-60 days for major residential (more than four units per building), commercial or industrial projects].

- D. Monthly Reports:** Minor (Administrative) Review shall be authorized by Staff and reported monthly or at the next regularly scheduled meeting to the commission. Such reviews may use a standardized checklist of pre-stated reasons and will be issued within twenty-four (24) hours of receipt except on Fridays, Saturdays, Sundays and holidays observed by the City.

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9.16 Procedure for Demolition, Alteration or Expansion

- E. **Major Reviews:** Major certificates or reviews shall be subject to review and approval by the Commission and may be authorized for the following types of permits: interior space rehabilitation when such space was an important component in approval of the landmark nomination; any exterior alteration or expansion of a landmark or historic district property; any proposed new construction on a landmark property or within a historic district; and demolition of part or all of a landmark or building or structure in a historic district.
- F. **Criteria to Determine Appropriateness:** The commission shall adopt principles and guidelines establishing criteria for new construction, alterations, additions, moving, and demolition of landmarks or properties in an historic district, including but not limited to, the following:
1. Non-binding conceptual reviews are encouraged and the Leavenworth Preservation Commission shall wherever possible provide written and graphical examples of similar suitable projects.
 2. Specific design criteria for appropriate alterations of landmarks or historic district properties shall be based on the Secretary of the Interior's Standards for Rehabilitation as published in Section 36, Code of Federal Regulations, Part 67 as revised from time to time, and by further reference to such specific design criteria as the commission may require;
 3. New construction and additions to existing structures shall be sensitive to and take into account the special historic district or landmark characteristics including height, scale, orientation, site coverage, spatial separations, facade and window patterns, entrance and porch size and general design, materials, texture, architectural detail, roof forms, vertical or horizontal elements, walls, fences, landscaping and other features;
- G. **Demolition Delay:** Demolition applications for landmarks or historic district properties shall be denied for a period not to exceed 180 days if a proposed public or private re-use of the property is unknown. The maximum period of delay may be reduced whenever the commission determines the owner will suffer extreme hardship or will be deprived of all beneficial use of the property by virtue of the delay. In either instance, the commission shall use the delay to negotiate with the owner and interested parties to find a means to preserve the landmark or historic district property. If the proposed re-use of the property is known, the use will be examined for relationship and compatibility with the landmark or historic district before demolition of a contributing or landmark structure may proceed. This section also applies to properties nominated or landmark or historic district designation. Once redevelopment plans are known, the commission will determine appropriateness.

9.16. Signs

The commission and/or staff shall review and approve or deny all requests for signs to be located on a landmark or within an historic district in accordance with the following criteria:

- A. Signs shall be designed and placed to be an integral part of the property design, in proportion to the landmark and compatible with the environment in historic districts.
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- B. Signs should be relative to the services and shall not block, obscure or distract from the landmark's or historic district's significant design elements.
- C. Wherever possible, actual historic signage should be maintained and restored to original significance regarding design, materials, craftsmanship, or placement.
- D. In Commercial and Industrial Zoning Districts, illuminated signs shall be designed to reduce glare and shall not detract from the landmark's or district's historic character.
- E. Freestanding signs and monument placards explaining the landmark's or district's significance or age shall be compatible with the landmark or district, but are otherwise encouraged. Signs shall be regulated for a distance of not more than 300 feet from a landmark or historic district.
- F. Signs to be placed upon a National Register property shall not be subject to the public hearing process and may be approved as a minor review if the terms of Section ~~41.199.15~~15.B are met. National Register signs which do not meet all of the stated terms shall be set for review by the Leavenworth Preservation Commission at its next regular meeting with appeal to the City Commission if denied.
- G. Signs within Commercial or Industrial Historic Districts shall not be subject to the public hearing process and may be processed as a minor certificate of appropriateness if the terms of Section 9.17 are met. Signs within Commercial or Industrial Historic Districts which do not meet all of the terms of this Section shall be set for review by the Leavenworth Preservation Commission at its next regular commission meeting with appeal to the City Commission if denied.
- H. Signs within Residential Historic Districts shall be subject to the following procedure:
 - 1. The commission and/or staff shall review the sign for compliance with the terms of this sub-section and shall modify, approve or deny the permit following a scheduled informal hearing set for its next regular meeting. Such informal hearing shall be preceded by written notice to each of the properties within the affected historic district.
 - 2. This is not a formal public hearing process as described elsewhere in this Code for appeals. No notice is required to be advertised. Letters shall be sent by regular mail. Failure to receive notice of such informal hearing shall in no way void the hearing process. The letter mail distribution shall be based upon the addresses of the properties within the district as filed with the nomination for the district in records kept and maintained by the Planning and Zoning Department, City of Leavenworth, Kansas. Such notice shall be mailed at least five workdays prior to the date set for the informal hearing. It shall state the date, time and place of the informal hearing and that the Leavenworth Preservation Commission will meet to discuss a sign permit request and shall give the address where the sign may be located.
 - 3. Should a legal, non-historic commercial or industrial zoned property be located within 300 feet of a Residential Historic District, then the Leavenworth Sign Code shall be used to issue sign permits and no further Historic review shall be required.
 - 4. During the informal hearing the chair may elect to hear public testimony in favor of or opposed to the sign as designed. The commission may encourage modification of

the sign to assure historic integrity and compatibility with the character of the historic landmark or district, or the commission may grant or deny the sign permit as presented. The owner of the sign may appeal the decision of the commission to the City Commission, if denied.

5. Appeals shall be in writing received by City staff within seven days of the date of denial.

9.17. Retention of Accessory Structures and Landscaping

- A. Existing characteristics such as trees, walls, stairs, paving materials, fencing, walkways, and other site features that reflect the landmark or district's significance shall be retained and protected from demolition or alteration.
- B. Landscaping shall be appropriate to the scale and feature of the landmark or historic district.
- C. Accessory structures shall be appropriate to and compatible with the architectural features of the primary structure. Non-contributing structures shall not distract or detract from the landmark or historic district properties.
- D. Design criteria shall be applied more stringently to projects of greater significance than those of lesser impact. Accessory facilities are not subject to the public hearing process and will be reviewed at the next regular commission meeting with appeal to the City Commission if denied. Appeals must be submitted in writing within seven days of date of denial.

9.18. Public Properties

Existing historically or architecturally significant public properties shall be nominated to local, state, and federal registers upon authorization by the City Commission after review and approval by the commission of appropriate nominating materials. Unless specifically required elsewhere, normal nomination procedures may be waived.

- A. Normal property maintenance shall be exempt from the provisions of this Code unless or until a permit for work to be done is required by other City development regulations
- B. Demolition, exterior alteration, or expansion of landmark properties owned by such entities shall follow the procedures enumerated in these Development Regulations.

9.19. Promotion of Other Functions

To further the purposes of this Code and to assure maximum public knowledge and involvement in the preservation of Leavenworth's history, the City may enter into agreements with other units of government, other agencies and private corporations. Specifically, the City shall negotiate an agreement with the SHPO whereby the state may delegate certain responsibilities to the City,

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9.18 Retention of Accessory Structures and Landscaping

including, but not limited to, the review of building and/or demolition permit applications for compliance with the above stated historical regulations and objectives.

- A. ***Types and purposes of grants, or other agreements:*** The commission may recommend and the City Commission may authorize such agreements which address:
1. Designation of landmarks and historic districts;
 2. Administration and use of preservation fund resources;
 3. Improvements to landmarks and historic districts;
 4. Maintenance of landmarks and historic district properties;
 5. Other mutually acceptable provisions such as contracts with public or private consultants and acceptance of grants or other resources to further the objectives and functions of the commission.

9.20. Promotion

The commission shall be the City's point of contact for all historic associations and organizations within the City, state and nation and shall provide such assistance as practical to promote and develop historical, archeological, or prehistoric interest in Leavenworth within the established budget for the operation of the commission. Activities such as submitting pass-through grants on behalf of these agencies, providing assistance with tax credit and other financial incentives directed toward historic property preservation, and providing basic research materials to interested parties will be conducted by the department as directed by the commission and as authorized by the City Commission through the various agreements. The commission is expected to provide accurate information to news media when appropriate to further the objectives of historic property preservation.

9.21. Public Hearing Process

Except where otherwise specifically excepted, the following process shall be used whenever historic landmarks or districts are proposed.

- A. Landmark nomination as additionally described above shall be processed as follows:
1. The commission or department generates or receives a nomination and determines the appropriateness of the nomination based on age and character of the property being nominated.
 2. The department advertises the date, time, place and purpose of a public hearing at least 20 days prior to the date set and sends notice to all property owners within 200 feet of such proposed nomination [allow 30-45 days for this process].

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9.21 Promotion

3. The commission conducts the hearing and after a 14-day protest period elapses, recommends approval or denial of the nomination to the City Commission [allow 20-30 days for this process].
 4. The City Commission accepts or reverses the recommendation and approves or denies the nomination.
 5. If approved, proper notifications are made and the property or district is declared a landmark or historic district [allow 10-14 days for designation notification].
 6. If denied, reasons therefore are presented to the owner, in writing, with remedies which the owner may address and resubmit in a future nomination of the same property [requires one-year delay before a future nomination may be submitted].
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ARTICLE 10. SUPPLEMENTAL STANDARDS

10.01 Solar Energy

The following provisions regulate the use of renewable (alternative) energy systems where the use of an alternative energy system is requested by a property owner. This section does not permit or regulate renewable energy production facilities owned or operated by private firms or public utilities, which generate energy beyond that needed by a single dwelling or commercial operation with less than 10,000 square feet of floor space.

- A. **Solar Array Defined:** A “solar array” shall mean a freestanding, ground-mounted solar device system consisting of a linked series of photovoltaic modules, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating. Solar Arrays may be considered either a primary or accessory use.
- B. **Solar Array Standards:** All solar arrays shall comply with the following requirements:
1. **Setbacks, Location, and Height:**
 - a. Solar array shall not be located in the front yard between the principal structure and the public right-of-way.
 - b. A solar array shall be located a minimum of six feet from all property lines and other structures.
 - c. An accessory solar array in any residential district shall not exceed the greater of one-half the footprint of the principal structure or 600 square feet, whichever is greater. The size of accessory arrays in mixed-use and nonresidential districts shall not exceed one-half of the footprint of the principal structure. Any proposed solar array in excess of the stated size limits shall require approval of a Special Use Permit.
 - d. There shall be no size limits on solar arrays as a primary use on a site. However, the maximum lot coverage of any solar array shall not exceed 80 percent.
 - e. A solar array shall not exceed 20 feet in height and shall not create any solar reflectivity that measurably impacts surrounding properties.
 2. **Code Compliance:** Solar arrays shall comply with all applicable building and electrical codes contained in the adopted building code. The solar collection system shall be maintained and in productive use or removed within 90 days of notice from the city that the system is not in compliance with city regulations.

- C. **Solar Collection System Defined:** A “solar collection system” shall mean a roof-mounted or wall-mounted panel or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.
- D. **Solar Collection System Standards:** All solar collection systems shall comply with the following requirements:
1. **Setbacks, Location, and Height:**
 - a. A solar collection system shall not extend more than five feet above the roofline or the maximum height permitted in the zoning district in which it is located, whichever is less.
 - b. A solar collection system may be located on an accessory structure.
 - c. A development that is proposed to have a solar collection system located on the roof or attached to a structure, or an application to establish a system on an existing structure, shall provide a structural certification as part of the building permit application.
 2. **Solar Collection Code Compliance:** Solar collection systems shall comply with all applicable building and electrical codes contained in the city's adopted building code. The solar collection system shall be maintained and in productive use or removed within 90 days of notice from the city that the system is not in compliance with city regulations.

10.02 Wind Energy

The following provisions regulate the use of renewable (alternative) energy systems where the use of an alternative energy system is requested by a property owner. This section does not permit or regulate renewable energy production facilities owned or operated by private firms or public utilities, which generate energy beyond that needed by a single dwelling or commercial operation with less than 10,000 square feet of floor space.

This section is intended to promote the compatible use of small wind energy systems. Wind energy is an abundant, renewable, and nonpolluting energy resource. When converted to electricity, it reduces our dependence on nonrenewable energy resources and reduces air and water pollution that result from conventional sources. Distributed wind energy structures also enhance the reliability and power quality of the power grid, reduce peak power demands, and increase local electricity generation.

- A. **Special Use Permit Required:** All wind energy systems shall be a Special Use Permitted accessory use allowed in all zoning districts except the CBD; where they are prohibited.
- B. **Small Wind Energy Standards:** All wind energy systems are subject to the following requirements:

1. **Setbacks:** A wind tower for a small wind energy system shall be set back a distance of 1.05 times its total height from:
 - a. Any public road right of way, unless written permission is granted by the governmental entity with jurisdiction over the road;
 - b. Any overhead utility lines, unless written permission is granted by the affected utility;
 - c. All property lines, unless written permission is granted from the affected landowner or neighbor.
 2. **Access:** All ground-mounted electrical and control equipment shall be locked or secured to prevent unauthorized access. The wind tower shall be designed and installed without step bolts or a ladder readily accessible to the public for a minimum height of eight feet above the ground.
 3. **Height:** The maximum height of a small wind energy system shall be 75 feet.
- C. **Vertical Axis Wind Turbine Standards:** A vertical axis wind turbine (VAWT) using vertical wind turbine technology shall be permitted in all zoning districts, except the CBD, as an accessory use subject to the following requirements:
1. **Residential District Requirements:**
 - a. A maximum of one VAWT is permitted per lot or one per acre, whichever is greater.
 - b. Building mounted VAWTs shall not exceed 40 feet in height measured from the base attached to the structure to the highest point on the VAWT.
 - c. The maximum height for a freestanding VAWT shall not exceed 75 feet measured from the base of the tower to the highest point on the VAWT.
 - d. A VAWT shall be setback a distance of 1.05 times its total height from:
 - e. Any public road right of way, unless written permission is granted by the governmental entity with jurisdiction over the road;
 - f. Any overhead utility lines, unless written permission is granted by the affected utility;
 - g. All property lines, unless written permission is granted from the affected landowner or neighbor.
 2. **Non-Residential District Requirements:** Multiple VAWTs are permitted on any nonresidential lot subject to the following requirements:
 - a. Building mounted VAWTs shall not exceed 40 feet in height measured from the base attached to the structure to the highest point on the VAWT.

- b. Lightpole mounted VAWTs shall not exceed 25 feet in height measured from the top of the lightpole to the highest point on the VAWT.
- c. The maximum height for a freestanding VAWT shall not exceed 75 feet measured from the base of the tower to the highest point on the VAWT.
- d. A VAWT shall be setback a distance of 1.05 times its total height from:
 - (1) Any public road right of way, unless written permission is granted by the governmental entity with jurisdiction over the road;
 - (2) Any overhead utility lines, unless written permission is granted by the affected utility;
 - (3) All property lines, unless written permission is granted from the affected neighbor.

D. General Standards for Small Wind and VAWT:

- 1. *Lighting:* A small wind energy system or VAWT shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration. A light temporarily used to inspect a turbine, tower, and associated equipment is permissible, providing the light is only used for inspection purposes and not left on for an extended period.
- 2. *Decibel Levels:* Decibel levels for a small wind energy system or VAWT shall not exceed the lesser of 60 decibels (Dba) as measured at the closest neighboring inhabited dwelling, except during short-term events such as utility outages and severe windstorms.
- 3. *Signs:* All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a small wind energy system or VAWT visible from any public road shall be prohibited.
- 4. *Code Compliance:* A wind energy structure, including tower, shall comply with all applicable state construction and electrical codes, and the electrical code as adopted by the city.
- 5. *Screening:* Ground-level mechanical equipment associated with the wind energy system shall be screened.
- 6. *Other Standards:*
 - a. The structure shall comply with all applicable Federal Aviation Administration requirements, including but not limited to Subpart B (commencing with Section 77.11) of Part 77 of Title 14 of the Code of Federal Regulations regarding installations in excess of 200 feet in height and, installations close to airports. The system shall also comply with all Kansas aeronautics regulations.
 - b. All electrical wires associated with a wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to

- the disconnect junction box, and the grounding wires shall be located underground.
- c. A VAWT tower shall be designed and installed without step bolts or a ladder readily accessible to the public for a minimum height of eight feet above the ground.
 - d. No part of the system, including guy wire anchors, may be closer than five feet from any property boundary,
 - e. Temporary meteorological (Met) towers shall be permitted under the same standards as a small wind energy system, except that the requirements shall be the same as those for a temporary structure. A permit for a temporary MET tower shall be valid for a maximum of three years after which an extension may be granted. Permanent Met towers may be permitted under the same standards as a small wind energy system.
- E. ***New Technology:*** The Director may waive the provisions of these requirements through the alternative equivalent compliance process in ~~Article VI—Redevelopment Overlay District where the availability of proven new technology alleviates the issues addressed by these regulations~~Article 7, Section 7.04 Alternative Equivalent Compliance.
- F. ***Private Restrictions Prohibited:*** Any person(s) or association(s): regardless of date of establishment - is prohibited from imposing private covenants, conditions, restrictions, deed clauses, or other agreements between the parties, that prevent person(s) from installing and using alternative energy systems.

10.03 Commercial Communication Towers and Antennae

- A. Any tower erected for the purpose of the commercial wireless communications, either transmitting or receiving antenna shall be subject to the following requirements in addition to the special considerations listed elsewhere in these Development Regulations. Applicants for this special use permit shall submit the following:
- 1. Evidence of its effort to co-locate the proposed tower on an existing tower or structure. Tower height, strength and location shall be considered in determining the feasibility of such co-location,
 - 2. A site plan in accordance with Article 2 – Site Plans.
 - 3. A property ownership list prepared by a title company, Leavenworth County GIS, an Attorney or recognized professional which is complete and in accordance with the applicable Kansas Statutes.
 - 4. A written agreement stating that all equipment shall be removed within one year following termination of service at the applicant's expense, and
 - 5. Evidence of compliance with current ANSI, IEEE, FAA, FCC and such other industry standards or federal regulations as may be adopted and enforced by agencies

outside of the city's jurisdiction. Such evidence may include licenses, engineer's seal, or letters of approvals from the respective regulator or inspection service. Such approvals shall be received prior to application for a special use permit.

- B. ***Additional Restrictions:*** Commercial communication towers shall be further restricted as follows:
1. The maximum height of a tower and antenna to be owned or leased for a single antenna installation shall not exceed 150 feet in any zoning district;
 2. The maximum height of a tower and antenna when two or more antennas are co-located by two or more companies on a single tower shall not exceed 170 feet in any zoning district;
 3. In the General Business and Industrial zoning districts, whenever applicants are able to demonstrate a significant public benefit to be achieved by a taller structure, the Planning Commission may consider an exception to the height requirement. The exception and its justification shall be submitted as part of the application for the Special Use Permit and shall be valid when incorporated into the language of the ordinance granting the Special Use Permit adopted by the City Commission;
 4. In all zoning districts, for each foot of tower height there shall be a minimum of 1.05 foot of setback from any property line;
 5. In the General Business and Industrial zoning districts, the required setback may be reduced if written permission is granted by the affected neighbor.
 6. Such commercial communication towers shall be constructed of galvanized material as monopoles; and
 7. Accessory structures associated with the towers shall be constructed in such a manner as to blend with the character of surrounding uses.
 8. All towers and appurtenances shall be properly screened and shall provide a paved driveway and such other off-street parking areas as deemed necessary by the nature of the tower area's use.
- C. ***Collocation:*** Applicants shall make one tower space available for governmental communications equipment upon request without cost to the government except for installation.

ARTICLE 11. BOARD OF ZONING APPEALS

11.01. Creation

A Board of Zoning Appeals is created for the City of Leavenworth. Such Board shall consist of five members, all of whom shall be residents of the City of Leavenworth. Members shall be appointed by the Mayor with the consent of the City Commission. Appointments shall be made for three-year terms. Vacancies shall be filled by appointment for the unexpired term. Members of the Board shall serve without compensation.

11.02. General

The word "Board" when used in this article shall mean Board of Zoning Appeals. The Board shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules shall not be in conflict with other laws, regulations, or resolutions. The Board shall keep minutes of its proceedings, showing the description of evidence presented, the findings of facts by the Board, the decision of the Board, and the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Board immediately and shall be of public record.

- A. **Secretary:** The Secretary of the Board of Zoning Appeals shall be a member of the city staff appointed by the Director.
- B. **Meetings:** Unless notified otherwise the members of the Board of Zoning Appeals will meet regularly once each month, at such time and place as is fixed by resolution. They shall select one of their members as chairman and one as vice-chairman, who shall serve one year or until their successors have been selected. Special meetings may be called at any time by the chair or in his absence, by the vice-chairman. A majority of the Board shall constitute quorum for the transaction of business. The Board shall cause a proper record to be kept of its proceedings.
- C. **Quorum:** A majority of the Board shall constitute a quorum for the transaction of business, and a concurring vote of a majority of the entire Board shall be necessary to reverse any order, requirement, decision or determination of the Building Inspector, or to decide in favor of the applicant upon any matter which it is required to pass under these regulations, or to affect any variation in such regulation.

11.03. Powers and Jurisdiction

The Board shall have those powers and duties authorized by this ordinance and by KSA 12-759 and any amendments thereto.

- A. **Appeals:** After proper hearing to decide appeals where it is alleged there is an error in an order, requirement, decision, or determination made by an administrative official in the enforcement of these regulations, except where the City Commission is specifically empowered to hear an appeal.

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ARTICLE 11. BOARD OF ZONING APPEALS

11.03 Power and Jurisdiction

1. Appeals to the Board may be taken by the person aggrieved, or by any officer or department of the city government affected by the rigid enforcement of these Development Regulations. Such appeal shall be filed with the Secretary of the Board, as shall be herein prescribed. The administrative official shall forthwith transmit to the Secretary of the Board all papers constituting the record upon which the action appealed from is taken.
 2. An appeal stays all proceedings in furtherance of the action appealed from, unless the Secretary of the Board certifies to the Board, after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by a court of record.
- B. ***Variances:*** To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.
1. The applicant must show that ~~his property was acquired in good faith and where~~ by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.
 2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met:
 - a. The Board shall make a determination on each condition, and the finding shall be entered in the record.
 - b. That the variance requested arises from such condition which is unique to the property in question and is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
 - c. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - d. That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
 - e. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;

- f. That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.
- 3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these Development Regulations.
- C. **Exceptions:** To grant exceptions which are specifically listed as permitted in these Development Regulations. In no event shall exceptions to the provisions of the Development Regulations be granted where the exception contemplated is not specifically listed as in the Development Regulations of the City of Leavenworth, Kansas. An exception is not a variance. Further, under no conditions shall the Board have the power to grant an exception when the conditions of this exception, as established by these Development Regulations, are not found to be present.
- D. **Conditions of Determination:** In exercising the foregoing powers, the Board, in conformity with the provisions of these Development Regulations, may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination, and to that end shall have all the powers of the administrative official and may attach appropriate conditions, restrictions or safeguards necessary to protect public interest and welfare.

11.04. Applications

- A. The procedure for requesting a hearing before the Board shall be as follows:
 - 1. *Application Submission:* All applications to the Board shall be in writing on forms provided by the Secretary of the Board. Said application shall be completed in its entirety and filed in the office of the City Clerk with all supporting data.
 - 2. *Notification of Nearby Property Owners:* All applications shall be accompanied by an ownership list certified by an attorney, a title company or a list and map prepared by the Leavenworth County GIS Department listing the names and addresses of all property owners located within 200 feet, excluding streets and alleys, of the boundaries of the property included in the application. If the property is adjacent to the city limits, the area shall be expanded to 1,000 feet of property owners outside the city limits.
 - 3. *Public Notification:* The Board shall fix a reasonable time for the hearing of an application, and notice of the time, place and subject of each hearing shall be published in the official newspaper (as designated by the City Commission) at least 20 days prior to the date fixed for the public hearing. A copy of the notice of public hearing shall be sent to each party of interest, each person on the ownership list, and the chair of the Planning Commission.
- B. In addition to the above requirements, certain applications require additional information as follows:
 - 1. *Appeals:*

- a. An application for an appeal shall be filed within ~~40~~ 30 days after a ruling has been made by an Administrative Official and furnished to the appellant in writing.
 - b. A copy of the written ruling of the Administrative Official which the applicant believes to be in error shall be submitted.
 - c. A clear and accurate written description of the proposed use, work or action in which the appeal is involved and a statement justifying the appellant's position.
 - d. Where necessary, a plot plan, drawn to scale, showing existing and proposed plans for the area in question shall be submitted.
2. **Variances:**
 - a. The applicant shall submit a statement, in writing, justifying the variance requested, indicating the enforcement provisions of the specific regulations from which the variance is requested, and outlining in detail the manner in which it is believed that this application will meet each of the five conditions as set out in herein.
 - b. The applicant shall submit ~~six-one (16) copies-copy~~ of a sketch drawn to scale and showing the lot or lots included in the application; the structures existing thereon; and the structures contemplated necessitating the variance requested. All appropriate dimensions and any other information which would be helpful to the Board in consideration of the application should be included. The Director may require up to three paper copies for public hearing materials.
3. **Exceptions:**
 - a. The applicant shall submit a statement in writing justifying the exception applied for and indicating under which article and section of the Development Regulations the Board of Zoning Appeals is believed to have jurisdiction.
 - b. The applicant shall prepare and submit at the time of filing, the application, six copies of a detailed plot plan drawn to scale, showing all existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways, and any other information which would be helpful to the Board in consideration of the application.
- C. **Conditions of Approval:** In making any decision varying or modifying any provisions of the Development Regulations, or in granting an exception to the district regulations, the Board shall impose such restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
- D. **Performance Bonds:** The Board may require a performance bond to guarantee the installation of improvements such as parking lot surfacing, landscaping, etc. The amount of the bond shall be based on a general estimate of cost for the improvements as determined by the Board for 125% of necessary improvements, and shall be enforceable by or payable to the City Commission in the sum equal to the cost of constructing the required improvement. In lieu of the

performance bond requirements, the Board may specify a time limit for the completion of such required improvements and in the event the improvements are not completed within the specified time, the Board may declare the granting of the application null and void after reconsideration.

11.05. Appeal of the Board Decision

Any person, official or governmental agency dissatisfied with any order or determination of the board may bring an action in the district court of the county to determine the reasonableness of any such order or determination. Such appeal shall be filed within 30 days of the final decision of the board, per KSA 12-759.

ARTICLE 12. DEFINITIONS

Terms defined in this Article shall be the basis for interpretation of all such terms throughout these Development Regulations. If not so defined a term shall be assigned the meanings found in Webster's most current New Collegiate Dictionary.

100-year Flood: The Base Flood.

Abandoned Sign: Any sign on any building, structure or premises that has been vacated for a six (6) month period.

Abutting: Having property or district lines in common; e.g., two lots are abutting if they have property lines in common.

Access or Accessway: The place, means, or way by which pedestrians or vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this ordinance.

Accessory Building, Accessory Structure, or Accessory Use: A building or use which: (1) is subordinate to and serves a principal building or principal use; (2) is subordinate in area, extent or purpose to the principal building or principal use served; (3) contributes to the comfort convenience, or necessity of occupants of the principal building or principal use; (4) is located on the same zoning lot as the principal building or principal use. The same as "appurtenant structure."

Actuarial Rates: "risk premium rates."

Adaptive Use: The process of changing the use of a structure or property to a use other than that for which the structure or property was originally designed.

Addition: Any construction which increases the size of the building such as a porch, attached garage or carport, or a new room or wing. An addition is a form of alteration.

Address Sign: A sign identifying, through any set of numerals or letters, a principal building's location with respect to the streets or to those homes or buildings around that building. An address sign may include the name of the occupant and may include the name of a home occupation.

Administrative and Professional Offices: Private commercial office space where the public may transact business, receive services or where commercial firms conduct internal office operations.

Administrative Official: A member of the city staff who is empowered to administer and implement the provisions of this Ordinance. Specifically, the Director of Planning and Community Development, City Planner, Planning and Zoning Technician, Director of Public Works, Building Inspector and Environmental Officer.

Administrator: As used in Article X, Floodplain Management, means the Federal Insurance Administrator.

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Adult Day Center: Any place or facility operating less than 24 hours a day providing activities and social engagement opportunities for not more than 15 unrelated adult individuals who, due to functional impairment, require some degree of supervision or assistance with the activities of daily living, with no on-site medical services provided.

Agency: means the Federal Emergency Management Agency (FEMA).

Agent: The legally authorized representative of a landowner

Agriculture Accessory Building: A detached accessory structure used for the shelter of livestock, the storage of agricultural products, or the storage and maintenance of equipment or supplies used for agricultural or property maintenance activities.

Agriculture Uses: The use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, and necessary accessory uses, including the structures necessary for carrying out farming operations; provided, however, such agricultural use shall not include the following uses: (1) the maintenance and operation of commercial greenhouses or hydroponic farms, except in zoning districts in which such uses are expressly permitted; (2) wholesale or retail sales as an accessory use unless the same are specifically permitted in this ordinance; (3) the feeding, grazing, or sheltering of animals or poultry in either penned enclosures or in open pasture within one hundred (100) feet of any lot line. Agriculture does not include the feeding of garbage to animals, the raising of poultry or fur-bearing animals as a principal use, or the operation or maintenance of a commercial stockyard, or feed yard.

Airport: Any location where one or more craft capable of containing a human, takes off or lands, and for which ground facilities necessary to these operations are constructed.

Alley: A public thoroughfare, which affords only a secondary means of vehicular access to abutting property, and is not intended for general traffic circulation. An alley line shall mean the centerline of an alley right-of-way.

Alteration: Any change or rearrangement to the structural parts of an existing building or property. Any enlargement, whether by height or dimension, shall be considered an alteration. Any act or process that changes the exterior architectural appearance of a building.

Amendment: A change in the wording, context, or substance of this ordinance, an addition, deletion, or change in the district boundaries or classifications upon the district map, which imposes any regulation not heretofore imposed or removes or modifies any such regulation heretofore imposed.

Amphitheater: Any open-air venue used for entertainment and performances.

Amusement Park: A commercial amusement activity such as a carnival, circus, miniature golf course, or similar establishment, which is not entirely within an enclosed building.

Animal Clinic or Animal Hospital: A place where animals or pets are given medical or surgical treatment in emergency cases and are cared for during the time of such treatment. Use as kennel shall be limited to short-time boarding and shall only be incidental to such hospital use and shall be enclosed in a soundproof structure

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Animal Day Care: See Kennel

Animal Husbandry (other than dairy): The agricultural practice of breeding and raising livestock.

Animal Research Facilities: Any facility in which research on animals is performed in a careful study of a subject, which may be related to the health or other welfare of animals of the same or other species, including humans.

Animal Sales and Service: Any facility where the on-site sale of animals is performed including the sale of animal husbandry or animal health related supplies.

Animation/Animated: Any visible moving part, or oscillating lights either natural or artificial, or visible movement achieved by any means that move, change, oscillate, or visibly alter in appearance to depict action or create special effects or scenes.

Apartment Building: A building used as a dwelling for several families each living separate and apart. Apartments are generally rental units.

Apiary: A place for the keeping of bees

Appeal: An application to a recognized higher authority to correct an alleged injustice done and an error committed in an order, requirement, decision, or determination made by an administrative official in the enforcement of city regulations. Also, a request for review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

Applicant: The owner or duly designated representative of a structure or property. Applicants may apply for building, fence, sign, and other permits or nominations for local, state or national registry, or group of owners of structures in a proposed historic district, or the owner or duly designated representative who has applied for a building permit, demolition or clearance permit involving a registered historic property or property within 500 feet of a registered historic property.

Appropriate: Suitable to or compatible with what exists in the surrounding context or setting.

Appurtenant Structure: A structure that is on the same parcel of property as the principle structure and the use of which is incidental to the use of the principal structure.

Arboretum or botanical garden: A botanical garden containing living collections of woody plants intended for public appreciation and/or for scientific study.

Area of Shallow Flooding: A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard: The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

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Arena and Field House: Structures with indoor space sufficient to house large community events and/or indoor sporting events.

Art Gallery or Museum: A building or space for the exhibition of art, usually visual art. Museums can be public or private, but what distinguishes a museum is the ownership of a collection. Paintings are the most commonly displayed art objects; however, sculpture, decorative arts, furniture, textiles, costume, drawings, pastels, watercolors, collages, prints, artists' books, photographs, and installation art are also regularly shown. Although primarily concerned with providing a space to show works of visual art, art galleries are sometimes used to host other artistic activities, such as performance art, music concerts, or poetry readings.

Arterial Street: A major thoroughfare designed to carry traffic from one area to another and as designated in the Future Land Use Map, which is a part of the Leavenworth Comprehensive Land Use Plan.

Assembly Hall: Any building, or portion of a building, used primarily for public or private gatherings, with a maximum capacity for congregation in the assembly area of at least 50 people.

Assisted Living Facility: Facilities which provide residents with supervision or assistance with activities of daily living; coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being. Other licensure terms used for this philosophy of care include Residential Care Home, Assisted Care Living Facilities, and Personal Care Homes.

Athletic Facilities: Outdoor facilities designed and used for athletic events, practice and coaching.

Auction Establishment: Any facility at which regularly scheduled auctions occur and for which public space has been established. This includes private or member only auction facilities.

Auditorium/Exhibition Hall/Convention Center: A large building that is designed to hold a convention, where individuals and groups gather to promote and share common interests. Convention centers typically offer sufficient floor area to accommodate several thousand attendees. Convention centers typically have at least one auditorium and may contain concert halls, lecture halls, meeting rooms, and conference rooms.

Automobile Parts Recycling Business: Any facility, structure, or land-use storage of used and reusable or scrap salvage materials, including but not limited to resale of parts, shredding, milling, grinding, baling, or packing equipment for the handling of used and re-saleable parts, scrap, salvage materials, or used materials.

Automobile Repair Shop: A place where automobiles are repaired by any of the following; auto mechanics, body shop technicians or electricians.

Automobile Towing Service Storage Yard; Impound Lot: A place where automobile tow trucks are stationed between calls and where automobiles are temporarily stored after being towed for reasons other than mechanical malfunction. The dismantling or salvage of vehicles is not included in this definition.

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Automobile, Boat, Truck, Motorcycle, RV Sales, Rental, and Service: A place where automobiles and other power sport vehicles are sold, rented or repaired by any of the following; mechanics, body shop technicians or electricians.

Awning or Canopy Sign: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A Marquee is not a canopy. A canopy sign shall be considered a wall sign. Any sign printed on a backlit canopy shall be considered a wall sign.

Banner: A canvas, plastic, cloth, or fabric sign used to advertise a product, service, event, or promotion. Banners are considered to be temporary signs only. (See Temporary Sign.)

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Basement: Any area of the structure having its floor subgrade (below ground level) on all sides.

Bed and Breakfast Inn: Any residential structure within a zoning district which allows this land use wherein boarders are allowed to share guest rooms and living space with other guests and breakfast is served at no additional charge. No upper time limit on residency is to be established. In approval of a **Bed and Breakfast Inn** the city may consider impact on neighbors' parking needs, etc. and place additional requirements as deemed appropriate. Owner occupancy is not required. However, a 24-hour management presence is required for all operations when 1 or more guests are in residence.

~~**Better Building:** This ratio is determined by dividing the County's most recent appraised value for a building (not the site) by the building's area in square feet. The upper 1/3 of all building value to area ratios within 1000' shall be used to determine if a proposed architectural style is generally compatible with the area. Commercial buildings shall only be compared to commercial, industrial to industrial.~~

Billboard: An off-premise sign having a specified display surface that advertises goods, products, or services, generally not available or sold on the premises.

Block: A piece or parcel of land entirely surrounded by public highway, streets, streams, railroad rights-of-way or parks, etc., or a combination thereof.

Board of Zoning Appeals (BZA): A local body created by ordinance, whose responsibility is to hear appeals from decisions of the local zoning administrative officials and to consider requests for variances and exceptions permissible under terms of the Development Regulations of the City of Leavenworth, Kansas.

Boarding or Rooming House: A building other than a bed and breakfast, hotel, motel, cafe, or restaurant where, for compensation, directly or indirectly, lodging and/or 2 meals per day are provided for three (3) or more boarders and/or roomers exclusive of the occupant's family.

Buffer Strip: A strip of land, identified in the Development Regulations of the City of Leavenworth, Kansas, established to protect one type of land use from another with which it is incompatible. Additional use, yard, or height restriction may be imposed but normally a properly screened area can provide a buffer.

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Builders Supply Yards and Lumberyards (except when indoors as part of a hardware store):

Building – A structure having a roof supported by columns or walls for shelter, support, or enclosure of persons, animals, or personal property.

Building Coverage: The amount of land covered or permitted to be covered by a building, usually measured in terms of percentage of a lot

Building Height: The vertical distance measured from the average existing grade within the building setback envelope to the uppermost point of the roof of the building.

Building Materials: Substances used in construction of a building, specifically the exterior elements, which influence character, appearance, and durability.

Building Supplies and Equipment: A wholesale sales and warehousing operation catering to building contractors and not open to the public.

Building Type: A definition based on floor plan, height and roof shape, related to architectural style.

Bulk: That measure that establishes the maximum size of a building and its location on a lot. Components of bulk include: size and height of building, location of exterior walls at all levels with respect to lot lines; streets and other buildings; gross floor area of building and amount of lot area provided per dwelling unit

Bus Garage and Equipment Maintenance: Any facility for the storage, maintenance or operation of transportation equipment.

Bus Terminal: A structure or place for the loading, unloading, and transportation of people into vehicles capable of transporting more than 15 people. Unlike a bus stop, a bus terminal includes restroom facilities and the vending of trip tickets.

Camp, Private, Overnight: A private facility for use of its membership which allows temporary residence, not to exceed 30 days, in tents or recreational camper trailers. On-site staff members are not limited to a residency period restriction. Recreational Vehicles are not included.

Campground: A facility, which allows temporary residence, not to exceed 30 days, in tents or recreational camper trailers. Recreational Vehicles are not included.

Canopy and Awning: A roof-like cover having no supporting walls but supported otherwise from the ground, deck, floor, or walls of the building.

Car Wash/Truck Wash: A facility for the washing and further cleaning of cars or trucks.

CBD: Central Business District as defined by the most current Development Regulations.

Cellar: See Basement.

Cemetery: An area set apart for or containing graves, tombs, or funeral urns.

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Certificate of Appropriateness -Minor: A Certificate of Appropriateness which may be granted by certain designated staff for exterior repairs, maintenance, signage or for non-registered properties which have no adverse impact on historic properties.

Certificate of Appropriateness or CofA: A certificate issued by the City approving plans for alteration, construction, demolition or other matters relating to various historic properties.

Certificate of Occupancy: Official certification that a premises and its identified use conforms to the provisions of the Development Regulations of the City of Leavenworth, Kansas and building codes and may be used or occupied. This certificate is granted for new construction.

Certified Ownership List: A current list of names and addresses of property owners of record, and a legal description of the property owned that would lie within 200 feet (1000 in the rural area of the County) of the external boundaries of any land proposed for rezoning, special use permit, variance, or exception. This list may be prepared and certified by an abstractor, attorney, surveyor, or the County GIS department. The Director may accept a list prepared by city staff.

Changeable Message Sign, Electronic – A sign that is activated electronically, whose message, content, or display, in whole or in part, may be changed by means of either electronic, computerized programming or any other means, and which the message is in text, alphanumeric characters, symbols, logos, or static image.

Changeable Message Sign, Manual – A sign on which the message or copy is changed manually in the field.

Character: Those individual qualities of building, sites, and districts that differentiate and distinguish them from other buildings, sites, and districts.

Chief Engineer: The chief engineer of the division of water resources, Kansas Department of Agriculture.

Chief Executive Officer or Chief Elected Official: The official of the community who is charged with the authority to implement and administer laws, ordinances, and regulations for that community; i.e., the City Manager.

Child Care Center: A day nursery providing care for seven (7) or more children, for part or all of a day or night, away from the home of the parent or legal guardian; including full day child care, nursery schools, play groups, Head Start, centers giving emphasis to programming for special children, kindergartens not operated by the public schools, and other establishments offering care to groups of children for part or all of the day or night. Centers for infants and toddlers or for handicapped children may have fewer than seven (7) children but be licensed as a center because the program meets child care center regulations.

City Commission: The elected, governing body of the City of Leavenworth.

City Manager: Executive appointed by the City Commission

City Planning Commission: The Leavenworth City Planning Commission.

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City: The City of Leavenworth, Kansas.

Civic, Social, and Fraternal Organizations: Any organization with a mission of promoting the public good.

Collector Street: A major thoroughfare designed to carry traffic from an arterial street to the local streets as designated in the Future Land Use Plan in the Leavenworth Comprehensive Land Use Plan. Collector streets serve large subdivisions or neighborhoods.

College or University: An organization which is listed in the U.S. Department of Education's Office of Postsecondary Education database which has been accredited by an accrediting agency or state approval agency recognized by the U.S. Secretary of Education as a "reliable authority as to the quality of postsecondary education" within the meaning of the Higher Education Act of 1965, as amended.

Commercial Message: Any message, content, text, logo, or display that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity or concerns the economic interest of the advertiser.

Commercial Sign: Any sign that directly or indirectly names advertises or calls attention to a business, product, service or other commercial activity or concerns the economic interest of the advertiser.

Commercial Vehicle: A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if: the vehicle has a gross vehicle weight rating or gross combination weight rating, or a gross vehicle weight or gross combination weight over 10,000 pounds; or the vehicle is designed or used to transport more than eight passengers, including the driver, for compensation; or the vehicle is designed to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or the vehicle is of any size and is used in the transportation of hazardous materials.

Communication Tower: Any commercial structure with one or more antennae rising more than 20 feet above grade or the roof of a structure.

Community Centers: Public locations and structures where members of a community gather for group activities, social support, public information, and other purposes. They may sometimes be open for the whole community or for a specialized group within the greater community.

Community playfields, playgrounds, and parks: Any park or recreation facility accessible by all members of the public and intended to serve the recreation needs of the community as a whole.

Community: Any State, area, or political subdivision thereof, which has authority to adopt and enforce floodplain management or other regulations for the areas within its jurisdiction.

Compatible: Of such character as not to detract from surrounding elements, buildings, sites or structures; consistent and appropriate with the surrounding context and setting.

Component: An individual part of a building, structure, site, or district.

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Concentrated Animal Feeding Operations: Agricultural operations where animals are kept and raised in confined situations. CAFOs congregate animals, feed, manure and urine, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields, or on rangeland.

Consumer Goods Retail Sales: The sale of goods or merchandise from a fixed location, such as a department store, boutique, or kiosk, or by mail, in small or individual lots for direct consumption by the purchaser. Retailing may include subordinated services, such as delivery. Purchasers may be individuals or businesses. In commerce, a "retailer" buys goods or products in large quantities from manufacturers or importers, either directly or through a wholesaler, and then sells smaller quantities to the end user. Retail establishments are often called shops or stores.

Context: The setting in which a historic element or building exists.

Contracting Services, no storage or yard: A facility from which service contractor vehicles are dispatched to jobs, but which has no outdoor storage of construction materials.

Contributing/Key contributing: A building, site, structure or object which adds to the architectural qualities, historic association or archeological values of historic register property for which a property is significant because: (a) it was present during the pertinent historic time; (b) it possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period or (c) it independently meets the standards and criteria of the Historic Preservation regulations.

Convent/Monastery: A building, or complex of buildings, that houses a room reserved for prayer (e.g. an oratory) as well as the domestic quarters and monastic workplaces for monks or nuns, whether living in community or alone (hermits). Monasteries may vary greatly in size – a small dwelling accommodating only a hermit, or in the case of communities anything from a single building housing only one senior and two or three junior monks or nuns, to vast complexes and estates housing tens or hundreds.

Conversion: Changing, by alteration, the original purpose of a building to a different use.

Country Club: A private club, which may have a closed membership, offering a variety of recreational sports facilities. Activities may include golf, tennis, swimming, or polo. A country club will usually provide hospitality to members and guests such as a restaurant and bar, and may provide suitable accommodations for host-catered events, such as weddings.

Covenant: A private legal restriction on the use of land contained in the deed of the property or otherwise formally recorded.

Cul-de-sac: A vehicular turnaround which is either temporary or permanent, located at the closed end of a dead-end street or alley.

Day Care Center/Preschool: Any facility providing care of 15 or more children during the day by a person other than the child's legal guardians, typically performed by someone outside the child's immediate family. Day care centers typically offer an ongoing service during specific periods, such as the parents' time at

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work. Preschool is the provision of care and an educational program for children before the commencement of statutory education, usually between the ages of three and five.

Day Care Home: A day nursery providing care for not more than six (6) children under kindergarten age. To qualify for a home occupation, no one other than members of the immediate family residing on the premises can be employed (see Child Care Center)

Deciduous Trees: Generally those trees, which shed their leaves annually, such as Ash, Sycamore, Willow, etc.

Density: The average number of families, persons, or housing units per unit of land; expressed in numbers of families per gross developable acre.

Design guideline/standard: The standards set forth by the Secretary of the US Department of the Interior for the preservation of historic places.

Design: The location of streets, alignment of streets, grades, and widths of streets, alignment of easements, grades and widths of easements, alignment and rights-of-way for drainage and sanitary sewers, and the designation of minimum lot area, width and length.

Developable Area (Gross): The total acreage or square footage in a lot or tract proposed to be developed

Developable Area (Net): The gross developable area minus the area to be dedicated for public use or right-of-way

Development Plan: The provisions for the development of land including such drawings as shall serve as a plat or subdivision and all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private drives and ways, parking facilities, common open space and public space. All written or graphic materials prepared for the development will be considered "provisions of the development."

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Digital Billboard: A billboard capable of displaying multiple static images controlled by electronic communications.

Directional Sign: Any sign that provides direction for the safe and efficient flow of vehicular or pedestrian traffic on a property, and shall include signs marking entrances, exits, parking areas, loading areas or other operational features of the premises. A directional sign may contain the name or logo of an establishment, but no commercial message. Examples are parking and entrance signs. The logo area shall not exceed 25% of sign area. Off-premise directional signs are only allowed, as regulated, under Special Event Signs.

Director: The Director of Planning & Community Development or a person designated in writing by the Director.

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Dissolve (A frame effect): A transition from one message to another where static messages are changed by means of varying light intensity or pattern where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.

District (historic district): An area that possesses a significant concentration, relationship between, or continuity of sites, buildings, structures, or objects united historically or architecturally by plan or physical development. Districts include college campuses, downtown areas, residential areas, industrial complexes, civic centers, government reservations, planned street systems, and parks. The term may also be applied to individual, associated, or functionally related sites, buildings, structures, or objects that are geographically separated. In such cases, visual continuity should not be necessary to convey the historic relationship of a group of related resources.

District: See Zone, Overlay District, or Zoning District

Dormitory: A residence hall providing rooms for individuals or for groups usually without private baths.

Drinking Establishment: A place of business, which sells liquor-by-the-drink and maintains at least 30% of receipts in food sales as regulated by the Alcoholic Beverage Control Division, Department of Revenue.

Driveway, Customary: A private lane which leads from a street or an alley to a garage, carport, rear yard parking area, a parking space established in accordance with the provisions of this ordinance, or to another street or alley. Such driveway may extend in front of, alongside of, or in the rear of a principal structure either planned for or erected upon a building site.

Duly Authorized Representative: Any individual or person or any section, division or department of the city administration or any individual or person within the designated section, division or department of the city administration who has been designated by the Director to implement, administer, and enforce the provisions of these Development Regulations. Generally, references are to the City Planner and his/her designee, assignee, agent, or designated person as used in the text of the ordinance.

Dwell Time: The length of time during which each frame is displayed on any sign that is capable of sequentially displaying more than one message on its sign face.

Dwelling in Mixed-Use Structure: A dwelling unit within a larger structure, which is used in whole or in part as a commercial establishment. The dwelling unit(s) need not be the principal residence of the business operator.

Dwelling, Attached: A dwelling where at least one wall is shared, in common, with another dwelling.

Dwelling, Detached: A dwelling which is separated from any other principal structure

Dwelling, Earth Sheltered: A single family dwelling unit which incorporates the use of earthen materials to insulate not more than three sides of the structure, but which incorporates a conventional mansard, hip, gable, or gambrel roof, all built to the specifications of the local building code. For the purposes of administering this ordinance, an earth sheltered dwelling is NOT a basement dwelling.

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Dwelling, Elderly or Retirement Home: A dwelling unit or high-rise apartment building specifically designed to be occupied by residents who are at least sixty-two (62) years of age, and who are ambulatory and able to take care of themselves.

Dwelling, IBC/IRC Modular Home: Sectional prefabricated buildings or houses that meet local building codes and consist of multiple modules or sections, which are manufactured in a remote facility and then delivered to their intended site of use. The modules are assembled into a single residential building using either a crane or trucks.

Dwelling, Live/Work: A dwelling unit, part of which may be used as a business establishment and the dwelling unit is the principal residence of the business operator.

Dwelling, Manufactured Home: Those structures, which are built to standards pursuant to the Federal Manufactured Home Construction and Safety Standards Act, 42 U.S.C. 5401, et seq. Usually these are a dwelling unit that is mass produced in a factory, is designed for long term residency and is constructed for transportation to a site for installation and use on a permanent foundation when connected to required utilities, and is either an independent, individual building or a module for combination with other elements to form a building. The term "manufactured home" does not include a "recreational vehicle."

Dwelling, Mobile Home: A movable dwelling over thirty-two (32) feet in length or over eight (8) feet wide, constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation for human occupancy as a residence when connected to utilities. The term shall not include travel trailers, campers or self-contained motor homes or camper buses.

Dwelling, Multi-Family: A building or portion thereof, designed for occupancy by three (3) or more families.

Dwelling, Single Family: A building designed for occupancy by one (1) family.

Dwelling, Single-Family Detached: A building designed for occupancy by one (1) family, which has required yards and setbacks from other residential structures.

Dwelling, Townhouse: A building designed for occupancy by one (1) family in a style of medium-density housing that originated in Europe in the late 17th century, where a row of identical or mirror-image houses share side walls.

Dwelling, Two-Family: A building designed for occupancy by two (2) families

Dwelling: A dwelling is any building or portion thereof not including mobile homes, which is designed or used exclusively for residential purposes including an attached garage, provided the attached garage is subordinate in area to the living portion of the structure. An attached garage shall have a common wall with a main structure for a distance of at least 25% of the length of the longest dimension of the garage. An attached garage not meeting this test may qualify as a detached garage, which need not comply with the five (5) foot setback requirement between buildings but shall meet all setback requirements of the principal structure.

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Easement: A right of the owner of one (1) parcel of land by reason of such ownership, or a right of the public, to use the land of another for a special purpose as designated.

Educational and Scientific Research, Development, and Testing Services:

Element: An individual defining feature of a building, structure, site, or district.

Elevated Building: For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Eligible Community or Participating Community: A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

Environmental Officer: The Director of Planning & Community Development.

Environs: The area immediately surrounding a property listed upon the National Register of Historic Places (hereafter, "registered"). The Historic Preservation regulations shall apply to all structures which are within 300 feet of a registered property and to all structures intervisible with the registered property up to, but not farther than, 500 feet. Intervisibility is further defined as "the condition of being able to see one point from another without physical, permanent obstruction." Intervisibility shall be determined by standing at the main entrance of the registered property and looking in all directions for a distance of up to 500 feet. All references to "within 500 feet of a landmark or historic district" as used throughout this code shall use the intervisibility standard for determining changes to the environs of a registered property.

Evergreen Trees: Generally those trees which do not shed their leaves annually, such as Pine, Spruce, Juniper, etc.

Exception: A grant of permission to depart from the general provision of the Development Regulations of the City of Leavenworth, Kansas which is expressly authorized by provisions of the ordinance after a finding of fact and imposition of conditions by the applicable governing body.

Existing Construction: For the purposes of determining insurance rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Exterior Architecture/Feature: The character and composition of the exterior of the structure, including but not limited to, the kind and texture of the building material and the type, design and character of all

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windows, doors, light fixtures, signs and appurtenant elements, and, the elements and components of the outer surface of a structure including windows, doors, light fixtures, signs, fences, hitching posts, decorations, chimneys, false fronts, parapets, flag poles, landscaping, retaining walls and related materials.

Facade: The front elevation of a building.

Fascia Sign: A wall sign mounted against the horizontal piece covering the joint between the top of the wall and the projecting eaves of the roof.

Fade (A frame effect): A transition from one message to another by means of varying light intensity, where the first Message gradually reduces intensity to the point of not being legible and/or gradually increases intensity to become legible.

Family: A person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship; (2) two unrelated people; (3) two unrelated people and any children related to either of them; or (4) not more than eight people and up to two caretakers who are residents of a "Group Home" as defined in K.S.A. 12-736 and this ordinance. This definition does not include those persons currently illegally using or addicted to a "controlled substance" as defined in the Controlled Substances Act, 21 U.S.C. §802(6). Exceptions: "Family" does not include: any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; or any group of individuals who are in a group living arrangement because of criminal offenses.

Farm: An area, which is used for the production of farm crops such as vegetables, fruit trees, cotton, or grain and their storage as well as raising thereon of farm animals such as poultry, cattle, or swine on a limited basis. Farms also include dairy operations.

Farming: The practice of raising crops and/or livestock for profit.

Fence: A barrier intended to prevent escape or intrusion, or to mark a property boundary. Open fences are those constructed of wood, masonry, metal, woven wire or other material whose surface area is greater than 50 % open. Solid fences are those constructed of wood, masonry, metal, plantings, hedges, or other material whose surface area is or may become less than 50% open.

Final Plat: A plan or map prepared in accordance with the provisions of this regulation and those of any other applicable local regulation, which plat is prepared to be placed on record in the office of the Register of Deeds of the County.

Financial Institution, with Drive-thru: An institution that provides financial services for its clients or members including deposit-taking institutions, which accept and manage deposits and make loans. Examples are banks, building and loan societies, credit unions, trust companies, mortgage loan companies, insurance companies, pension funds, brokers, underwriters, and investment funds. This definition does not include short term or automobile title loan businesses. If these institutions have a physical facility to allow their customers to make transaction from a vehicle they are "drive-thru."

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Financial Institution, without Drive-thru: An institution that provides financial services for its clients or members including deposit-taking institutions, which accept and manage deposits and make loans. Examples are banks, building, and loans societies, credit unions, trust companies, mortgage loan companies, insurance companies, pension funds, brokers, underwriters, and investment funds. This definition does not include short term or automobile title loan businesses. If these institutions do not have a physical facility to allow their customers to make transaction from a vehicle they are “without drive-thru.”

Fish Farm/Hatchery: A place where large numbers of fish eggs are artificially fertilized and hatched, and fish are raised in an enclosed environment. Hatcheries may be owned and operated by either governments or private interests. Some hatcheries raise the fry until they reach adulthood and have commercial value; others release the fry into the wild with the intent of building up the wild stock. Fish Farms raise the fish until they are ready for market.

Flashing: A pattern of changing light illumination where the sign's illumination alternates suddenly between fully illuminated and fully non-illuminated for drawing attention to the sign.

Floating Zone: A special detailed use of district of undetermined location in which the proposed kind, location, size, juxtaposition and form of structures must be preapproved, and which, like a special use permit, is legislatively predetermined to be compatible with the areas in which it may thereafter be located on a particular application, provided specified predetermined standards are met and actual incompatibility is not revealed. A Planned Unit Development is the only floating zone in this ordinance.

Flood Boundary and Floodway Map (FBFM): An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

Flood Elevation Determination: A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood Elevation Study: An examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

Flood Fringe: The area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

Flood Hazard Boundary Map (FHBM): An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.

Flood Hazard Map: The document adopted by the City Commission showing the limits of: (1) the floodplain; (2) the floodway; (3) streets; (4) stream channel; and (5) other geographic features.

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study (FIS): An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

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Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood, or by some similarly unusual and unforeseeable event which results in flooding as defined above in item (1).

Floodplain Management Regulations: Development Regulations, Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances), and other applications of police power. The term describes such state or local regulations, in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

Floodplain Management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain or Flood-prone Area: Any land area susceptible to being inundated by water from any source (see "flooding").

Floodproofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

Floodway Encroachment Lines: The lines marking the limits of floodways on Federal, State and local floodplain maps.

Floodway or Regulatory Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway Use: A use that can be approved by the City Engineer upon the application of certain criteria for uses in the 100-year floodway as regulated by Article X – Floodplain Management.

Floor Area Defined: For the purpose of applying the requirement of off-street loading and parking, the term "floor area" in the cases of offices, merchandising, or service types of use, shall mean the gross floor area used or intended to be used by tenants, or for the service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment for display or sale of merchandise. It shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing, or packaging of merchandise, offices incidental to the management or maintenance of stores or buildings, restrooms, facilities, or exterior balconies.

Food, Beverage, Convenience and Groceries Retail Sales: A grocery store is a store established primarily for the retailing of food. It stocks different kinds of foods from assorted places and cultures, and sells them to customers. Large grocery stores that stock products other than food, such as clothing or household items, are called supermarkets. Small grocery stores that mainly sell fruits and vegetables are

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known as produce markets. Bodegas and kiosks are small grocery stores that predominantly sell snack foods and sandwiches. Convenience stores typically also retail gasoline.

Foster Home: A residence or building in which 12 to 24-hour care is provided to no more than five (5) children, two (2) or more of which are unrelated to the foster parent. Foster homes are permitted in all residential districts as they are considered a family

Frame Effect: A visual effect on an Electronic Changeable Message Sign applied to a Frame to transition from one Frame to the next.

Frame: A single static image generally used to convey a picture or message or portion thereof that could include multiple frames through scrolling, traveling, and other effects.

Fraternity/Sorority Home: A chapter house, providing residential and dining facilities for members of social organizations with a membership consisting of undergraduate students at colleges and universities. These are single-sex, initiatory organizations with membership considered active during the undergraduate years only. A fraternity or sorority must be recognized by and affiliated with a local college or university.

Free Standing Sign: Any self-supporting ground, pole, pylon, or monument sign which is detached and is independent from any structure.

Freeboard: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

Frontage: The frontage of a lot is the side nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides adjacent to streets shall be considered frontage and yards shall be provided, as set forth in this document.

Functionally Dependent Use: A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

Funeral, Mortuary, Crematory: A facility for the provision of funeral services, including the preparation of bodies for burial or their disposal by cremation.

Future Land Use Map: A component of the Comprehensive Land Use Plan.

Gas Station: See Service Station.

GBD: General Business District as defined by the most current Development Regulations.

Golf course, private: A golf course, with private membership and ownership, consists of a series of holes, each consisting of a teeing ground, fairway, rough, and other hazards, and a green with a flagstick and cup, all designed for the game of golf. It may include a driving range, restaurant, pro-shop and bar.

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Golf course, public: A golf course, with public membership and either private or public ownership, consisting of a series of holes, each consisting of a teeing ground, fairway, rough and other hazards, and a green with a flagstick and cup, all designed for the game of golf. It may include a driving range, restaurant, pro-shop and bar.

Governing Body: The City Commission of Leavenworth, Kansas. **Government Activities or Services:** The rendering of services of a governmental nature (police, fire protection, refuse collection, or code enforcement for example) required within or upon any property regardless of zoning classification.

Government Administrative Buildings and Support Facilities: Primary and accessory structures to be used by United States, Kansas, county, city, and local school districts or governments for the delivery of essential services to the public. This definition does not apply to nonprofit corporations or organizations, which may deliver government services but are not under the jurisdiction of a popularly elected legislative board or commission. All other provisions of the city's Development Regulations, zoning, land use, construction, and property maintenance codes shall apply to government-owned facilities.

Government Offices and Facilities: Any facility, function, office, shop, or place operated by any one of the following governments: United States, State of Kansas, County of Leavenworth, City of Leavenworth, USD 453, or any other division of the state of Kansas with the authority to levy and collect taxes.

Grass: A species of perennial grass grown as permanent lawns or for landscape purposes as distinguished from those species grown for agricultural or commercial seed purposes.

Greenhouse/Nursery: A nursery is a place where plants are propagated and grown to usable size. These include retail nurseries that sell to the public, wholesale nurseries that sell only to businesses such as other nurseries and to commercial gardeners, and private nurseries that supply the needs of institutions or private estates. Some retail and wholesale nurseries sell by mail.

Group Home: Disabled (defined by K.S.A. 12-736): A dwelling unit occupied by not more than ten (10) persons, including eight (8) or fewer persons with a "disability", which is licensed by a regulatory agency of the state. "Disability" refers to persons with physical or mental impairments substantially limiting major life activities.

Gun Sales and Service: Any place, structure, or person licensed by the federal government, which offers the sale, rental, service, repair, or storage of guns, ammunition and shooting accessories.

Health Resort/Spa: A business establishment which people visit for professionally administered personal care treatments such as dietary counseling, various therapies, massages, and facials in a hotel setting where people reside for a day or more.

Heavy Industrial: The production of products, which are either heavy in weight or heavy in the scale of the processes leading to their production. Products are often produced with by the use of smelters, furnaces, and high energy or raw material inputs. Often heavy industrial processes involve the use of large machines, smokestacks, hazardous products, and waste chemicals. Typical Heavy Industrial processes have some negative effects on the surrounding property through the emission of noise, large vehicle traffic, particulate matter emissions, mechanical vibration, unpleasant smells, and or deleterious

environmental impacts. Heavy industrial projects can be generalized as more capital intensive or as requiring greater or more advanced resources, facilities or management. These industries are often the most heavily regulated by the federal or state governments.

Heavy Vehicle/Equipment Sales, Rentals, and Service: The sale, rental, leasing, maintenance, and repair of vehicles and equipment designed for commercial or industrial use that exceed a gross vehicle weight rating (GVWR) over 10,000 pounds, such as large trucks and buses or construction, industrial, or agricultural machinery. There may be incidental outdoor storage, display, and part sales.

Heliport: Any location where one or more heavier than air rotor-wing craft capable of containing a human, takeoff or land, and for which ground facilities necessary to these operations are constructed.

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic and Monument Sites: Any site so designated by the local, state, or federal Government.

Historic District: An area designated as an historic district and which may contain within definable geographic boundaries one or more significant sites, structures or objects and which may have such other structures which contribute to the overall visual characteristics of the significant structures or objects located within the designated area, and are free from non-contributing structures which detract from the historic properties.

Historic Preservation: The study, identification, protection, restoration and rehabilitation of buildings, sites, structures, objects, districts, and areas significant to the history, architecture, archaeology or culture of the city, state or nation. Preservation may include work to halt the process of decay, normal maintenance, and other measures to retain and sustain the nature, form, material, and integrity of historically or architecturally important properties, structures or districts.

Historic reconstruction: The reproduction of the exact form and detail of a vanished building, site, structure or object or a part thereof, as it appeared at a pertinent time using materials based on precise historical documentation and specification, including construction method.

Historic replication: the reconstruction of structural elements, which match the shape and size but may be made of different materials or methods than those used in the original construction.

Historic restoration: the accurate reconstruction of structural elements matching in shape, size and texture the original construction method and material, including removal of materials that are not appropriate to the structure.

Historic Structure: Any structure that is (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed

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on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Historically or Architecturally important feature: The qualities present in a structure, property, or district because it: (a) Is associated with an event or events that significantly contributed to the broad patterns of the history or architectural heritage of the city, state, or nation. (b) Is associated with the life of a person(s) significant to the history of the city, state, or nation. (c) Embodies distinctive characteristics of a type, design, period, or method of construction. (d) Represents the work of a master craftsman or possesses high artistic value. (e) Exemplifies the cultural, political, economic, social, or historic heritage of city, state, or nation. (f) Contains elements of design, detail, materials, or craftsmanship which represent a significant construction innovation. (g) Is part of or related to a square, park or other distinctive area that was or should be developed or preserved according to a plan based on a historic or architectural motif. (h) Is an established and familiar visual feature of a neighborhood or of the community. (i) Has yielded or is likely to yield archeological artifacts and/or information.

Holiday Decorations: Displays erected on a seasonal basis in observance of religious, national, or state holidays that are not intended to be permanent in nature and that do not constitute commercial signs.

Home Occupation: A business, profession, service, or trade, meeting the qualifications of and permitted by the Supplementary District Regulations of this ordinance, conducted for gain or support within a residential building.

Hospital: An institution for health care providing patient treatment by specialized staff and equipment, and often, but not always providing for long-term patient stays.

Hotel: A building or portion thereof, or a group of buildings, which provide sleeping accommodations for transients on a daily or weekly basis for pay, whether such establishments are designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, or otherwise.

Hotels and Motels (with accessory uses): A commercial establishment that provides guest-lodging accommodations consisting of a room with a bed, bathroom, climate control and maid service on a short-term basis. Hotels typically have rooms exiting on to a semi-secure central hallway. Motels typically have rooms exiting directly to the outdoors and have parking close to the room door.

Identification Sign: Any sign giving the nature, logo, trademark or other identifying symbol, address, or any combination of the name, symbol, and address of a building, business development, or establishment on the premises where it is located.

Illegal Lot Combination/Transfer: A lot that contains one (1) or more portions of a lot or lots of record. The transference of a portion of a platted lot without a replat of both the donor and recipient lots is illegal.

Illegal Sign: A sign that violates the intent or provisions of the sign code and is installed or erected after the effective date of the current sign code or was illegally installed before the effective date of the sign code and is not in conformance with the sign code.

Illuminated Sign: A sign lighted by, or exposed to, artificial lighting either by lights on or in the sign or directed toward the sign.

Illumination: The amount of light that is incident to the surface of an object. This is the method for describing ambient light levels or the amount of light that is projected onto a front-lit sign. This parameter is typically measured in Lux (foot-candles x meters).

Improvements: Street and drainage work and utilities that are to be installed, or agreed to be installed in conformance to City of Leavenworth's standard and specifications, by the subdivider on the land to be used for public or private use of the lot owners in the subdivision, as a condition precedent to and acceptance of the final plat.

Indirectly Illuminated Sign: A sign whose source of Illumination is exterior to the body of the sign with the light shining directly on the sign.

Indoor Commercial Recreation/ Entertainment: Any facility for recreation, which is indoors, and commercial in nature.

Indoor Shooting Ranges: Any indoor shooting range for guns or archery meeting National Rifle Association standards for the design, construction, and operation of the facility.

Infill Construction: Construction of a new residential or commercial structure on a previously platted and developed lot where one or more main structures were removed. Infill constructions shall conform to established setback lines, building orientation, mass, form, and architectural styling of the surrounding buildings.

Inoperative Vehicle: A vehicle that is wrecked, partially dismantled and/or damaged to the extent that the equipment required by State statute on any such vehicle used on the streets and highways is not present or is not in good condition or proper adjustment or such vehicle is in an inoperable condition or a condition that would render the operation on the streets and highways a hazard to public safety.

Internally Illuminated Sign – A sign in which the source of Illumination is contained within the sign.

Inter-Parcel Access: A private, vehicular way adequate to convey vehicular traffic from the subject property to adjacent properties in an unimpeded manner.

Jails and Prisons: Places in which people are physically confined and, usually, deprived of a range of personal freedoms. In the United States, "jail" and "prison" refer to separate levels of incarceration; generally speaking, jails are county or city administrated institutions which house both inmates awaiting trial on the local level and convicted misdemeanants serving a term of one year or less, while prisons are state or federal facilities housing those awaiting trial on the state or federal level and convicted felons serving a term of more than one year. On the federal level, this terminology has been largely superseded by a more complex five-tier system implemented by the Federal Bureau of Prisons that ranges from low security "Prison Camps" to medium security "Correctional Institutions" and finally maximum security "Penitentiaries."

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Junk Yard: The use of any lots, portion of a lot, or tract of land for the storage, processing, sale, or abandonment of junk, including scrap metal or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof

Junkyard, Salvage Yard: The location of a dismantling business where wrecked or decommissioned vehicles or other scrap is brought, their usable parts are sold for use in operating vehicles, while the unusable metal parts, known as scrap metal parts, are processed and sold to metal-recycling companies.

Kansas Register/State Register: The current State Register of Historic Places as prepared, approved and amended by the State Historic Sites Board of Review and authorized by KSA 75-2701, et.seq.

Kennel: A facility, which houses, boards, breeds, or trains five (5) or more dogs or cats by other than the owner.

Landfill, Construction and Demolition: An approved location through the special use permit process wherein the following can be deposited: waste building materials and rubble resulting from construction, remodeling, repair or demolition operations on houses, commercial buildings, other structures, and pavement.

Landfill, Cut And Fill: A location wherein clean fill dirt may be deposited or cut with the approval and review of the Director of Public Works.

Landfill, Municipal Solid Waste: A landfill accepting all types of material as regulated by the State of Kansas not including Construction and Demolition Landfills or Cut and Fill Landfills. Municipal Solid Waste Landfills are not allowed in the City of Leavenworth.

Landowner: (Also known as property owner) The legal or beneficial owner or owners of all land proposed for action under this ordinance. The holder of a contract to purchase or other persons having an enforceable proprietary interest in such land shall be deemed a landowner or property owner for the purpose of this ordinance.

Landscape Material: Living material such as trees, shrubs, ground cover/vines, turf grasses, and non-living material such as: rocks, pebbles, sand, bark, brick pavers, earthen mounds (excluding pavement), and/or other items of a decorative or embellishment nature such as fountains, pools, walls, fencing, sculpture, etc.

Landscaped Open Space: All land area within the property lines not covered by building or pavement.

Leavenworth Landmark: A site, structure, or object designated as a landmark by the City Commission deemed worthy of preservation because of its historic, archaeological, and/or architectural significance to the City, state or nation.

Legal Setback Line: A line established by the Development Regulations beyond which no building may be built. A legal setback line shall be measured from the property line, not the curb line.

Library: A collection of sources, resources, and services, and the structure in which it is housed, organized for use and maintained by a public body, an institution, or a private individual.

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Light Industrial: Light industry is usually less capital intensive than heavy industry, and is more consumer-oriented than business-oriented. Most light industry products are produced for end users rather than as intermediates for use by other industries. Light industry facilities typically have less environmental impact than those associated with heavy industry. Light industry is a manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. Examples of light industries include the manufacture of clothes, shoes, furniture, consumer electronics, and home appliances. Light industries require only a small amount of raw materials, area, and power.

Local Streets: A street whose primary purpose is to provide access to private property.

Lot Area: The total square footage area of the property bounded by the front, side and rear lot lines, excluding all dedicated rights-of-way.

Lot, Buildable: Any lot of record meeting the zoning minimums or lot of record that has frontage on a dedicated street that is open and maintained by the city. A street of less than a minimum right-of-way width shall require dedication of additional right-of-way prior to the issuing of any building permits. No permits for residential uses shall be issued on streets that are not open, dedicated, and maintained by the city except in a PUD.

Lot Coverage: The portion of a lot occupied by the building footprint and all impervious surfaces.

Lot Line, Front: The property line dividing a lot from the right-of-way of a street. On a vacant corner lot, the shorter street right-of-way shall be considered as the front line. On a developed corner lot, the front line should be determined by the structure's main entrance.

Lot Line, Rear: The lot line opposite and most distant from the front lot line and most nearly parallel to it.

Lot Line: Lot boundary line or property line.

Lot of Record: A lot which is a part of a subdivision, the map of which has been recorded in the office of the Register of Deeds of Leavenworth County; or a parcel of land described by metes and bounds, the deed to which was recorded in the office of the Register of Deeds prior to the adoption of this ordinance.

Lot Width: The distance between the side lot lines, measured along the front setback line as established by this ordinance. Where the front setback line is curvilinear, lot width shall be measured along the tangent to this curve.

Lot, Depth Of: The average horizontal distance between the front and rear lot lines.

Lot, Double Frontage: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

Lot, Interior: Any lot other than a corner lot.

Lot/Parcel/Tract: As defined by the State of Kansas.

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Lot: A parcel or tract of land under single ownership or control. A lot may consist of one (1) or more lots of record. Multiple lots may be developed as one lot if internal easements are voided. A portion of land in a subdivision or other parcel of land, intended as a unit for transfer of ownership or for development.

Lowest Floor: The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this ordinance.

LPC: The Leavenworth Preservation Commission.

Luminance: The amount of light that emanates from an internally illuminated sign. This parameter is measured in nits. The nit levels necessary for the sign to be legible vary with the ambient light conditions. On a sunny day, the nit levels must be very high, while at night, the levels must be very low to prevent the image from distorting and to prevent glare.

Major Arterial Street: A street of great continuity which serves as a major thoroughfare whose primary function is to move traffic from and to principal traffic generators within the region

Mansard Sign – A sign mounted on a roof with two angles of slope, the lower portion of which is steeper and architecturally comparable to a building wall. Also may be a vertical façade that imitates a roof. A mansard sign is a wall sign.

Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufactured/Mobile Home Community: A community consisting entirely of single family homes manufactured off-site. Typically, residents pay a lot rental fee to the owner of the community.

Manufacturing, Fabrication, and Assembly: Any place or structure where value is added to a material product through manufacturing techniques.

Map: The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM), or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

Marina: A marina is an artificial harbor with wharfs keeping boats and yachts and with services for recreational boating. A marina may have refueling, washing and repair facilities, ship chandlers, stores and restaurants. A marina may include ground facilities such as parking lots for vehicles and boat trailers and boat ramps to transfer trailered boats into the water. A marina may have a boat hoist operated by service personnel. A marina may have out-of-water-storage for out-of-season boat storage. A marina differs from a port in that a marina does not handle large passenger ships or cargo from freighters.

Market Value or Fair Market Value: An estimate of what is fair, economic, just, and equitable value under normal local market conditions.

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Marquee Sign: A sign made a part of a marquee and designed as either a manual changeable message sign or an electronic changeable message sign. A marquee sign is a wall sign.

Marquee: A hood, canopy, or awning of permanent construction that projects from a wall of a Building, usually above an entrance.

Mass: The ratio of solid wall space to window and door openings on a building footprint and all impervious surfaces with the sole exception of sidewalks.

Mausoleum: A stone or masonry building with places for entombment of the dead above ground level.

Maximum Extent Feasible: Reasonable efforts have been undertaken to comply with the regulations, but the cost of compliance clearly outweighs the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.

Mean Sea Level: For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

Medical and Dental Clinics and Offices: A clinic is a health care facility that is primarily devoted to the care of outpatients. Clinics can be privately operated or publicly managed and funded, and typically, cover the primary health care needs of populations in local communities, in contrast to larger hospitals which offer specialized treatments and admit inpatients for overnight stays. Clinics are often associated with general medical practice, run by one or several general practitioners or practice managers.

Membership Clubs: An organization composed of people who voluntarily meet on a regular basis for a mutual purpose. The term club is not a legal term per se, but a group that organizes itself as a club must comply with any laws governing its organization and otherwise be cognizant of the legal ramifications in undertaking to organize itself in this manner.

Message: As used in the sign code, a text, image, or combination thereof meant to be comprehended as a whole by the viewer. Each simple concept shall be deemed a separate message. A message can be either a static display or a display that, not fitting onto the screen all at once, is broken into parts, which appear sequentially, scrolling across the screen. Electronic changeable message signs are capable of changeable messages.

Mini-Storage: A business that owns and operates a facility that is subdivided into self-storage spaces, which are rented to tenants, usually on a monthly basis. Self-storage facilities lease space to individuals, usually storing household goods, or to small businesses, usually storing excess inventory or archived records. The rented spaces are secured by the tenant's own lock and key. Facility operators do not have casual access to the contents of the space, unlike a professional warehouseman. A self-storage operator does not take possession, care, custody, or control of the contents of the storage rental space unless a lien is imposed for non-payment of rent.

Minor Arterial Street: A street whose primary function is the same as that of a principal arterial street, except that it serves on a small community scale, and provides destinations to specific traffic generators.

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Mobile Home Park: Any lot, tracts, or parcel of land used or offered for use in whole or in part with or without charge for parking of mobile homes for non-transient use, but shall not include mobile home sales lots on which unoccupied mobile homes are parked for the sole purpose of display, inspection, sale or storage.

Mobile Home Space: A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.

Monument Sign: A freestanding sign having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile or textured concrete materials. The base of a monument sign shall be architectural in nature, with a concealed means of support, and utilize materials consistent with the design of the building it is identifying.

Motel: See Hotel.

Motion: As used in the sign code, the depiction of movement or change of position of text, images, or graphics. Motion shall include, but not be limited to, visual effects such as dissolving and fading text and images, scrolling sequential text, graphic bursts, lighting that resembles zooming, twinkling, or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes and similar actions.

Motor Vehicle Repair: General repair, engine rebuilding, rebuilding, or reconditioning of motor vehicles; collision service such as body, frame, or fender straightening and repair; overall painting; but not including painting of automobiles unless conducted in a completely enclosed spray booth. Motor vehicle repair service shall only be performed within an enclosed yard or structure. All inoperable vehicles shall also be stored within an enclosed yard or structure.

Moving and Storage Facilities: A facility for the storage and dispatching of household or commercial relocation services, trucks and crews. It may also contain facilities for the warehousing of household or commercial goods in short term or long-term storage.

Name Plate Sign: A single-faced, non-illuminated wall sign that displays only the name and/or occupation of the person or persons occupying space in a building. Name plate signs may be incorporated within wall signs and shall otherwise be subject to regulations restricting wall signs.

National Register: The current National Register of Historic Places established by the National Preservation act of 1966, 80 Stat. 915.16 USC 470 *et seq*, as may be amended.

Neighborhood Recycling Center: A center, designed to serve a limited area or specific neighborhood, for the collection of specific materials, which may be recycled. It is not a center for the on-site processing of used materials into new materials. Recyclable materials include many kinds of glass, paper, metal, plastic, textiles, and electronics. The composting or other reuse of biodegradable waste, such as food or garden waste is not considered recycling under this definition. Materials to be recycled are brought to a collection center by local residents. Commercially generated recyclables are not to be deposited in neighborhood recycling centers.

New Construction: Construction of site infrastructure or a new element, building, or structure.

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New Construction: For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP: The National Flood Insurance Program.

Nit: A unit of measure of brightness or luminance. One nit is equal to one candela/square meter.

Non-Affixed Sign: Any sign that is not permanently affixed to a building, structure or the ground.

Non-Commercial Message: Any message, content, text, or display that is not a commercial message.

Non-Commercial Sign: Any sign that is not a commercial sign.

Non-Conforming Lot of Record: A lot which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to the adoption of the original Subdivision Regulations in the city, July 19, 1966, and neither the lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located.

Non-Conforming Signs and Billboards: Any sign or billboard that was installed prior to the passage of this sign code and that was a legal sign, but which does not now conform to the requirements of this sign code.

Non-Conforming Structure: An existing structure which does not comply with the lot coverage, height or yard requirements which are applicable to new structures in the zoning district in which it is located.

Non-Conforming Use: An existing use which does not comply with the use regulations applicable to new uses in the zoning district in which it is located.

Non-Contributing: A building, site, structure or object that does not add to the architectural quality, historic association or archaeological values for a landmark or historic district because it was not present historically, or has been altered or changed which has destroyed its historic integrity and it is incapable of being restored, or it cannot independently meet the criteria for landmark designation.

Non-Residential Swimming Pools: Swimming pools operated by a private membership organization or government.

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Normal Maintenance/Repair: Any work designed to correct damage or deterioration to the condition that existed prior thereto. "Normal maintenance" includes all work performed on structures by a property owner which does not require a permit as prescribed by the City's development regulations.

Nursery Care or School: See Child Care Center or Day Care Home.

Nursing Home/Hospice: A nursing home, convalescent home, Skilled Nursing Unit, care home, rest home, or hospice which provides a type of care for its residents. It may be a place of residence for people who require constant nursing care and have significant deficiencies with activities of daily living. Residents include the elderly and younger adults with physical or mental disabilities. Residents in a skilled nursing facility may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Hospice is a type of care that focuses on the palliation of a terminally ill patient's symptoms. These symptoms can be physical, emotional, spiritual, or social in nature.

Official Sign: Any sign installed or erected by a governmental body or agency or by a public utility such as traffic signs, signals, regulatory devices or warnings; signs designating properties or structures officially designated by the federal, state or local government as being of historical significance or other similar signs. Commercial signage by a utility is not an official sign.

Off-Premise Sign: A commercial sign containing a message that pertains to a business, establishment, person, organization, activity, entertainment, event, condition, place, service or product that is not principally located, or primarily manufactured, produced, available, furnished or sold on the premises upon which the sign is erected. The on-premises/off-premises distinction applies only to commercial signs.

On-Premise Sign: A sign advertising an establishment, business, person, activity, good, product, or service that is located on the premises upon which the sign is erected.

Open Space, Common: An area of land or water or combination thereof reserved for the passive and active recreation of the residents of a designated area. Such area shall not include areas used for streets, alley, driveway, private roads, off-street parking, or loading areas, utility easement, trash collection point or private yard area not open to common use by these residents.

Open Space: An area of land or water or combination thereof planned for passive or active recreation, but does not include areas utilized for streets, alleys, driveways or private roads, off-street parking for loading areas, or required front, rear, or side-yards.

Orientation: Direction on a lot followed by the building's dominant lines, i.e., front-to-back or side-to-side.

Outdoor Commercial Recreation: Any facility for recreation, which is outdoors, and commercial in nature.

Parking Lot or Garage (Commercial, Non-Accessory): Defined in the Off Street Parking section of these regulations.

Parking Lot: A parcel of land devoted to the parking of motor vehicles, which considers the width, length, turning radii and ingress/egress requirements of a standard sized automobile. A parking lot will be sealed with a dustless, all-weather surface.

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Parking Space: Off-Street: A parcel of land, which is required for parking purposes by this ordinance, on or near the property where the particular use is located. Parking places required by this ordinance cannot be located on any part of a public easement or dedicated right-of-way.

Parking Space: The portion of a parking lot sufficient in size to store one automobile. The minimum design established is 8 1/2' x 18'.

Parks and Open Space:

Participating Community: An "eligible community"; a community in which the Administrator has authorized the sale of flood insurance.

PC: Planning Commission

Pedestrian Way: A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access of adjacent streets and properties.

Permit: A signed document from a designated community official authorizing development. As relating to floodplain management a signed document from a designated community official authorizing development in a floodplain, including all necessary supporting documentation such as: (1) the site plan; (2) an elevation certificate; and (3) any other necessary or applicable approvals or authorizations from local, state or federal authorities.

Person: Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including Federal, State, and local governments and agencies.

Pervious Pavement: A pavement system with traditional strength characteristics but which allows rainfall to percolate through it rather than running off. A pervious pavement system uses either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water that allows for passage of run-off and air. Examples of permeable pavement systems include Grasspave2®, Gravelpave2®, Turfstone®, and UNI Eco-stone®.2

Pet Grooming: The hygienic care and cleaning of a pet as well as a process by which a pet's physical appearance is enhanced.

Pet Shops: Any location where the retail sales of pets and pet accessories occurs.

Petroleum Pipeline and Pressure Control Stations: Any facility used to measure or maintain the conditions in a pipeline operated by a public utility.

Placement: Building siting or positioning on a lot, as determined by its setbacks. Placement also refers to the positioning of individual elements on a building.

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Planned Unit Development (PUD): A single parcel or contiguous parcels of land intended to be developed in accordance with an overall design plan, which may include residential, commercial, industrial, or public land uses or a mixture thereof.

Planning Commission: Shall mean the Leavenworth City Planning Commission.

Pole Sign: A freestanding sign supported by uprights, braces, columns, poles, or other vertical members that are not attached to a building.

Portable Sign: A temporary sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels or by a person, a sandwich board sign, balloons or other gas or air filled objects used as commercial signs, and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless that vehicle is used in the normal day-to-day operations of the business.

Porte Cochere: (pronounced port co-SHARE) The architectural term for a porch- or portico-like structure at a main or secondary entrance to a building, through which a horse and carriage (or motor vehicle) can pass in order for the occupants to alight under cover, protected from the weather.

Post Office Branches: Any physical subdivision or staffed permanent presence of the United States Postal Service.

Preliminary Plat: A plan made for showing the design of a proposed subdivision and the existing conditions in and around it. This plan need not be based on a detailed final survey of the property.

Principal Structure: A structure in which a dominant use of the lot on which the structure is located is conducted.

Principal Use: The main use of land or structures as distinguished from a subordinate or accessory use.

Principally Above Ground: At least 51 percent of the actual cash value of the structure, less land value, is above ground.

Private Club: "Class B Club" A premises operated for profit by a corporation, partnership or individual, known as the management, to which premises the management allows persons, known as members to resort for the consumption of food or alcoholic beverages and for entertainment.

Private Club: "Class A Club" A premises owned or leased and operated by a corporation, partnership, business trust or association, for the exclusive use of the corporate stockholders, partners, trust beneficiaries or associates, their families and invited and accompanied guests, and which is not operated for a profit other than such as would accrue to the entire membership. A corporation, partnership, business trust, or association not operated for a profit, for the purposes of the definition of a Class A Club shall only include a corporation, partnership, business trust, or association, which has been determined to be a bona fide nonprofit social, fraternal or war veterans club.

Projecting Sign: A sign that projects from and is supported by a wall of a building or structure. (Sign face may be perpendicular to the wall.)

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Property Identification Sign: A sign identifying a neighborhood, subdivision or other residential development. A property identification sign may not be a temporary sign.

Property Line: The boundary line (front, side, or rear) of land owned by an individual, firm or corporation described by metes and bounds or by a plat lot number.

Public Interest Sign: Any sign intended to convey a legal right or restriction on a property, such as a "No Trespassing" sign; a sign intended to warn the public of a bona fide danger on the property, such as a "Beware of the Dog" sign; or a sign placed by order of a court or by a government official in the normal course of their duties. Public interest signs shall include signs identifying a structure or area as a historic structure or place.

Public or Private Membership: Any structure or area under the control of a group with restricted membership.

Pylon Sign: A freestanding sign with a visible support structure that may or may not be enclosed by a pole cover.

Racing Facilities: Any facility, with any surface, where motorized, electric, or internal combustion, vehicles with one or more human occupant race, practice, or test for racing purposes.

Racquet Club: A commercial facility for the playing of squash, tennis, or racquetball at which there is a clubhouse including restrooms. Such a facility may provide additional services customarily furnished by a club such as swimming, outdoor recreation, and related retail sales that may include a restaurant and cocktail lounge as a secondary use.

Radio, Television, and Recording Services: Any facility where electronic media for radio, television or other methods of distribution is made for commercial purposes.

Railroad Terminal: Any passenger or freight terminal used by a railroad company.

Ranching: The raising of livestock for commercial sale.

Reasonably Safe from Flooding: Base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational Vehicle: A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently able to be towed by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling Collection Station: As opposed to a neighborhood recycling centers, recycling collection stations are designed to serve a city sized area for the collection of specific materials, which may be recycled. It is not a center for the on-site processing of used materials into new materials. Recyclable materials include many kinds of glass, paper, metal, plastic, textiles, and electronics. The composting or other reuse of biodegradable waste, such as food or garden waste is considered recycling under this

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definition. Materials to be recycled are brought to a collection center by local residents and businesses. Commercially generated recyclables may be deposited at Recycling Collection Stations.

Religious Assembly: Any assembly of one or more people in furtherance of their shared spiritual beliefs.

Remedy a Violation: As used in Article X, Floodplain Management, to bring the structure or other development into compliance with Federal, State, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its noncompliance.

Residential Home-Stay: Any furnished residential structure wherein one limited-term boarder (not to exceed 180 days) is allowed the use of an entire structure, or a portion of a structure, and its grounds. No management or owner presence is required and no meals are served. In approval of a **Residential Home Stay** the city may consider impact on neighbors' parking needs, etc. and place additional requirements as deemed appropriate. Such a business shall be registered with the City Clerk as a rental property.

Residential: A Residential zoning district, RI-25, RI-9, RI-6, R4-16, RMF, and MP as defined by the most current Zoning Ordinance.

Restaurant, Drive-thru or Drive-in: An establishment whose primary business is the serving of food to the public, including, but not limited to, the types of business establishments customarily referred to as cafeterias, coffee shops, dairy bars, restaurants and soda fountains. The Drive-in or Drive-thru component refers to a situation where food and drink are served for consumption, on or off the premises by order from and service to vehicular passengers outside the structure.

Restaurant: An establishment whose primary business is the serving of food to the public, including, but not limited to, the types of business establishments customarily referred to as cafeterias, coffee shops, dairy bars, restaurants and soda fountains.

Retreat House: A residential dwelling wherein short-term boarders are allowed (not to exceed one week) to share living space and participate in specifically defined activities related to hobbies or other shared interests.

Riding Academies/Stables: Any facility dedicated to equine activities, to include teaching riding, riding, showing, boarding, maintenance, care, breeding, and rental of horses.

Right-of-Way: A public way established or dedicated by duly recorded plat, deed, grant, governmental authority or by operation of the law.

Risk Premium Rates: Those rates established by the Administrator pursuant to individual community studies and investigations, which are undertaken to provide flood insurance in accordance with the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

Roof Sign: A sign erected upon or above a roof or parapet of a building or structure, affixed to, supported by, or braced upon the roof joists or rafters.

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Salvage/Junkyard: The use of any lot(s), portion of a lot, or tract of land for the storage, processing, sale or abandonment of junk, including scrap metal or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

Sandwich Board Sign: A self-supporting A-shaped freestanding, portable, temporary sign with only two visible sides angled, rather than parallel and flush; also called an A-Frame sign. These signs are situated to a business, typically on a sidewalk.

Scale: The size, both height and width, of a building or structure. Scale is influenced by patterns, shapes, and sizes of materials, components, and openings.

School, Elementary and Middle (Public and Private): As defined by the State of Kansas.

School, Senior High: As defined by the State of Kansas.

School, Vocational-Technical and Trade: As defined by the State of Kansas.

Screening (Screening Enclosure Or Properly Screened): A solid or semisolid fence or wall at least six (6) feet high but not more than eight (8) feet high, having a density of not less than eighty (80) percent per square foot. A landscape screen consisting of trees, shrubs or hedges meeting density requirement may be used to meet the requirement. Fence or wall shall be maintained in good condition by owner or owners of the property.

Scrolling/Travel: A frame effect where the frame is changed by the apparent vertical or horizontal movement of a frame or of the letters or graphic elements of the message.

Secretary: Secretary of the Planning Commission.

Semi-Permanent Structures: Structures that have a general lifespan less than that of the primary structure. Examples include both above and below grounds swimming pools, storage sheds, play structures, and gazebos.

Senior Housing: Housing for people over 55 and their immediate family members, which may include some limited on-site care.

Service Station, Automobile: A retail business engaged primarily in the sale of motor fuels; but also in supplying goods and services generally required in the operation and maintenance of automobiles.

Setback Line or Building Line: A line fixed parallel to the lot line beyond which a building cannot extend under the terms of the Development Regulations. It is equivalent to the yard requirement.

Set-Back: The required distance between each structure located on a building lot and the property lines of the lot. **Setting:** The immediate physical environment of a building, structure, site, or district.

Sexually Oriented Business: A business establishment open to the public, or to members, that offers for sale any or all of the following: nude or semi-nude entertainment, sexually oriented outcall services, sexually oriented retail sales of products, seminude dancing, and seminude dancing agencies. These include any facility or establishment which offers for sale, loan or rental any printed, recorded, photographed, filmed or

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otherwise viewable material, or any sexually oriented paraphernalia or aid, if a substantial portion (over 25%) of the stock or trade is characterized by an emphasis on matters depicting, describing or relating to sexual activities. This may also involve employees, contractors or other workers displaying uncovered male or female genitals or nude female breasts related to some form of monetary compensation paid to the entity operating the use or to persons involved in such display.

Shape: Surfaces and edges of a building and individual elements.

Shelter Home: Shelter Home means an enclosed building, or portion thereof, operated by a nonprofit entity for the purpose of providing shelter, bathing and restroom facilities, a secure place for belongings, and sleeping accommodations for people at no charge. A shelter home may include related support such as meals, medical services, social services, counseling, and training.

Shelter, Domestic Violence: A place of temporary refuge and support for people escaping violent or abusive situations.

Shrub: Any self-supporting, woody plant of a species, which normally grows to an overall height of less than fifteen (15) feet in this region.

Sidewalk: A paved walk for pedestrians along and at the side of a street.

Sign Alteration: The replacement, enlargement, reduction, reshaping, changing, or adding to a sign, sign structure or other supporting members.

Sign Face: The entire area within a square, circle, rectangle, triangle or combination thereof that encompasses the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including the sign structure.

Sign Maintenance: The normal care and minor repair necessary to retain a safe, attractive, and finished sign, sign surface, or sign structure. Changing the copy or a logo on a sign face without increasing sign dimensions shall be considered sign maintenance, if the information, product or service depicted remains the same and if the sign is to serve the identical establishment using the same business firm name as before the change.

Sign Refacing – The changing or replacing of the words, numerals or other aspects of the sign face to serve a different establishment or business, or to create a substantially different visual effect without alternating, moving, or replacing the sign, sign structure, or sign face.

Sign Structure: The support, poles, upright bracing or brackets and framework for any sign that is mounted on or affixed to a building, structure, or the ground. A sign structure may be a single pole and may or may not be an integral part of the building.

Sign Surface: The entire area aggregated on all sign faces, within a square, circle, rectangle, triangle or combination thereof that encompasses the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or

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used to differentiate the sign from the backdrop or structure against which it is placed, but not including the sign structure.

Sign: Any device, fixture, or placard on a structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. Flags are not signs. All signs must conform to the applicable city codes.

Site (Historic): The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archeological value.

Site: A parcel, lot, or tract of land on which activities are conducted or one or more buildings or structures are located.

Siting: Orientation and placement of a building on a parcel or lot.

Small Wind Energy Systems: Privately owned wind energy generating systems designed to service a single family or building with under 10,000 square feet of floor space.

Snipe Sign: A sign made of material such as cardboard, paper, pressed wood, plastic, or metal that is attached to a fence, window, tree, utility pole or temporary structure or any sign that is not securely fastened to a building or structure or firmly anchored to the ground.

Social Service Center: A facility whose sole purpose is to provide informational, educational, social, or economic counseling or other similar services to persons residing in the city or county. A social service center must be sponsored and operated by a not-for-profit organization whose stated purpose is to improve quality of life within the city and county. This does not include nursing homes, fraternal orders, or private clubs.

Solar Collection Systems: Technologies employed to convert solar energy into usable light or heat, cause air-movement for ventilation or cooling, or store heat for future use. Active solar uses electrical or mechanical equipment, such as pumps and fans, to increase the usable heat in a system. Solar energy collection and utilization systems that do not use external energy, like a solar chimney, are classified as passive solar technologies.

Solid Waste Facility: Any facility, which serves to collect, distributes or temporarily store household generated solid waste.

Special Event Sign: A sign identifying a grand opening, parade, festival, fund drive or similar occasion.

Special Flood Hazard Area: See "area of special flood hazard."

Special Hazard Area: An area having special flood hazards and shown on an FHBM, FIRM or FBFM as zones (unnumbered or numbered) A, AO, AE, or AH.

Sports/Entertainment Arena or Stadium: Any place or structure where more than 100 people can gather to watch a sporting or entertainment event.

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Start of Construction: Includes substantial-improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Coordinating Agency: The Division of Water Resources, Kansas Department of Agriculture, or other office designated by the governor of the state or by state statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that state.

State Historic Preservation Officer or SHPO: The person who has been designated by law and by the Governor of the State of Kansas to administer the State Historic Preservation Program for carrying out the provisions of the National Historic Preservation Act of 1966, as amended and related laws and regulations.

State Review Board: The Kansas Historic Sites Board of Review as established in KSA 75-2719a.

Static: Having no motion; being at rest; fixed, stationary.

Street: A right-of-way, dedicated to the public use, or a private right-of-way, which provides principal vehicular and pedestrian access to adjacent properties.

Streetscape: All physical elements that may be viewed along a street frontage.

Structure: A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.

Student Housing: Housing which only students in boarding schools, universities or other educational institutions are eligible to reside.

Studio, Music/Movie/TV: A place for the nurturing and recording of the visual and auditory arts.

Style: The visual appearance of a building, structure, site, or district depicting the influence of shape, materials, detailing or other features associated with a particular architecture.

Subdivider: A person, firm, corporation, partnership, or association who causes land to be divided into a subdivision for himself or for others.

Subdivision (Major): The division of a tract of land into five or more lots or parcels for the purpose of transfer of ownership of building development, or, if a new street is involved, any division of a parcel of land. The term "subdivision" includes "resubdivision," as used herein, shall include any further

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subdivision of a lot or parcel of land previously subdivided, for sale, use, or other purposes, which vary from the latest, approved plat of the same.

Subdivision (Minor): The division of a tract of land into not more than five (5) tracts, parcels, or lots meeting the requirements set forth herein.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures, which have incurred "substantial-damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Substantial Renovation: Any alteration affecting the front elevation of a building or costing more than 50 % of the current assessed County tax valuation.

Substantial Work: Work comprising the expenditure of more than 33% of the value of the project as listed on the building permit.

Sundries, Pharmaceuticals, Convenience Store Retail Sales:

Tailoring, Custom: Making or altering apparel according to personal or special order. The distinction between tailor shops and apparel manufacturing for zoning purposes is: 1. A custom tailoring shop should not have more than the equivalent of fifteen (15) full-time employees and; 2. Building space devoted to tailoring operations and product storage shall not exceed 12,000 square feet of floor space as measured by the exterior spatial dimensions.

Tattoo Parlor/Piercing/Body Art: Any place or structure, which is regulated by the Kansas Board of Cosmetology and where any form of elective body modifications occurs.

Tavern: An eating or drinking establishment where cereal malt beverages are sold for consumption on-premises as regulated by the Alcoholic Beverage Control Division, Kansas Department of Revenue.

Taxi Dispatch: A facility for the radio dispatch of taxis for hire. Taxis may also await dispatching at this location.

Temporary Sign: Any sign, banner, searchlight, sidewalk or curb sign, pennant, valance, flag, balloon, air- or gas-filled figure, or advertising display that is intended to be displayed for a limited period of time only and is typically constructed from nondurable material, such as paper, plastic, cloth, canvas, light fabric, cardboard, wallboard or other material, with or without frames. Temporary signs may be portable or fixed, but are not intended for permanent display. Temporary signs include, but are not limited to, real

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estate signs, garage sale signs, grand opening signs, construction signs, land for sale signs and open house signs. Specific restrictions, in addition to those restrictions that apply to all temporary signs, may apply to specially identified types of temporary signs. More comprehensive restrictions apply generally to all signs included in the broad category of temporary signs.

Time and Temperature Sign: An electronic changeable message sign displaying solely the time and temperature.

Tiny Home: A home between 200-400 square feet that is site-built or partially site built, that is set up and secured on a permanent foundation with any means of transporting the unit, including wheels, suspension, axel components, or trailer, being removed. Tiny Homes do not include recreational vehicles, mobile homes, shipping containers, train cars, or any other similar structure or equipment.

Trailer: A vehicular, portable device used for moving people/goods or services between points and usually towed by a motor vehicle (see mobile home).

Transition: As used in the sign code, a visual effect (frame effect) used on an electronic changeable message sign to change from one message to another.

Travel Trailer Parks: See camp grounds

Traveling: As used in the sign code, a frame effect where the frame is changed by the apparent horizontal movement of the letters or graphic elements of the message.

Trees: Any self-supporting, woody plant of a species, which normally grows to an overall minimum height of fifteen (15) feet in this region.

Truck Terminal, Freight, Air Courier Services: Any place or structure for the transfer of goods from one means of conveyance to another.

Twirl Time: The time it takes for static text, images, and graphics on an electronic changeable message sign to transition to a different text, images, or graphics.

Uniform Building Code: The current edition of the Uniform Building Code, published by the International Conference of Building Officials.

Unlicensed Vehicle: A vehicle not carrying the currently effective license or registered number plate or plates, including any registration issued to the owner of such vehicle displayed on the vehicle so registered as required by the motor vehicle laws of the State of Kansas.

Urban Agriculture/Community Garden: Any place or structure within the city, which exceeds ¼ acre, where crops intended for human consumption are raised.

Variance: A grant of relief to a property owner from certain provisions of the Zoning Ordinance when because of the particular physical surroundings, shape or topographical conditions of the property, compliance would result in a particular hardship upon the owner as distinguished from a mere inconvenience or a desire to make money. The variance may be granted for area, yard bulk, or parking requirements but not for a use. Or, a grant of relief by the community from the terms of a floodplain

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management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community. Or, a variation from a specific requirement of the Secretary of the Interior's design standards, as applied to a specific structure or property.

Vehicle Impound Lot: The use of any part of a parcel or tract of land for the storage of automobiles or other vehicles that is not operable or roadworthy according to the laws of Kansas. Generally, these lots receive vehicles because of accidents or abandonment. No salvage of parts is permitted as part of this operation.

Vehicle Storage Lot: The use of any part of a parcel or tract of land for the storage of automobiles or other vehicles including recreational vehicles, that are owned by person(s) other than the operator of the storage lot, for a fee. To qualify to be held in a storage lot, the vehicle need be licensed and roadworthy according to the laws of Kansas.

Veterinary Clinic: Any place or structure where animal health services are provided by a one or more people licensed to provide veterinary services by the State of Kansas.

Video: A high resolution, high frames per second motion picture display.

Violation: As used in Article X, Floodplain Management, the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this ordinance is presumed to be in violation until that documentation is provided.

Vision Clearance Triangle: A space, triangular in shape, on a corner lot in which nothing is permitted to be built, placed on or grown in a way that would impede visibility. Its purpose is to assure that vehicles and pedestrians have adequate and safe visibility.

Wall Sign: Any sign attached to, erected against, or painted on the face or wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of the wall. Mansard, awning or canopy, marquee and fascia signs are wall signs.

Warehouse, Mini: A building or portion thereof designed or used exclusively for storing excess personal property of an individual or family when not located on the lot of their residence. Said personal property includes items normally found in the home or in accessory structures to residences including passenger or recreation vehicles, house trailer, boat, excess furniture, and similar household items, which are not used for the conduct of a business. This shall not include the storage of any merchandise, stock, furnishings, or vehicles of a business of any kind.

Warehousing: Any place or structure where the temporary storage of commercial or industrial goods is conducted.

Water Storage: Potable commercial water storage structures or features of more than 10,000 gallons.

Water Surface Elevation: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain riverine areas.

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Wearing Apparel and Accessories Retail Sales: Any place or structure where the retail sale of apparel and or accessory goods is conducted.

Wholesale, Storage, Warehouse, and Distribution: Any place or structure where the non- retail temporary storage, sale, or rental of commercial or industrial goods is conducted.

Window Sign: Any sign that is placed on the inside of a window or upon the windowpanes and is visible from the exterior of the window.

Yard, Front: A yard extending the full width of the lot and situated between the street right-of-way and the required building setback line. The front yard of a residential corner lot is the yard adjacent to the shorter street frontage.

Yard, Rear: A yard extending the full width of the lot on which a building is located and situated between the rear lot line and a line parallel thereto and passing through the nearest point of the building.

Yard, Side: A yard extending from the required front yard, or front lot line where no front yard is required, to the required rear yard.

Yard: An open space at grade level on a tract with a building, unoccupied and unobstructed by any portion of a structure from the ground upward except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or depth of a rear yard, the minimum horizontal distance between the lot line and the nearest architectural projection should be used.

Zone or District: A section or area of the city as depicted by the Zoning District Map, for which uniform regulations governing the use, height, area, size and intensity of use of buildings, land, and open space are herein established.

Zoning District Map: A map or maps with all notations, dimensions, references, and symbols shown thereon depicting individual zoned districts as adopted and amended by the City Commission.

Zoning Ordinance: The text of this ordinance and the accompanying Zoning District Map.

Zoo: A collection of animals for display to the public.