

**ARTICLE 1**

**TITLE AND PURPOSE**

**Sections:**

- 1-1 Title**
- 1-2 Purpose and Intent**
- 1-3 Consistency with Comprehensive Plan**
- 1-4 Jurisdiction**

**SECTION 1-1 TITLE**

**1-101.** These regulations, including the zoning district maps incorporated herein, shall be known and cited as the “Zoning Regulations for the City of Ottawa, Kansas.”

**SECTION 1-2 PURPOSE AND INTENT**

**1-102.** These zoning regulations, adopted pursuant to Kansas law are enacted for the purpose and intent of:

1. Promoting and serving the public health, safety, morals, comfort, and general welfare of the citizens of the City of Ottawa.
2. Achieving the objectives of the comprehensive plan.
3. Preserving and protecting property values.
4. Lessening congestion on the streets.
5. Preventing overcrowding.
6. Regulating and restricting location and use of buildings and land.
7. To create a variety of zoning districts sensitive to the peculiarities of the various permitted uses and designed to protect and enhance the values inherent in each zone.
8. Regulating and restricting the height, number of stories, and size of buildings; the percentage of lots that may be occupied by buildings and other structures; size of yards, courts, and other open spaces.
9. Avoiding the undue concentration of populations and to prevent overcrowding in the use of land and community facilities.
10. Providing adequate notice on subsequent changes to these regulations and an opportunity for interested parties to be heard.

11. Facilitating the adequate provisions of transportation, water, sewage, schools, parks, and other public improvements and services, and to carry out the goals and objectives as set forth in applicable laws of the State of Kansas and the adopted comprehensive plan for the City of Ottawa.
12. Promoting the achievement of the Future Land Use Plan for the City of Ottawa.
13. Informing the public regarding future development in the City of Ottawa thereby providing a basis for wise decisions with respect to such development.

### **SECTION 1-3 CONSISTENCY WITH COMPREHENSIVE PLAN**

**1-103.** It is the intent that these zoning regulations shall be consistent with the comprehensive plan and with supplemental land use and community development policies of the Planning Commission and the City Commission.

### **SECTION 1-4 JURISDICTION; WITHIN CORPORATE CITY LIMITS AND URBAN GROWTH AREA**

**1-401.** The jurisdiction of these zoning regulations shall apply to all land located within the corporate limits of the City of Ottawa, Kansas and additional land consistent with any interlocal agreements providing for extraterritorial jurisdiction by the City. Unless expressly provided for otherwise, these regulations shall apply to property owned by the City of Ottawa.

**1-402.** The following Articles and sections of these zoning regulations shall not apply to land located within the Urban Growth Area, as established by Interlocal Agreement between the City of Ottawa and Franklin County:

- (a) Article 4, Sections 4-8, 4-9, 4-10 and 4-11.
- (b) Article 13, Historic Conservation Overlay District.
- (c) Article 10, Manufactured Home Park District.
- (d) Article 11, Elderly Housing Overlay District.
- (e) Article 12, Housing Opportunity Overlay District.

### **SECTION 1-5 URBAN GROWTH AREA**

**1-501.** Consistent with the Interlocal Agreement entered into between the City of Ottawa and Franklin County establishing an Urban Growth Area, land within the Urban Growth Area shall retain its County zoning classification as of the date the Interlocal Agreement becomes effective. Such zoning classification shall continue unless and until rezoned in accordance with state statute, the City's rezoning procedures and the Interlocal Agreement. At all times subsequent to the delegation of authority taking effect in accordance with Section 3 of the Interlocal Agreement all land within the Urban



Growth Area shall be subject to the administration and enforcement provisions of these zoning regulations, except to the extent otherwise provided by Section 1-402.