

CHAPTER XVII

ZONING AND SUBDIVISION REGULATIONS

SECTION XVII-1. ZONING REGULATIONS.

A. ADOPTION.

Zoning regulations are hereby approved and adopted by the Governing Body of the City of Buhler, Kansas, as prepared and published in book form as model regulations by the Buhler City Planning Commission with the technical assistance of Foster & Associates, Planning Consultants of Wichita, Kansas, under the date of November 20, 1979, and entitled, "Zoning Regulations of the City of Buhler, Kansas," and the same is hereby incorporated by reference in full as set out herein.

B. PUBLIC HEARING.

The public hearing required by Kansas law was duly held on November 20, 1979, by the Buhler City Planning Commission, and a full and complete discussion of said Zoning Regulations was had at said meeting; and that the Zoning Regulations herein adopted are a true and correct copy of those regulations as adopted by the Buhler City Planning Commission.

C. OFFICIAL MAP. *Amended by Ord. 445.*

There is further herein incorporated by reference and adopted, an Official Map delineating the boundaries of zoning districts and the classification of such districts, which Map shall be marked "Official Copy as Incorporated by Ordinance No. 356" and shall be filed with the City Clerk to be open for inspection and available to the public at all reasonable business hours.

D. JURISDICTION. *Amended by Ord. No. 446*

The zoning regulations and Map herein adopted by reference shall govern all use of land and the location of buildings and other structures within the City of Buhler, Kansas, and the surrounding area as described, as placed thereon and as herein provided from the effective dates.

E. OFFICIAL COPIES.

Not less than three (3) copies of the Zoning Regulations, in book form, marked "Official Copy as Incorporated by Ordinance No. 356" and to which there shall be a published copy of this Ordinance attached, shall be filed with the City Clerk to be opened for inspection and available to the public at all reasonable business hours.

F. VIOLATIONS.

The owner or agent of a building or premises in or upon which a violation of any provision of the Zoning Regulations herein adopted by reference has been committed or shall exist, or the lessee or tenant of any entire building or entire premises in or upon which a violation has been committed or shall exist, or the agent, architect, building contractor, or any other person who commits, takes part, or assists in any violation, or who maintains any building or premises in or upon which a violation has been committed or shall exist, shall be punished by a fine not to exceed \$500.00 for each offense. Each and every day that such violation continues shall constitute a separate offense and in case any structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any structure or land is used in violation of these Regulations, the appropriate authorities of the City of Buhler, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate such violation, or to prevent the occupancy of such building, structure, or land.

G. INVALIDITY OF A PART.

Any provision of this Ordinance which shall be declared to be invalid shall not affect the validity and authority of any other sections of said Ordinance.

H. THE FOLLOWING ADDITIONAL TEMPORARY USES SHALL BE ADDED TO ARTICLE SIX-101:

TEMPORARY HOUSING DEEMED ESSENTIAL AS A RESULT OF:

- a. Catastrophic loss or severe damage to residence.
- b. Family crisis requiring close supervision of a dependent.
- c. But in either case, temporary housing shall be reviewed annually and a certificate of compliance issued for a period not exceeding one (1) year.

I. THE FOLLOWING ADDITIONAL PERMITTED USE SHALL BE ADDED TO ARTICLE FOUR-102.

- a. All free standing towers, (exceptions to be approved by the zoning administrator) buildings and structures for a cable television system.

SECTION XVII-2. SUBDIVISION REGULATIONS.

* A. *→ Amended by Ord. No 446*
That it is hereby approved and adopted certain regulations governing the subdivision of land located within the City of Buhler, Kansas, and certain surrounding area as described therein, by the City Council of the City of Buhler, Kansas, for such purposes and prepared in book form as model regulations by the Buhler City Planning Commission with the technical assistance of Foster and Associates, Planning Consultants, Wichita, Kansas, under the date of November 20, 1979, and as adopted by the Planning Commission of the City of Buhler, Kansas, and the same is hereby declared to be approved and incorporated by reference as set out in full herein.

B. That not less than three (3) copies of the subdivision Regulations for the City of Buhler, Kansas in book form marked "Official Copy as Incorporated by Ordinance No. 355" and to which there shall be a published copy of this Ordinance attached, shall be filed with the City Clerk to be open for inspection and available to the public at all reasonable hours.

C. That pursuant to K.S.A., as amended, 12-710, any violation of this Ordinance shall be deemed to be a misdemeanor and any person, firm, association, partnership, or corporation convicted thereof shall be punished by a fine not to exceed \$500.00 for each offense and each day's violation shall constitute a separate offense. The City shall further have the authority to maintain suits or actions in any court of competent jurisdiction for the purpose of enforcing any provisions of this Ordinance and to abate nuisances maintained in violation thereof; and in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate such violations, or to prevent the occupancy of such buildings, structures, or land.

D. Any provision of this Ordinance which shall be declared to be invalid shall not affect the validity and authority of any other sections of said Ordinance.