



TREGO COUNTY ZONING REGULATIONS

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS BY RESOLUTION DATED MARCH 25, 1963 TREGO COUNTY ZONING REGULATIONS

PURSUANT TO CHAPTER 19-2927 TO AND INCLUDING 19-2956 OF THE GENERAL STATUTES OF KANSAS, 1961 SUPPLEMENT

For the purpose of promoting the health, safety, morals, comfort or general welfare of the people of Trego County, Kansas, to secure the most appropriate use of land, to conserve and protect property and property values, and to facilitate adequate but economical provision for public improvements and services, all in accordance with a comprehensive plan, the following regulations are hereby adopted:

SECTION I

DISTRICT AND GENERAL REGULATIONS DISTRICTS

A. That portion of Trego County, Kansas, between the existing city limits of the City of WaKeeney, Kansas, and three (3) miles beyond said existing city limits of the City of WaKeeney, Kansas, is hereby divided into Districts are named as follows:

R-1 Single Family Residential Districts

R-2 Multi-Family Residential Districts

C-1 Commercial Districts

I Industrial Districts

B. The location and boundaries of the Districts shall be shown on the plan entitled "Trego County Zoning Plan" said plan and all notations, dimensions shown thereon are hereby declared to be a part of this resolution, and which plan is attached to this resolution.

C. Where there is uncertainty as to the boundary of any of the Districts shown on the aforesaid plan, the following shall apply: (a) The District boundary lines are intended to follow the existing street, road, alley, lot or property lines as they exist at the time of the passage of the resolution, unless otherwise indicated by dimensions on the zoning plan. In case of a vacation of a street, alley, water course, county road, township road or other right-of-way, the abutting zoning classifications on each side thereof shall automatically be extended to the center line of said street, alley, water course, county road, township road or other right-of-way.

D. Where the boundaries appear to approximately follow aforesaid lines and run not more than ten (10) feet distant therefore, such line shall be construed to be the boundary.

E. GENERAL REGULATIONS:

1. **(Regulations herein set forth do not apply to the use of land or the erection, construction, alteration or use of buildings for strictly agricultural purposes.) ALL RESIDENCES SHALL CONFORM TO THE PROVISIONS OF THESE REGULATIONS.**
2. Prior to the starting of any construction or the change of any use of building, buildings or real property in zoned areas, a zoning permit shall be obtained from the office of the Trego County Zoning Inspector at the Courthouse, WaKeeney, Trego County, Kansas.
3. Except as hereinafter provided it shall be unlawful to erect, reconstruct, enlarge or structurally alter any building, except in conformity with the regulations of the District in which said building is located.
4. Except as hereinafter provided, it shall be unlawful to use any land or building for any purpose other than is permitted in the District in which said building or land is located.
5. No open space provided about any building for the purpose of complying with the provisions of this resolution shall be considered as providing open space for any other building.

6. No parcel of land held under one ownership with or without building at the time of this resolution or any amendments thereto become effective shall be reduced or shall any such parcel be subdivided in any manner below the minimum lot width and lot area required by this resolution or any amendments thereto. If such subdivision is for two or more tracts or lots of less than two and one-half (2 1/2) acres, each such subdivision shall be platted, duly approved and recorded.
7. Prior to the issuance of a zoning permit, streets and utility easements must be dedicated as required to conform with the objectives of Sections 19-2927 through 19-2936 and the 1961 Supplement to the General Statutes of Kansas, 1949, to secure safety from fire, promote health and general welfare and to facilitate adequate provisions of transportation and other public requirements, and to conserve and protect property and building values.
8. As the three-mile boundary changes, any additional territory shall automatically be in the R-1 District until changed by an amendment to this resolution as provided by law.