

ORDINANCE NUMBER 513

AN ORDINANCE AMENDING AND REVISING ZONING AND SUBDIVISION REGULATIONS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND, KANSAS; INCORPORATING BY REFERENCE THE "ZONING REGULATIONS & SUBDIVISION REGULATIONS & PROCEDURES MANUAL for CITY OF HIGHLAND, KANSAS" AND THE OFFICIAL MAP OF ZONING DISTRICTS; PRESCRIBING ADDITIONAL REGULATIONS; PROVIDING CERTAIN PENALTIES AND REPEALING ORDINANCE NUMBER 264 OF THE CITY OF HIGHLAND, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HIGHLAND, KANSAS:

SECTION ONE: Prior Ordinance. The City of Highland, Kansas has heretofore enacted a comprehensive zoning ordinance, known as "The City of Highland Zoning Ordinance" and designated as Ordinance Number 264 of said City, with the same being amended by Ordinance Numbers 300, 306, 315, 345, 346, 359a., 368, 382, 396, 397, 401, 407, 410, 421, 430, 435, 437, 442, 473, 492, 504, 506 and 510 of said City.

SECTION TWO: Comprehensive Study and Revision. Said city has undertaken a comprehensive study of its existing zoning and subdivision regulations, originally adopted on January 27, 1972, and the zoning district map adopted on said date and to which numerous amendments have been made. Said study was made by the city council and staff, with the assistance of the city attorney and a professional planning consultant team, and in conjunction with Doniphan County and the cities of Elwood and Wathena. The conclusion reached following such study, in consideration of the comprehensive plan and future land use map of said city, was the need for a comprehensive revision of such zoning and subdivision regulations, and the zoning district map, and to petition the Doniphan County Regional Planning Commission to make such comprehensive revisions as required by reason of public necessity, convenience and general welfare.

SECTION THREE: Planning Commission and Public Notice. At a meeting of the Doniphan County Regional Planning Commission held on the 28th day of November, 2012, pursuant to prior publication and notice of hearing, including written notice to all known landowners in said city, the said commission considered and recommended approval of the changes and revisions set forth in SECTIONS FOUR and FIVE herein, and communicated said recommendations to the governing body of the City. No appeal or petition opposing such recommendations has been filed.

SECTION FOUR: Incorporating Zoning & Subdivision Regulations. There is hereby incorporated by reference, in comprehensive amendment and revision of the zoning and subdivision regulations of the City of Highland, Kansas, that certain document entitled "*ZONING REGULATIONS & SUBDIVISION REGULATIONS & PROCEDURES MANUAL for CITY OF HIGHLAND, KANSAS*". Said document shall be marked or stamped "Official Copy as incorporated by Ordinance No. 513" and shall have a copy of the incorporating ordinance attached thereto. Said document shall be filed with the city clerk and open to inspection and available to the public at all reasonable business hours.

SECTION FIVE: Zoning District Map. There is hereby incorporated by reference, in comprehensive amendment and revision of the zoning district map of the City of Highland, Kansas, the official map of zoning districts entitled "*City of Highland, Kansas Zoning Districts*", as part of said regulations. The boundaries of the districts are shown on said map, which together with all notations, references and other information shown thereon, is as much a part of the zoning regulations as if the same were specifically set forth therein. Said map shall be filed with the city clerk and open to inspection and available to the public at all reasonable business hours. Said map contains the following recommended amendments to the existing zoning map of said city (with exceptions noted in parentheses):

- Block 1, Lots 5-6, R-3 to R-2 (*this recommended change is not adopted*)
- Block 8, Lots 1-12, B-1 to B-2
- Block 20, Lots 1-4, B-1 to R-1
- Block 20, Lots 9-12 west of creek, B-1 to R-1
- Block 21, all north and east of creek, B-1 to R-2
- Blocks 25-26-27, Lots 1-12, R-3 to R-2
- Block 33, Lots 1-7, B-2 to B-2, Business-General District
- Blocks 38-39-40, Lots 1-12, R-3 to R-2
- Blocks 57-58 (originally Union Square), R-3 to R-2
- Block 59, Lots 1-12, R-3 to R-2
- Block 64, Lots 5-10, B-2 to B-2, Business-General District
- Block 66, Lots 1-12, B-2 to R-2
- Block 69, Lots 1-6, R-3 to R-2
- Blocks 69-70-71-72, Lots 7-18, B-2 to C-B, Central Business District
- Blocks 70-71, Lots 1-6, B-2 to R-2
- Block 72, Lots 1-6, R-3 to R-2
- Blocks 73-74, Lots 1-18, R-3 to R-2
- Block 82, Lots 1-12, R-3 to R-1
- Block 85, Lots 1-9, R-2 to R-1
- Block 86, Lots 1-18, R-2 to R-1
- Block 87, Lots 1-18, R-3 to R-1
- Block 88, Lots 1-12, R-3 to R-1
- Block 88, Lots 13-16, R-3 to R-1 (*this recommended change is not adopted*)
- Block 88, Lots 17-18, R-3 to R-1
- Blocks 89-90-91-92, Lots 1-12, B-2 to C-B, Central Business District

Block 94, Lots 4-9, R-3 to R-1
Block 95, Lots 1-6, B-2 to B-2, Business-General District
Block 96, Lots 1-7, B-2 to B-2, Business-General District
Block 106, Lots 1-12, R-3 to R-1
Blocks 107-108, Lots 1-12, R-2 to R-1
Block 109, Lots 7-12, R-O to R-1
Block 110, Lots 1-6, R-O to R-1
Block 113, Lots 1-5, R-O to R-1
Block 114, Lots 3-14, R-O to R-1
Block 115, Lots 1-14, R-O to R-1
Block 116, Lots 4-14, R-O to R-1
Blocks 117-118, Lots 1-12, R-2 to R-1
Block 119, Lots 1-7, R-3 to I-2
Block 119, Lots 8-14, R-3 to R-1
Block 120, Lots 1-7, R-3 to R-1
Block 125, Lots 1-7, R-3 to R-1
Block 125, Lots 13-14, R-3 to R-1
Block 126, Lots 1-14, R-3 to R-1
Annex U-495 No zoning to R-1

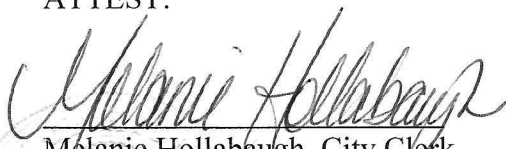
SECTION SIX: Repeal of Prior Ordinances. Ordinance No. 264 of the City of Highland, Kansas, and all ordinances and parts of ordinances of said City in conflict herewith, including any portions of Ordinance Nos. 300, 306, 315, 345, 346, 359a., 368, 382, 396, 397, 401, 407, 410, 421, 430, 435, 437, 442, 473, 492, 504, 506 and 510 in conflict herewith, are hereby repealed.

SECTION SEVEN: Effective Date. This ordinance shall take effect and be in force from and after its publication, in summary format, in the official city newspaper.

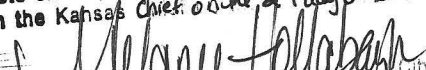
Passed by the governing body and approved by the Mayor of the City of Highland, Kansas, this 12th day of December, 2012.


KEN STEWART, Mayor

ATTEST:


Melanie Hollabaugh, City Clerk

(SEAL)

I hereby certify that the foregoing is a true and correct copy of the original ordinance: that said ordinance was passed on the 12 day of December, 2012 that the record of the final vote on its passage is found on page 513 of journal that it was published in the Kansas Chief on the 27 day of December 2012

Melanie Hollabaugh, City Clerk