

ARTICLE 1

TITLE AND PURPOSE

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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 Emporia and the Metropolitan Planning Area of Lyon County, 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 Emporia and the Metropolitan Planning Area.
2. Obtaining the objectives of the comprehensive plan.
3. Preserving and protecting property values.
4. Lessening congestion on the streets.
5. Preventing overcrowding of land.
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 Comprehensive Plan for the City of Emporia and the Metropolitan Planning Area.

12. Promoting the achievement of the Future Land Use Plan for the City of Emporia and the Metropolitan Planning Area.

13. Informing the public regarding future development in the City of Emporia and the Metropolitan Planning Area, 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 governing bodies.

SECTION 1-4 JURISDICTION

1-104. The jurisdiction of these zoning regulations shall apply to all land located within the corporate limits of the City of Emporia, Kansas, and within the Metropolitan Planning Area as established by joint agreement of the governing bodies of the City of Emporia and Lyon County, Kansas.