

RESOLUTION NO. 2017- 08

A RESOLUTION PROVIDING FOR THE AMENDMENT OF CERTAIN PROVISIONS OF THE SEWARD COUNTY ZONING REGULATIONS

BEFORE the Board of County Commissioners, Seward County, Kansas:

WHEREAS, on the 18th day of February 2008, the Board of County Commissioners adopted Resolution No. 2008-03, which resolution adopted the Seward County Zoning Regulations; and

WHEREAS, the Board of County Commissioners of Seward County, Kansas desires to maintain effective and efficient regulations governing the use of land throughout the unincorporated area; and

WHEREAS, to provide for the effective administration of the zoning regulations in the unincorporated area, said regulations need to be amended from time to time; and

WHEREAS, the amendment proposed will create a simpler path for Seward County constituents to constructing residential accessory structures that exceed the size of the primary residential structure; and

WHEREAS, the amendment proposed will better suit the needs of the community; and

WHEREAS, the Seward County / City of Kismet Planning Commission held a Public Hearing on February 13, 2017 and recommends approval of this amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEWARD COUNTY, KANSAS, that:

The following section of the 2008 Seward County Zoning Regulations is amended by adding the text in **bold**:

27-108 Accessory Uses Allowed

2. In District "AR" Agricultural Residential, "RR" Rural Residential, "SR" Suburban Residential, "R-1" Single-Family Residential, and "V-1" Village District only the following accessory uses are allowed:

a. Accessory buildings and uses commonly associated with residential activity, including, but not limited to, the following:

Accessory off-street parking and loading spaces

Fences or walls

Flag poles

Gates or guard houses for subdivisions

Guest houses

Home barbecue grills

Parabolic and satellite dish-type antennas

Play equipment

Private garages and carports

- Servant's quarters
- Small storage sheds
- Solar collectors
- Swimming pools
- Television and radio receiving antennas less than 50 feet in height

No accessory building or use shall occupy a required front yard (except basketball goals, flag poles and fences as permitted.) Except in the "AR" Agricultural Residential and "RR" Rural Residential Districts, the total floor area of all accessory buildings shall not exceed 900 square feet.

In "AR" Agricultural Residential and "RR" Rural Residential Districts, one accessory structure per parcel shall be allowed to exceed the size and scale of the main residential structure, provided said structure is used for a residential accessory use and not otherwise, and provided said structure does not exceed 5000 square feet in size and 18 feet sidewall height.

This Resolution shall be in full force and effect from and after its publication once in the official county newspaper.

ADOPTED BY THE BOARD OF COUNTY COMMISSISONERS OF SEWARD COUNTY, KANSAS this 7th day of March, 2017.

Nathan McCaffrey, Chair

Randy Malin, Vice-Chair

Ada Linenbroker

Jack Jacob

C.J. Wettstein

(seal)

ATTEST:

Stacia Long, County Clerk