

(First published in the Phillips County Review on November 11, 2015). 1t

ORDINANCE NO. 1396

AN ORDINANCE AMENDING: SECTION 5 OF ARTICLE X ENTITLED "LOT COVERAGE", AMENDING SECTION 5 OF ARTICLE XI ENTITLED "LOT COVERAGE", AND AMENDING PARAGRAPH NO. 2 OF SECTION 10 OF ARTICLE XXXI AS ORIGINALLY ADOPTED IN ORDINANCE 1334; AND REPEALING SAID SECTION 5 OF ARTICLE X, REPEALING SECTION 5 OF ARTICLE XI, AND REPEALING PARAGRAPH NO. 2 OF SECTION 10, ARTICLE XXXI AS ORIGINALLY ADOPTED IN ORDINANCE NO. 1334. THESE ZONING AMENDMENTS PERTAIN TO LOT COVERAGE AND VARIANCES TO THIS ZONING ORDINANCE WITHIN THE CITY OF PHILLIPSBURG, KANSAS.

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

SECTION 1. That Section 5 entitled "Lot Coverage" of Article X entitled "R-S" Residential Suburban District, in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance No. 1334, is hereby amended to read as follows:

Section 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than forty (40) percent of the lot area.

SECTION 2. That Section 5 entitled "Lot Coverage" of Article X entitled "R-S" Residential Suburban District, in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance 1334, is hereby repealed.

SECTION 3. That Section 5 entitled "Lot Coverage" of Article XI entitled "R-1" Single-Family Dwelling District, in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance No. 1334, is hereby amended to read as follows:

Section 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than forty (40) percent of the lot area.

SECTION 4. That Section 5 entitled "Lot Coverage" of Article XI entitled "R-1" Single-Family Dwelling District in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance 1334, is hereby repealed.

SECTION 5. That Paragraph No. 2 of Section 10 entitled "Variances to this Zoning Ordinance" of Article XXXI entitled "Board of Zoning Appeals" in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance No. 1334, is hereby amended to read as follows:

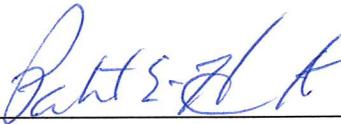
Section 10. VARIANCES TO THIS ZONING ORDINANCE: Paragraph No. 2. Variances from yard regulations may not be more than Sixty (60) Percent of the required yard and shall not encroach upon the required setback for adjacent buildings.

SECTION 6. That Paragraph No. 2 of Section 10 entitled "Variances to this Zoning Ordinance" of Article XXXI entitled "Board of Zoning Appeals" in a book entitled "Zoning Ordinance and Subdivision Regulations for the City of Phillipsburg, Kansas" as originally adopted in Ordinance 1334, is hereby repealed.

SECTION 7. This ordinance shall take effect and be in full force from and after its publication in the official newspaper of the City of Phillipsburg, Kansas.

PASSED BY THE CITY COUNCIL THE 2nd DAY OF NOVEMBER, 2015.

APPROVED BY THE MAYOR THIS 4th DAY OF NOVEMBER, 2015.


Patrick E. Hewitt, Mayor

Attest:


Brenda L. Chance, City Clerk