

Purpose of Zoning Regulations

1. *To promote the public's health, safety, morals, comfort and general welfare.*
2. *To establish a variety of zoning district classifications according to the use of land and buildings with varying intensities of uses and standards whose interrelationships of boundary zones form a compatible pattern of land uses and buffer areas that enhance the value of each zone.*
3. *To protect property values and conserve energy and natural resources.*
4. *To facilitate the adequate provision of transportation, water supply, sewage disposal, schools, parks and other public improvements.*
5. *To avoid the undue concentration of population and vehicular traffic and to prevent overcrowding the use of land and public facilities.*

(Source: **Haysville Zoning Regulations**)

Zoning Jurisdiction

The regulations shall apply to all buildings, structures and land within the corporate limits of the City of Haysville, Kansas as presently exist or are hereafter established by annexation.

For more information on this topic,
Please contact:
Haysville Planning / Zoning Department
200 W. Grand
Haysville, KS 67060

Phone: (316) 529-5900
Fax: (316) 529-5925

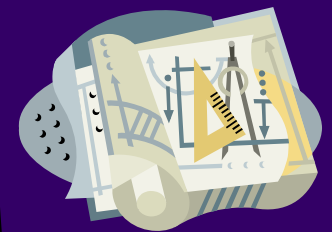


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City of Haysville

Understanding Zoning Regulations

Answers to the Most Frequently Asked
Zoning Questions



January 2008

The Most Frequently Asked Questions About Zoning

1. WHAT IS ZONING?

Zoning serves the purpose to regulate the use of land, location of trades, and industries and commercial enterprises. Zoning also regulates the placement and size of buildings. It is the primary means to assure land uses are compatible with each other.

2. HOW MANY ZONING DISTRICTS ARE THERE?

There are ten residential zoning districts, four commercial districts, and two industrial districts. There are also Planned Unit Developments (PUD), Protective Overlay districts, and Original Town Historic Overlay District. Zoning Districts range from most restrictive—"AA" Single Family to least restrictive—"G" Heavy Industrial.

3. HOW DO I FIND OUT WHAT MY PROPERTY IS ZONED?

To find information on property zoning you can call the Planning Department and ask for specific address zoning classification, you can visit the Municipal Building to inquire on zoning classifications, and you can use the official City website which has links to the zoning map and each district's regulations.



4. HOW DO I APPLY FOR A ZONE CHANGE?

An application in writing for any changes in district boundaries or reclassification of any lot, tract or parcel of land located in the City must be filed with the Planning Commission. Applications can be obtained by contacting the Planning Department at 200 W. Grand Avenue.

5. WHAT IS THE PROCESS?

After submitting your application, along with all applicable fees and requirements, a notice for public hearing will be published in the official City newspaper. This must be done at least twenty days prior to the actual hearing. After the public hearing is held the Planning Commission will make a decision to recommend approval or disapproval to the Governing Body. The Planning Commission has up to sixty days to make that determination. The final determination of a zone change is made by the Governing Body.

6. WHAT DOES REZONING COST?

A filing fee of \$200 and a publication fee of \$75 is due to the City Clerk at the time of submitting the application. There will also be costs associated with the requirement to provide a certified list, created by an abstract company, of all real property owners in a 200 foot area. If the change proposed is located adjacent to the City limits, the area of notification extends to 1,000 feet in the unincorporated area.

7. HOW LONG WILL IT TAKE?

The entire process can take from 2 - 4 months. That includes the time of application submittal, to final action by the City Council.

8. HOW DO I PROTEST A ZONE CHANGE REQUEST?

If you receive notice that a property has requested a zone change, and you would like to comment on it you can: Submit your comments in writing to the Planning Department; speak with the Planning Commission Secretary; or attend the public hearing scheduled specifically to hear comments and concerns of nearby residents.