

# 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 Fort Scott, 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:

- a. Promoting and serving the public health, safety, morals, comfort, and general welfare of the citizens of the City of Fort Scott.
- b. Obtaining the objectives of the comprehensive plan.
- c. Preserving and protecting property values.
- d. Lessening congestion on the streets.
- e. Preventing overcrowding of land.
- f. Regulating and restricting location and use of buildings and land.
- g. Creating 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.
- h. 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.

- i. Avoiding the undue concentration of populations and to prevent overcrowding in the use of land and community facilities.
- j. Providing adequate notice on subsequent changes to these regulations and an opportunity for interested parties to be heard.
- k. 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 adopted comprehensive plan for the City of Fort Scott.
- l. Promoting the achievement of the Future Land Use Plan for the City of Fort Scott.
- m. Informing the public regarding future development in the City of Fort Scott 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 City Commission.

### **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 Fort Scott, Kansas. Further, these regulations shall apply to certain land outside the City's limits in accordance with either (1) an adopted interlocal agreement with Bourbon County providing for extraterritorial jurisdiction by the City, or (2) pursuant to the lawful exercise of the City's statutory authority to apply and enforce zoning regulations extraterritorially. Such extraterritorial area is as designated on the City's zoning map, and is commonly referred to as the City's "Growth Area". Unless expressly provided for otherwise, these regulations shall apply to property owned by the City of Fort Scott.