

RESOLUTION 2023- 14

A RESOLUTION AMENDING THE ZONING REGULATIONS ARTICLE 6A-109 AFFECTING FENCING AT THE LWID

BE IT ORDERED, by the Board of County Commissioners of Wabaunsee County, Kansas:

WHEREAS, the Board of County Commissioners seek to amend the County Zoning Regulations to regulate fencing at the Lake Wabaunsee Improvement District (LWID);

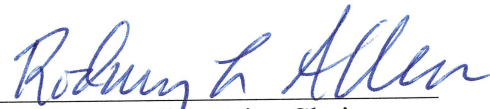
WHEREAS, on December 15, 2023, the Planning Commission held a public meeting on proposed changes to the County Zoning Regulations. Subsequently, at its meeting on January 19, 2023, the Planning Commission voted unanimously to approve amendments to the County Zoning Regulations addressing fencing in the LWID. The Planning Commission approved the language attached as Exhibit A.


THEREFORE, pursuant to K.S.A. 12-757, the Wabaunsee County Board of Commissioners hereby amends the County Zoning Regulations to conform with the recommendations of the Planning Commission and as indicated in Exhibit A.

BE IT FURTHER RESOLVED that this resolution and its regulation amendments shall be effective after publication in the *Wabaunsee County Signal Enterprise*.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Wabaunsee County, Kansas this 6th day of February, 2023.


Nancy L. Hief, Chairman


Rodney L. Allen, Vice Chairman


James W. MacGregor, Commissioner

Attested by:


Abby Amick, County Clerk



ARTICLE 6A: "LW" LAKE WABAUNSEE DISTRICT REGULATIONS (EX A RESOLUTION 2023-14)

6A-109 SUPPLEMENTARY USE REGULATIONS

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses are contained in Article 31 of these Regulations and supplemented as follows:

1. Any accessory building constructed in the "LW" Lake Wabaunsee District that exceeds 144 square feet shall be built on a concrete slab with adequate footings to support the building.
2. No accessory building shall be occupied as a primary or "weekend" residence on property that does not have a primary residence.
3. Storage sheds occupying 144 square feet or less shall be exempt from these regulations.
4. Fencing. The following regulations shall apply to fencing within the "LW" Lake Wabaunsee District:
 - (A) No fence, except those constructed around parks, golf courses, or other recreational areas, shall be of a height greater than six feet.
 - (B) No fence shall be constructed closer to any street than the street yard setback of 10 feet.
 - (C) No fence shall be constructed closer to the shoreline of Lake Wabaunsee than the property line of said property.
 - (D) No fence shall be constructed that will constitute a traffic hazard
 - (E) No fence shall be constructed in a manner of such design or materials as to be hazardous or dangerous to persons or animals.
 - (F) No fence shall be constructed that will materially damage the adjacent properties by obstructing the view, shutting out sunlight or hindering ventilation of air.
 - (G) No fence shall be constructed past the front of said property dwelling without prior written approval from Lake Wabaunsee Improvement District Board of Directors.
 - (H) Electric charged fences are prohibited inside LWID boundaries except for electronic detector loops for animal containment.