



Labette County Planning Board

Summary of Revised Draft of Zoning Regulations for 6/24/24 Continued Public Hearing

The revised draft dated 6/10/24 reflects public input and Board input received at the May 16th Public Hearing. Additional input has been provided from the Working Committee of the Board. Consistent with that input the revised draft:

1. Provides a revised regulatory applicability with a focus on the processing of conditional use applications and procedures to administer the regulations to meet State statutes. Agricultural Uses are exempt as provided by State statutes.
2. “Grandfathers In” existing lots, structures and uses following State statutes to provide for their continuation without regulation by the proposed regulations.
3. Limits the Zoning Districts to four districts specific to the land use character of Labette County:
 - A. A-1 Agricultural District
 - B. A-2 Agricultural Transition District
 - C. V-1 Village District
 - D. Great Plains Industrial Park Overlay District
4. Directly states the purpose of each district to protect the unincorporated rural area from the impacts of development of potential large scale conditional uses including renewable energy projects.
5. Does not regulate permitted uses in each district with no zoning permit or occupancy certificate required. All existing and new uses are not regulated and shall be permitted uses, except for the conditional uses listed within a District.
6. Provides a checklist of potential conditions to be considered by the Planning Board for conditional use applications to aid processing the conditional use.
7. Reduces the number of definitions required with the reduced number of districts and focus on conditional uses. Definitions are moved to an Appendix.