

## ARTICLE 2

### ZONING MAP, ZONING DISTRICTS AND ANNEXATION

#### 2.1 ZONING MAP

The Zoning Ordinance shall divide the city into districts of such number, shape, and area as may be best suited to regulate and restrict the erection, construction, alteration, repair, or use of buildings or structures in Rossville. Each district in the Ordinance includes a list of appropriate uses to be allowed in that district. An Official Map, entitled "The Zoning Map of Rossville, Kansas", shall be adopted by the Governing Body of Rossville in accordance with the Zoning Ordinance text, and shall hereby be made a part of said Ordinance. The map will serve to locate the extent of existing and proposed future land uses as outlined by the district boundaries on the map. The zoning map shall be kept and maintained by the City Clerk and shall be available for inspection and examination by members of the public at all reasonable times, as any other public record.

#### 2.2 ZONING MAP AMENDMENTS

It is reasonable to assume that over a period of time changes will be made to the Zoning Ordinance, and/or the incorporated city limits of Rossville, Kansas which may result in changes to the district classifications and/or city limits as reflected on the zoning map. The official zoning map shall be amended when said changes to the Zoning Ordinance and/or incorporated city limits are approved by the Governing Body of Rossville, Kansas. The zoning map must be kept up to date with changes made to the zoning ordinance and/or the incorporated city limits, so as to accurately reflect the most recent zoning district classifications and boundaries.

#### 2.3 DISTRICT CLASSIFICATION

The Zoning Ordinance shall divide the City of Rossville into the following districts.

1. "A-1" Agricultural District
2. "R-1" Single-Family Residential District
3. "R-2" Two-Family Residential District
4. "R-3" Multiple-Family Residential District
5. "M-H" Mobile Home Park District
6. "P-F" Public Facilities District
7. "C-1" Central Business District
8. "C-2" General Business District
9. "I-1" Light Industrial District
10. "I-2" General Industrial District
11. "F-P" Floodplain District

#### 2.4 DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the zoning districts, the following rules shall apply:

1. Where district boundaries on the zoning map are indicated as approximately following the center lines of streets, highways, or railroads, such boundaries shall be deemed to be located at such mid-points.
2. Where district boundaries are so indicated that they approximately follow lot lines or section lines, such lines shall be construed to be said boundaries.
3. Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the City of Rossville unless otherwise indicated.
4. Where the application of the aforesaid rules still leaves a reasonable doubt as to the boundaries between two zoning districts, the entire question shall be decided upon and determined by the City of Rossville Planning Commission.

#### 2.5 ANNEXATION

1. In the event that the Governing Body of the City of Rossville causes certain parcels of land to be annexed into the incorporated city limits, then the authority and jurisdiction of this Zoning Ordinance shall be extended accordingly to include said annexed land and adjacent outlying lands pursuant to the provisions of K.S.A. 12-707 to 12-715, inclusive as amended.
2. All territory hereafter annexed and falling under the authority and jurisdiction of this Zoning Ordinance shall be assigned the nearest equivalent city zoning classification to that previously assigned by the Board of Shawnee County Commissioners; provided, however that the Board of Shawnee County Commissioners shall request and receive a recommendation of concurrence from the City Council of Rossville, Kansas on all zoning amendments within three-miles of the incorporated city limits.

3. If the aforesaid recommendation of concurrence is not received, then all annexed property shall be considered as "R-1" Single Family Residential District for a period of ninety (90) days. Within the ninety-day period the planning commission shall hold a public hearing and recommend to the City Council the appropriate zoning classification to be assigned the annexed territory; provided, however, if the planning commission shall make no recommendations to the City Council within ninety (90) days then all property so annexed shall be assigned the nearest equivalent city zoning classification to that previously assigned by the Board of Shawnee County Commissioners.