



Public Works
600 Scott Boulevard
South Hutchinson, Kansas 67505
620-694-2976
Don Brittain, Director

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will commence at the Reno County Public Works Facility located at 600 Scott Boulevard, S. Hutchinson, KS 67505 commencing at **4:30 pm on Thursday, November 18, 2021.**

At the above time and place, the Reno County Planning Commission will consider **Case Number 2021-13**, a request to amend Article 1-105, *Districts*, Article 13, *District Height, Area, and Bulk Regulations*, and Article 15-111, *Prohibited Uses*, of the April 2016 Edition of the Reno County Zoning Regulations by adding the “CWECS” Zoning District and adding a seventh item to Article 15-111 which prohibits commercial wind energy conversions systems in the currently zoned area of Reno County.

The above text amendments only apply to the zoned area of the County.

The Planning Commission will also consider creating Article 24 – “CWECS” - Commercial Wind Energy Conversion Systems District and amending the Table of Contents page by adding Article 24 – “CWECS” - Wind Energy Conversion Systems District to the April 2016 Edition of the Reno County Zoning Regulations.

The Article 24 text amendment only applies to the unzoned area of the County.

The text amendments are available for inspection Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. at the Reno County Public Works Facility located at 600 Scott Blvd., South Hutchinson, KS 67505 and can be reviewed online at www.renogov.org under County Spotlights.

All interested parties may appear and be heard at the public hearing listed above. Parties with questions pertaining to the text amendments, or who wish to view the case file, or who may need special assistance may contact the Reno County Public Works Department - Planning & Zoning Division at 620-694-2978. Written comments may be submitted to the address noticed above or by email to mark.vonachen@renogov.org. The public hearing, once commenced, may be continued by the Planning Commission to a later date and time if deemed necessary.

Mark Vonachen, Secretary
Reno County Planning Commission

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<u>Amendment</u>	<u>Resolution</u>	<u>Approval Date</u>

1-103 Jurisdiction: These Regulations shall apply to all structures and land within the unincorporated area of Reno County, Kansas, as reflected on the Official Zoning District Boundary Map; except for an officially designated extra-territorial jurisdiction of a city, plus that area of the County within the jurisdiction of any incorporated city which may elect to request through an inter-local agreement, county administration of the zoning regulations on behalf of the city.

1-105 Districts: In order to regulate and restrict the use of land and the location of buildings erected or altered for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit population density and the intensity of the use of lot areas, and to regulate and determine the areas of yards, courts, and other open spaces surrounding such buildings, the unincorporated portion of Reno County, is hereby divided into districts of which they shall be in number, known as:

"AG"	Agricultural District
"R-1"	Rural Residential District
"R-2"	Suburban Residential District
"R-3"	Single-Family Residential District
"V-1"	Village District
"FRD"	Floodwater Retarding Dam Breach Impact Overlay District
"CWECS"	Commercial Wind Energy Conversion Systems District

At the time of initial adoption, all lands within the unincorporated portion of Reno County, Kansas, shall be granted zoning consistent with the size of the property as specified within the zoned districts established herein **Article 13**. (~~i.e. All properties over 40 acres shall be zoned "AG" Agricultural; properties between 3 acres and 40 acres shall be zoned "R-1" Rural Residential; properties between 1 acre and 3 acres shall be zoned "R-2" Suburban Residential, etc.~~)

DISTRICT	Maximum Height of Building		Minimum Yard Requirement in Feet			Minimum Lot Dimensions in Feet		Minimum Lot Area in Square Feet
	Feet	Stories	Front Yard	Side Yard	Rear Yard	Width	Depth	
"AG" Agricultural	-	-	50	30 (B)	30	660 (C)	660 (C)	(40 acres)
"R-1" Rural Residential	35	2 ½	30	10 (B)	20	165 (D)	330 (D)	130,680 sq. ft. (3 acres)
"R-2" Suburban Residential	35	2 ½	30	8 (B)	20	165 (D)	165 (D)	43,560 sq. ft. (1 acre)
"R-3" Single-Family Residential District	35	2 ½	30	8 (B)	10	(F)	(F)	(F)
"V-1" Village District	35	2 ½	30	8 (B)	10	(F)	(F)	(F)
"CWECS" – Commercial Wind Energy Conversion Systems District	N/A	N/A	See Article 24			N/A	N/A	N/A

- (B) A side yard shall be provided on each side of the lot. The dimension given is for one side only.
- (C) Lot depth to lot width ratio shall not be greater than 4:1.
- (D) Lot depth to lot width ratio shall not be greater than 3:1.
- (F) As platted or of record, subject to compliance with the Reno Sanitation Code.

ARTICLE 15 SUPPLEMENTARY USE REGULATIONS; CONDITIONAL USES; ACCESSORY USES; PROHIBITED USES

15-111 Prohibited Uses: After the effective date of these Regulations:

1. No mobile home or “Noncompliant Manufactured Home, as defined in these Regulations, shall be moved, relocated, or otherwise placed on any property in the unincorporated portion of Reno County, including within any Manufactured Home Park or Manufactured Home Subdivision.
2. No manufactured home or mobile home shall be used for any purpose other than as a residential dwelling as permitted within these Regulations. At no time shall a manufactured home or mobile home be converted to a storage unit, office or any other such use, except when used as a permitted accessory use in this Article. At no time shall a manufactured home or mobile home be converted to an agricultural building for use as storage of agricultural products or equipment or shelter for animals.
3. No mobile home or manufactured home originally built to be a single-wide unit shall be attached or connected to any other mobile home or manufactured home, or to any other structure or building. This shall not prohibit reasonable, aesthetically designed stoops, porches, decks, carports or the like from being built adjacent to an approved manufactured home.
4. No property shall be used as junkyard, sanitary landfill, construction/demolition landfill, industrial landfill, hazardous or toxic waste storage facility, or other similar use or activity, including as an accessory use to another principal use, unless such use or activity has been approved by the issuance of a Conditional Use Permit as provided within these Regulations.
5. No structure constructed or intended for use as a shipping container, whether as originally as a transportation vehicle or as a separate structure, shall be used as a storage container on property in the “R-2” Single-Family Residential District, “R-3” Lake Lot Residential District, or the “V-1” Village District. All other such placements where allowed shall be in conformance with the restrictions within these Regulations.
6. No application for a Conditional Use Permit shall be considered and no Conditional Use Permit shall be issued for any person on any property which proposes as the only use the placement of an advertising sign or billboard. Further, an advertising sign or billboard permitted as an accessory structure in an approved Conditional Use Permit shall not be built, used or remain in use unless the principal use and/or structure on the property is first built and/or currently used. Upon the cessation of the principal use and/or structure on the property, the advertising sign or billboard shall lose its standing as an accessory structure and must be removed. At no time shall an advertising sign or billboard first established under these regulations gain standing as a non-conforming use since the placement and continued use of such advertising sign or billboard is accessory to another principal structure or use.
7. No application for a Conditional Use Permit shall be considered and no Conditional Use Permit shall be issued for any commercial wind energy conversion system on any property that falls within the jurisdictional boundary referenced in Article 1-103 of the Reno County Zoning Regulations and per Reno County Resolutions 2016-09 and 2020-10.

No application for a Rezone to the CW ECS Zoning District shall be considered and no Rezone shall be approved to the CW ECS Zoning District for any commercial wind energy conversion system on any property that falls within the jurisdictional boundary referenced in Article 1-103 of the Reno County Zoning Regulations and per Reno County Resolutions 2016-09 and 2020-10.

A commercial wind energy conversion system is defined at Article 23-103(1) of the Reno County Zoning Regulations.

ARTICLE 24 "CWECS" COMMERCIAL WIND ENERGY CONVERSION SYSTEMS DISTRICT

Sections:

24-101 Application

24-102 Permitted Use Regulations

24-103 Conditional Use Permit Regulations

24-101 Application: The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CWECS" Commercial Wind Energy Conversion Systems District. The purpose of this District is to provide guidelines and information for the submittal of a CWECS Conditional Use Permit Application.

24-102 Permitted Use Regulations: In District "CWECS", except for land located in a special flood hazard area, which requires a Floodplain Development Permit, and a commercial wind energy conversion system, as defined in Article 23-103(1), all land uses, buildings, and structures may hereafter be established, erected, constructed, reconstructed, moved or altered, without the requirement of obtaining a zoning permit or compliance with the Zoning Regulations.

24-103 Conditional Use Permit Regulations: In District "CWECS", no commercial wind energy conversion system shall hereafter be erected, constructed, reconstructed, moved or altered, except in compliance with Article 23.