

**Sections:****9-101 Purpose****9-102 Performance Standards - District "AG"****9-103 Performance Standards - Districts "R-1", "R-2", "R-3" and "V-1"****9-104 Performance Standards - Conditional Uses**

**9-101 Purpose:** The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the performance standards for uses permitted within these Regulations. The standards established herein are intended to provide guidance in the development or redevelopment of property in Reno County for the purpose of encouraging and requiring orderly development at a quality level generally equal to or exceeding that commonly found elsewhere in the community. The standards stated within this Article are the minimum required or maximum permitted, whichever the case may be, for the uses permitted in these Regulations.

**9-102 Performance Standards - District "AG":** The following are the performance standards for the "AG" Agricultural District.

1. Agricultural uses are permitted with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions to the sale or marketing of products raised on the premises.
2. No main or accessory building or structure shall project beyond the property line. On all designated major streets and highways within Reno County, no main or accessory building or structure shall project beyond the setback lines established within these Regulations. Nothing shall be allowed to be placed in any public right-of-way without the express permission of the County.
3. In order for residential-designed manufactured homes, when installed on individual lots, to be substantially compatible with the appearance of an on-site, conventionally built, single-family dwelling, the following aesthetic criteria and siting standards shall apply:
  - A. Any person intending to place a residential-designed manufactured home on an individual lot within Reno County, Kansas, is expected to be sensitive to the overall size of the lot on which the residential-designed manufactured home is to be placed in relationship to the size of the residential-designed manufactured home proposed to be placed. The setback requirements of the Zoning Regulations will apply to the same extent as for a site-built home. Acquisition of a residential-designed manufactured home too large for the lot in question shall be considered a self-imposed hardship and will not be eligible for a variance
  - B. The intent of this Code is to encourage residential-designed manufactured home placement within the community in such a manner to be the least disruptive in appearance to the neighborhood. Every residential-designed manufactured home shall be placed on a lot in a manner consistent with the orientation of the homes on surrounding lots in the immediate vicinity, including those across the street. Where ranch-style homes predominate, the placement of a residential-designed manufactured home shall be such that the greatest length of the home faces the street. Where home styles in the neighborhood are other than ranch-style, the placement of the residential-designed manufactured home shall be designed to be as compatible as possible with the neighborhood. Placement of residential-designed

manufactured homes at an angle to the street on interior lots shall be avoided if at all possible.

- C. Every manufactured home shall have roof pitch with a minimum vertical rise of 2.2 inches for each 12 inches of vertical run, and the roof shall be finished with a type of shingle that is commonly used in standard residential construction in the Reno County. All roof structures shall provide an eave projection of no less than one (1) foot, which may include a gutter.
  - D. The exterior siding shall consist predominantly of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard and the exterior siding shall be comparable in composition, appearance and durability to the exterior siding commonly used in residential construction.
  - E. Each residential-designed manufactured home shall be placed on a permanent foundation and shall be set up in accordance with the recommended installation procedures of the manufacturer. If those standards are not available, the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1994" (NCS BCS A225.1) shall be followed. Further, a continuous, permanent masonry curtain wall, unpierced except for required ventilation and access, which may include walk-out basements and garages, shall be installed under the perimeter of the manufactured home.
  - F. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured home shall be installed, constructed, and anchored securely to the ground. All such structures shall comply with all adopted building codes, if any, and other applicable rules, regulations and resolutions of Reno County, Kansas.
  - G. The moving hitch, wheels and axles, and transporting lights shall be removed.
4. Where permitted as an accessory use, small wind energy conversion systems shall conform to the following standards:
- A. The maximum capacity of the system shall be 25 kW. There shall be no more than one (1) system on an individual property.
  - B. The lowest point of the rotor blades shall be at least 20 feet above ground level at the base of the tower.
  - C. The maximum height of the structure shall be 199 feet as measured to the top of the blade at its highest point.
  - D. The minimum setback shall be a distance equal to the height of the structure from all property lines.
  - E. Any standards proposed to exceed those stated herein shall be permitted only by the issuance of a Conditional Use Permit after proper notice and hearing as provided by these Regulations.

- 
5. The use of a structure constructed or intended for use as a shipping container, whether originally as a transportation vehicle or as a separate structure, may be placed in any number in the "AG" Agricultural District so long as said structures are used for agricultural purposes only.

**9-103 Performance Standards – Districts "R-1", "R-2", "R-3" and "V-1":** The following are the performance standards for the "R-1" Suburban Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family District, and the "V-1" Village District.

1. Agricultural uses are permitted as an accessory use to the same extent as allowed in the Agricultural District, with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions to the sale or marketing of products raised on the premises.
2. Residential real estate sales offices in the "R-1" Suburban Residential District and the "R-2" Single-Family Residential are subject to the following standards:
  - A. There shall be only one residential sales office in any one subdivision.
  - B. All sales shall be limited to the sale of new properties located within that subdivision.
  - C. Any sales office within a subdivision shall be located within a permanent residential structure. Manufactured homes, mobile homes, and construction trailers shall not be permitted to be used as a residential real estate sales office.
  - D. No additional parking facilities other than adjacent on-street parking or customary driveway parking shall be permitted.
  - E. Upon issuance of any final approval of construction for 90% of the lots within the subdivision, the sales office shall be terminated.
3. In order for residential-designed manufactured homes, when installed on individual lots, to be substantially compatible with the appearance of an on-site, conventionally built, single-family dwelling, the following aesthetic criteria and siting standards shall apply:
  - A. Any person intending to place a residential-designed manufactured home on an individual lot within Reno County, Kansas, is expected to be sensitive to the overall size of the lot on which the residential-designed manufactured home is to be placed in relationship to the size of the residential-designed manufactured home proposed to be placed. The setback requirements of the Zoning Regulations will apply to the same extent as for a site-built home. Acquisition of a residential-designed manufactured home too large for the lot in question shall be considered a self-imposed hardship and will not be eligible for a variance.
  - B. The intent of this Code is to encourage residential-designed manufactured home placement within the community in such a manner to be the least disruptive in appearance to the neighborhood. Every residential-designed manufactured home shall be placed on a lot in a manner consistent with the orientation of the homes on surrounding lots in the immediate vicinity, including those across the street. Where ranch-style homes predominate, the placement of a residential-designed manufactured home shall be such that the greatest length of the home faces the street. Where home styles in the neighborhood are other than ranch-

style, the placement of the residential-designed manufactured home shall be designed to be as compatible as possible with the neighborhood. Placement of residential-designed manufactured homes at an angle to the street on interior lots shall be avoided if at all possible.

- C. Every manufactured home shall have roof pitch with a minimum vertical rise of 2.2 inches for each 12 inches of vertical run, and the roof shall be finished with a type of shingle that is commonly used in standard residential construction in the Reno County. All roof structures shall provide an eave projection of no less than one (1) foot, which may include a gutter.
  - D. The exterior siding shall consist predominantly of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard and the exterior siding shall be comparable in composition, appearance and durability to the exterior siding commonly used in residential construction.
  - E. Each residential-designed manufactured home shall be placed on a permanent foundation and shall be set up in accordance with the recommended installation procedures of the manufacturer. If those standards are not available, the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1994" (NCS BCS A225.1) shall be followed. Further, a continuous, permanent masonry curtain wall, unpierced except for required ventilation and access, which may include walk-out basements and garages, shall be installed under the perimeter of the manufactured home.
  - F. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured home shall be installed, constructed, and anchored securely to the ground. All such structures shall comply with all adopted building codes, if any, and other applicable rules, regulations and resolutions of Reno County, Kansas.
4. Where permitted as an accessory use, small wind energy conversion systems shall conform to the following standards:
- A. The maximum capacity of the system shall be 25 kW. There shall be no more than one (1) system on an individual property.
  - B. The lowest point of the rotor blades shall be at least 20 feet above ground level at the base of the tower.
  - C. The maximum height of the structure shall be 199 feet as measured to the top of the blade at its highest point.
  - D. The minimum setback shall be a distance equal to the height of the structure from all property lines.
  - E. Any standards proposed to exceed those stated herein shall be permitted only by the issuance of a Conditional Use Permit after proper notice and hearing as provided by these Regulations.

5. The use of a structure constructed or intended for use as a shipping container, whether originally as a transportation vehicle or as a separate structure, shall be prohibited in the “R-1” Suburban Residential, “R-2” Single-Family Residential, “R-3” Single-Family Residential, and the “V-1” Village Districts.

**9-104 Performance Standards - Conditional Uses:** The following are the performance standards for Conditional Uses authorized by these Regulations.

1. No smoke, radiation, vibration or concussion, or heat shall be produced that is perceptible outside a building, and no dust, fly ash, or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.
2. For retail commercial uses, merchandise which may be appropriately displayed or stored outside a building shall be kept off the public sidewalks and streets, and shall not reduce the capacity of a parking lot below that specified in Article 10 herein, unless as approved by the Conditional Use Permit issued under the authority of Article 15. In addition, the outdoor storage or display area shall occupy an area no greater than twenty percent (20%) of the ground floor area of the building. Automobiles and trucks for sale may be stored or displayed outside a building, but must maintain a setback of at least 15 feet from a street right-of-way, or 6 feet from a side or rear lot line.
3. Any manufacturing or assembly of products shall be entirely within a totally enclosed building, unless otherwise authorized.
4. No emission of air contaminants from any source within the boundaries of any lot or tract shall exceed emission rates established by the Kansas Secretary of Health and Environment pursuant to K.S.A. 65-3001 et seq., or amendments thereto, and any administrative regulations adopted thereunder.
5. No activity shall be permitted that creates any off-site electrical disturbance.
6. Light sources shall be controlled or hooded so that light is directed away from any adjoining residentially zoned property or public streets.
7. For industrial uses, areas devoted to retail sales of commodities manufactured, processed, fabricated, assembled, warehoused, or stored on the premises shall not exceed ten percent (10%) of the gross floor area of the main use, and in no event shall such areas exceed 5,000 square feet.