

The Montgomery County Zoning Regulations, adopted pursuant to the provisions of KSA 12-715d, are intended to serve the following purposes:

To promote the health, safety, morals, comfort and general welfare of the county; and

To preserve and protect property values in the area of the county affected by these regulations; and

To divide the affected area of the county into zones and districts; and

To protect rural residents from premature encroachment by urban uses; and

To protect the agricultural community from incompatible, non-agricultural uses.

The jurisdictional area applies to all structures and land in Montgomery County, Kansas, so determined by the governing body of Montgomery County, Kansas. The jurisdictional area shall be shown on the official Zoning District Map which is available for viewing within the Montgomery County Environmental Health/Zoning Office. A copy of the aforementioned regulations are available upon request to the Montgomery County Environmental Health/Zoning Department.

MONTGOMERY COUNTY SUBDIVISION REGULATIONS

The regulations, entitled the Montgomery County Subdivision Regulations, prescribe minimum design requirements and approval procedures for the development of new subdivisions and resubdivisions of land in Montgomery County, Kansas.

The division and improvement of land for urban or nonagricultural development has a significant and lasting impact upon the physical environment of Montgomery County, Kansas, and it places increasing demands upon public facilities and services. The creation of new streets, lots and utility systems requires significant public and private capital investments and failure to properly size and construct adequate sewers and streets, insure available water supplies, manage storm water runoff and erosion, and plan for public services may result in physical and environmental problems which are difficult and costly to resolve.

The regulations set forth uniform rules and procedures for the division and improvement of real property to assure that new subdivisions are properly planned and integrated with existing streets, utilities and other public facilities system; to prevent potential environmental hazards; and to coordinate the use of private and public resources to achieve planned and orderly land development through proper location and design of streets, building lines, open spaces, and utilities; and to establish standards by which streets, utilities and other physical improvements shall be erected, constructed or installed.

The regulations shall apply to any person desiring to do any of the following:

Subdivide or further subdivide any lot or tract of land into two or more parts.

Resubdivide any lot or tract of land that has previously been subdivided into two or more parts.

Establish any street, alley, sidewalk, park or other property intended for public use for the use of prospective or existing owners of lots or tracts of land on or adjacent to such property.

The owner(s) of any land located within Montgomery County, Kansas, subdividing said land in manner previously cited shall cause to be prepared a subdivision plat in accordance with the provisions of these regulations. No building permit shall hereafter be issued by Montgomery County for construction on any land that has not been subdivided in compliance with these regulations and all other applicable state laws and Montgomery County regulations in effect at the time of the subdivision of said land. A copy of the aforementioned regulations are available upon request to the Montgomery County Environmental Health/Zoning Department.

MONTGOMERY COUNTY JOINT SUBDIVISION REGULATIONS

The regulations, entitled the Montgomery County Subdivision Regulations, prescribe minimum design requirements and approval procedures for the development of new subdivisions and resubdivisions of all lands located within three miles of the nearest point of the Independence City Limits in Montgomery County, Kansas. The regulations set forth are adopted under the authority established by KSA. A copy of the aforementioned regulations are available upon request to the Montgomery County Environmental Health/Zoning Department.