

ORDINANCE NO. 2154

AN ORDINANCE AMENDING ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS REGARDING PERMITTED USES WITHIN BUSINESS PARK, LOGISTICS PARK, GENERAL INDUSTRIAL, AND HEAVY INDUSTRY ZONING DISTRICTS AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

SECTION 1. Article 5, Section 5.1.D of the Edgerton Unified Development Code shall be amended to read as follows:

D. Uses Permitted by Condition (Conditional Uses). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.

1. Churches and places of worship.
2. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.

SECTION 2. Article 5, Section 5.2.F of the Edgerton Unified Development Code shall be amended to read as follows:

F. Uses Permitted by Condition (Conditional Uses). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.

1. Churches and places of worship.
2. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.
3. Truck stops with fuel and accessory services;
4. Private or public owned playgrounds, playfields, and recreational facilities (e.g. public or private golf courses, tennis or other courts, and swimming pools) open for public or commercial use;
5. Auditoriums, convention centers, and conference facilities
6. Colleges and universities.
7. Transportation storage and trucking yards.
8. Cargo container storage, repair or maintenance.

SECTION 3. Article 5, Section 5.3.C of the Edgerton Unified Development Code shall be amended to read as follows:

C. Permitted Uses. The following uses shall be permitted within I-G-General Industrial District.

1. Automotive repair and service.
2. Auction yards and auction houses.
3. Bottling works; food and beverage packaging.
4. Bus storage buildings or lots.
5. Building construction trades.
6. Churches and places of worship
7. Fabrication and assembly, building materials.

8. Distribution center; freight.
9. Manufacturing, limited.
10. Warehouse and processing, limited.
11. Laundry, cleaning and dyeing works.
12. Sign shops and service.
13. Printing and publishing; paper products.
14. Research facility.
15. Any other industries or businesses that are in keeping with the intent of the district and are compatible with the permitted uses.
16. Accessory Uses

SECTION 4. Article 5, Section 5.4.B, of the Edgerton Unified Development Code shall be amended to read as follows:

B. Uses Permitted. The following uses shall be permitted in the I-H, Heavy Industrial District:

1. Agricultural storage and processing facilities, including elevators and dehydrators.
2. Churches and places of worship.
3. Sale and bulk storage of agricultural fuels, feed, fertilizers, and pesticides.
4. Asphalt, cement plants.
5. Heavy construction trades.
6. Manufacture and processing of chemicals.
7. Pottery and porcelain products (bulk manufacturing).
8. Public safety services.
9. Public utilities or facilities.
10. Scrap metal storage yard.
11. Stone products.
12. Transfer station, solid waste.
13. Wire rope and cable.
14. Any manufacture, processing, or fabrication activity that involves substantial heat, light, and glare from welding, pressing, stamping, food preparation, assembly lines, or excessive noise from moving, machinery, or assembly.
15. Any other use similar in character to the above as approved by the Planning Commission.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or sections of ordinances in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage, approval and publication once in the City's official paper.

PASSED by the Council and APPROVED by the Mayor on this 14th Day of December, 2023

/S/

DONALD ROBERTS, Mayor

ATTEST:

/S/
ALEXANDRIA CLOWER, City Clerk

APPROVED AS TO FORM:

/S/
LEE W. HENDRICKS, City Attorney