

# Chapter 7—Gap Analysis

## GAP ANALYSIS

The Gap Analysis is one final, critical part of the K-68 Corridor Management Plan, providing each of the local partners detailed information to assist in full implementation of the Plan recommendations within their individual jurisdictional boundaries.

The chapters, Implementation Strategies and Gap Analysis, are intended to be used in conjunction with one another to implement this Plan. The objective of the Implementation Strategies chapter is to identify an array of techniques communities along the corridor can employ to implement the recommendations of the Plan and also to describe generally how those tools are used to implement plan documents in other communities across Kansas while the Gap Analysis is designed to identify instances where techniques discussed in the Implementation Strategies can be added to the communities arsenal of tools to be used, when the situation dictates, to implement the Plan.

As a part of the Gap Analysis, the Consultant team carefully analyzed the development codes of each of the five local community partners, with the goal of identifying locations within those codes where each community should consider making revisions to their codes to give them additional authority to implement the separate recommendations of the Plan and to help make the short and long term vision for the K-68 Corridor, as expressed in the Plan, become a reality.

As part of the recommended code revisions, this chapter makes references to specific sections of the Implementation chapter to better define why the recommendation was made. The recommendations included in this Gap Analysis are structured either to give that community authority to employ a technique or to place restraints on the exercise of powers granted. See Table 7.A for a summary of codes to consider for revision by jurisdiction.

The Gap Analysis includes merely recommendations for consideration by each city or county. Situations, of which the consultants may not be aware, could dictate against making the recommended revision as proposed. We hope that each city and county that has been a party to the development of the Plan will carefully consider the recommended revisions and put them in place in those situations where they find them appropriate.

Table 7.A Codes to Consider for Revision

	Franklin County	Miami County	Ottawa	Paola	Louisburg
<b>ZONING REGULATIONS</b>					
General Provisions	✓	✓			✓
Purpose and Intent			✓	✓	✓
Rules, Interpretation and Definitions			✓		✓
District Regulations	✓		✓	✓	✓
District Intensity and Bulk Standards				✓	
Agricultural District	✓ (A-1)	✓ (AG)	✓ (A)		
Transitional Agricultural District (A-2)	✓				
Residential Zoned Districts (R-1 : R-3)			✓		
Rural Residential District (R-1)		✓			
Residential Estate District (R-E)	✓				
Single Family Residential Three Acre District (R-3A)	✓				
Single Family Residential District (R-1)	✓				
Traditional Neighborhood Development (TN)			✓		
Countryside District (CS)		✓			
Mobile Home Park District (MH-P)	✓				
Elderly Housing Overlay District (EH-O)			✓		
Housing Opportunity Overlay District (HO-O)			✓		
Low Intensity Commercial District (C-1)		✓			
Commercial Zoned District (C-1 : C-4)			✓		
Neighborhood Commercial District (C-1)	✓				
Commercial District (C-2)		✓			
Highway Commercial District (C-2)	✓				
Business Park District	✓ (B-P)	✓ (BP)			
Light Industrial District (I-1)	✓	✓	✓		
Heavy Industrial District (I-2)	✓	✓	✓		
Planned Development District (PD)		✓			
Planned Development Overlay District (PD)	✓				
Floodplain Overlay District (F-P)	✓	✓			
Village Overlay District (V)		✓			
Special Use Permits	✓				
Nonconforming Uses					✓
Supplemental District Regulations			✓		✓
Parking and Loading Regulations					✓
Procedures & Administration	✓		✓	✓	✓
Board of Zoning Appeals			✓		✓
Permits	✓				
Site Plan Approval			✓		
Street and Access Standards				✓	
Miscellaneous	✓				
<b>SUBDIVISION REGULATIONS</b>					
General Provisions	✓	✓	✓		✓
Definitions			✓	✓	
Dedication and Reservation of Public Sites and Open Space			✓		
Submission and Approval of Plats	✓	✓	✓		✓
Lot Splits	✓				✓
Boundary Line Adjustments and Mergers	✓				
Variances and Exceptions					
Variances, Appeals & Waivers			✓		✓
Replatting and Reversion to Acreage	✓				
Subdivision Design Standards	✓	✓	✓	✓	✓
Drainage, Utilities, Parking, Loading, and Lighting				✓	
Administration	✓	✓		✓	

GAP ANALYSIS

## FRANKLIN COUNTY—ZONING REGULATIONS

### ARTICLE 1. GENERAL PROVISIONS

**General Recommendations:** No change.

**Specific Recommendations:**

Section 1-3. Purpose

1-3.02. Intent. Consider adding a new provision between existing subsections F. and G. to provide that to facilitate the implementation of the Comprehensive Plan for Franklin County, Kansas, and any adopted area or corridor plan is a purpose of these zoning regulations. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 2. DEFINITIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 3. ZONING DISTRICTS AND GENERAL REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:**

Section 3-1 Zoning Districts and Zoning District Map Established

3-1.01 and .03. Consider amending these sections to reflect additional overlay districts established at critical locations along the corridor, particularly where the Corridor Management Plan indicates high intensity development will locate. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning (Overlay Districts) of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 3-2. General Regulations Governing All Zoning District

3-2.01.G.2. Consider amending this section to add a limitation on any setback of yards that is less than the setback necessary to preserve proposed necessary right-of-way for enhancements to the K-68 Highway, as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning, Subdivision Regulations and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 3-3. Miscellaneous Regulations Governing All Zoning Districts

3-3.01.G.2. Consider amending this subsection to provide that setbacks of yards shall not be less than the setback required to preserve projected necessary right-of-way for K-68 Highway, as shown on the K-68 Corridor Management Plan, as well as those specified for the zoning districts.

3-3.03.H.1. and 2. Consider amending these subsections to provide that, in any event, no

setback shall be less than the setback required to preserve projected necessary right-of-way for K-68 Highway, as shown on the K-68 Corridor Management Plan.

Consider adding a new provision between existing subsection K. and L. providing that no utility facilities or rights-of-way shall be located or established within the area shown on the K-68 Corridor Management Plan as projected necessary right-of-way for K-68 Highway.

### ARTICLE 4. AGRICULTURAL DISTRICT (A-1)

**General Recommendations:** No change.

**Specific Recommendations:**

Section 4-5. Height and Yard Regulations

4-5.02.1. Add a new subsection e. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

### ARTICLE 5. TRANSITIONAL AGRICULTURE DISTRICT (A-2)

**General Recommendations:** No change.

**Specific Recommendations:**

Section 5-5. Height and Yard Requirements

5-5.02. Consider adding a new subsection e. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

### ARTICLE 6. RESIDENTIAL ESTATE DISTRICT (R-E)

**General Recommendations:** No change.

**Specific Recommendations:**

Section 6-5. Height and Yard Regulations

6-5.02.1. Add a new subsection e. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

### ARTICLE 7. SINGLE FAMILY RESIDENTIAL THREE-ACRE DISTRICT (R-3A)

**General Recommendations:** No change.

**Specific Recommendations:**

Section 7-5. Height and Yard Regulations

7-5.02.1. Consider adding a new subsection d. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for

K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 8. SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 8-5. Height and Yard Regulations](#)

8-5.02.1. Consider adding a new subsection d. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 9. MOBILE HOME PARK DISTRICT (MH-P)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 9-5. Height and Yard Regulations](#)

9-5.02.1. Consider adding a new subsection c. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 10. NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 10-5. Height and Yard Regulations](#)

10-5.02.1. Consider adding a new subsection d. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 11. HIGHWAY COMMERCIAL DISTRICT (C-2)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 11-5. Height and Yard Regulations](#)

11-5.02.1. Consider adding a new subsection d. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 12. BUSINESS PARK DISTRICT (B-P)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 12-5. Height and Yard Regulations](#)

12-5.02.1. Consider adding a new subsection c. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 13. LIGHT INDUSTRIAL DISTRICT (I-1)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 13-5. Height and Yard Regulations](#)

13-5.02.1. Consider adding a new subsection d. providing that in no event shall building setbacks be less than the amount necessary to preserve the projected necessary right-of-way for K-68 Highway enhancements, as shown on the K-68 Corridor Management Plan.

#### ARTICLE 14. HEAVY INDUSTRIAL DISTRICT (I-2)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 14-5. Height and Yard Regulations](#)

14-5.02.1. Consider adding a new subsection d. Section 13-5. Height and Yard Regulations.

#### ARTICLE 15. PLANNED DEVELOPMENT OVERLAY DISTRICT (PD)

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 15-2. Objectives](#)

15-2.01 Consider amending subsection D. to add a reference to any adopted area or corridor plan.

#### ARTICLE 16. FLOODPLAIN OVERLAY DISTRICT (F-P)

**General Recommendations:**

Between Articles 16 and 17, consider including an article or articles establishing overlay districts at critical locations along the corridor, particularly where the Corridor Management Plan indicates high intensity development will locate. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning (Overlay Districts) of the Implementation Chapter of the K-68 Corridor Management Plan.

**Specific Recommendations:** No change.

ARTICLE 17. SPECIAL USE PERMITS

General Recommendations: No change.

Specific Recommendations:

Section 17-3. Approval Procedures

17-3.02. Consider amending to add a new sentence after the first sentence, providing that, if an application for a rezoning of land is deemed to have an impact on development within the K-68 Corridor, notice of that application shall be sent to KDOT at least 20 days prior to the scheduled Planning Commission meeting. See Section Corridor Preservation Strategies—Administrative Tools—Notice of Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

ARTICLE 18. NONCONFORMING USES

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 19. PARKING AND LOADING REGULATIONS

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 20. SIGN REGULATIONS

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 21. AMENDMENT PROCEDURES

General Recommendations: No change.

Specific Recommendations:

Section 21-5. Public Hearing Before Planning Commission

21-5.02. Consider amending this section by adding a new sentence after the second sentence, providing that, if the proposed amendment is deemed to have an impact upon development in the K-68 Corridor, notice shall be sent to KDOT at least 20 days prior to the scheduled Planning Commission meeting.

21-5.04.9. Consider amending this section to add any adopted area or corridor plans.

ARTICLE 22. BOARD OF ZONING APPEALS

General Recommendations: No change.

Specific Recommendations:

Section 22-2. Powers and Jurisdictions

22-2.01.2.b. Consider adding a new 3) providing that, no yard regulation variance shall permit the variation of a setback to allow for a setback less than the setback necessary to preserve projected necessary right-of-way, as shown in the K-68 Corridor Management Plan.

22-2.01.2.c.5). Consider amending this section to add a reference to the County Comprehensive Plan and any adopted area or corridor plan. See Section Corridor Preservation Strategies—Regulatory Tools—Variances Uses of the Implementation Chapter of the K-68 Corridor Management Plan.

ARTICLE 23. PERMITS

General Recommendations: No change.

Specific Recommendations:

Section 23-1. Building Permits.

Consider adding a new section between existing sections 23-1-.02 and 23-1.03 entitled, "Conformance with County Comprehensive Plan" and stating no building permits shall be issued for any building or structure unless the same is consistent with the County Comprehensive Plan and any adopted area and corridor plan. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning and Corridor Preservation Strategies—Regulatory Tools—Building Permits of the Implementation Chapter of the K-68 Corridor Management Plan.

ARTICLE 24. TEMPORARY USES/ACCESSORY USES

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 25. USES PROHIBITED

General Recommendations: No change.

Specific Recommendations: No change.

## ARTICLE 26. MISCELLANEOUS

### General Recommendations:

Consider adding a new section allowing for cluster development at locations along the corridor where less intense development on the overall tract is appropriate to ensure open space, protect critical environmental features and ensure future development and more dense patterns may occur as the demand for that type of development increases. See section Corridor Preservation Strategies—Regulatory Tools—Cluster Development, Implementation Chapter of the K-68 Corridor Management Plan

Although not necessary in order to adopt an ordinance establishing a moratorium, the city's zoning ordinance could include specific authority to adopt moratoria in situations where it desires to allow the city time to adopt code or plan revisions before development is allowed to proceed. See Section Corridor Preservation Strategies—Regulatory Tools—Development Maratoria, Implementation Chapter of the Corridor Management Plan.

**Specific Recommendations:** No change.

## FRANKLIN COUNTY—SUBDIVISION REGULATIONS

## ARTICLE 1. GENERAL PROVISIONS

**General Recommendations:** No change.

### Specific Recommendations:

#### Section 1-2. Purpose

1-2.01. Consider adding in the third from the bottom line after entities: "to assist in implementation of the County Comprehensive Plan and any adopted area or corridor plan." See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

1-2.02.G.3. Consider amending this subsection to add: "for right-of-way sufficient to preserve projected necessary right-of-way for K-68 Highway and adjacent streets shown on the K-68 Corridor Management Plan." See Section Corridor Preservation Strategies—Planning Tool—Regulatory Tools—Zoning (Overlay Districts), Subdivision Regulations, and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan

## ARTICLE 2. PLAT FILING REQUIREMENTS

**General Recommendations:** No change.

### Specific Recommendations:

#### Section 2-3. Preliminary Plat

2-3.03. Consider amending this section to add a sentence after the first sentence requiring that, if a preliminary plat is deemed to have an impact upon development within the K-68 Corridor, KDOT shall be provided notice of the Planning Commission public hearing at least 20 days prior thereto. See Section Corridor Preservation Strategies—Administrative Tools—Notice and Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

2-4.03. Consider adding between subsections M. and N. a provision requiring a statement of notice that the area covered by the final plat is also within the area covered by the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Administrative Tools—Notice of Applicability of Plan, Implementation Chapter of the K-68 Corridor Management Plan.

## ARTICLE 3. LOT SPLITS

**General Recommendations:** No change.

### Specific Recommendations:

#### Section 3-4. Approval Guidelines

3-4.01. Consider adding a section between existing sections F. and G. providing that, no lot split shall be approved, if such lot split results in the need for an ingress and egress point onto K-

68 Highway that is not consistent with the K-68 Corridor Management Plan. See Section Access Management Strategies of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 4. BOUNDARY LINE ADJUSTMENTS AND MERGERS**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 4-4. Approval Guidelines

4-4.01. Consider adding a new section providing that no boundary line adjustment or merger shall be approved if, as a result, the parcel or parcels created create a demand for a point of ingress and egress on K-68 Highway that is not consistent with the K-68 Corridor Management Plan.

**ARTICLE 5. REPLATTING AND REVERSION TO ACREAGE**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 5-4. Approval Guidelines

5-4.01. Consider adding a new subsection prohibiting replats if, as a result, a lot creates a demand for a point of ingress or egress onto K-68 Highway, which is not consistent with the K-68 Corridor Management Plan.

**ARTICLE 6. SUBDIVISION DESIGN STANDARDS**

**General Recommendations:**

Between Sections 6-4.01 and 6-5.01, consider adding a provision authorizing the dedication of land, or an in-lieu fee (impact fee) [See Section Financing Strategies—Alternative Funding Mechanisms—Impact Fee of the Implementation Chapter of the K-68 Corridor Management Plan.], to acquire right-of-way necessary to accommodate the enhancements to K-68 Highway as such projected necessary right-of-way as shown in the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

**Specific Recommendations:**

6-5. Road Standards

6-5.01. Conformance with the Comprehensive Plan. Consider amending this section by adding to the end of the first sentence, or any adopted area or corridor plan.

6-5.01. Roads, Alleys and Public Ways. Consider amending subsection C. to provide that requirements are consistent with the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

6-5.01.I. Consider amending this subsection to provide that requirements are consistent with the K-68 Corridor Management Plan.

6-5.01.L. Minimum Requirements. Consider amending this subsection to provide that the minimum right-of-way width shall in all instances be as is shown in the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Acquisition Tools— Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

6-5.01.P. Dedication of Abutting Road Right-of-Way. Consider amending the first sentence to include a reference to the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Acquisition Tools— Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

6-8.01. Consider amending this section by adding a new sentence after the second sentence providing that no utility easements shall be located in the areas shown on the K-68 Corridor Management Plan as projected necessary right-of-way for K-68 Highway. See Section Corridor Preservation Strategies—Planning Tools—Utility Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 7. REQUIRED IMPROVEMENTS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 8. ADMINISTRATION**

**General Recommendations:** No change.

**Specific Recommendations:**

8-1. Rule Exception

8-1.01. Consider amending C. to provide that the exception will not be inconsistent with the County Comprehensive Plan or any adopted area or corridor plan.

**ARTICLE 9. MISCELLANEOUS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## MIAMI COUNTY—ZONING REGULATIONS

### ARTICLE 1. GENERAL PROVISIONS

#### General Recommendations:

Although not necessary in order to adopt an ordinance establishing a moratorium, the county's zoning ordinance could include specific authority to adopt moratoria in situations where it desires to allow the county time to adopt code or plan revisions before development is allowed to proceed. See Sections Corridor Preservation Strategies—Regulatory Tools—Development Moratoria, Implementation Chapter of the Corridor Management Plan.

Section 1-6. Consider adding a new section at this location providing for density transfer and incentives to encourage more dense or intense development at locations indicated on the Plan, which are appropriate for such development and to protect any environmentally sensitive features, agricultural lands or projected lower density locations. These density transfers and incentives could be located in the overlay district recommended above or other locations. See Section Corridor Preservation Strategies—Regulator Tools—Transfer of Development Rights and Density Transfers of the Implementation Chapter of the K-68 Corridor Management Plan.

#### Specific Recommendations:

##### Section 1-3. Purpose

1-3.02. Purpose. Consider amending 9. to include a reference to the K-68 Corridor Management Plan, unless or until the Management Plan is incorporated into the Comprehensive Plan for Miami County, Kansas. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 2. DEFINITIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 3. DISTRICTS AND DISTRICT MAPS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 4. PLANNED DEVELOPMENT DISTRICT (PD)

**General Recommendations:** No change.

#### Specific Recommendations:

##### Section 4-5. Height, Area, Yard and Open Space Regulations

4-5.02. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Regulatory Tools—

Development Moratoria, Subdivision Regulations, and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 4A. RURAL RESIDENTIAL DISTRICT (R-1)

**General Recommendations:** No change.

#### Specific Recommendations:

##### Section 4A-5. Height, Area and Yard Regulations

4A-5.02. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

### ARTICLE 5. COUNTRYSIDE DISTRICT (CS)

**General Recommendations:** No change.

#### Specific Recommendations:

##### Section 5-5. Height, Area and Yard Regulations

5-5.02.3. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

### ARTICLE 6. AGRICULTURAL DISTRICT (AG)

**General Recommendations:** No change.

#### Specific Recommendations:

##### Section 6-5. Height, Area and Yard Regulations

6-5.02.3. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

### ARTICLE 7. LOW INTENSITY COMMERCIAL DISTRICT (C-1)

**General Recommendations:** No change.

#### Specific Recommendations:

##### Section 7-5. Height, Area and Yard Regulations

7-5.02. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 8. COMMERCIAL DISTRICT (C-2)

General Recommendations: No change.

Specific Recommendations:

Section 8-5. Height, Area and Yard Regulations

8-5.02. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 9. BUSINESS PARK DISTRICT (BP)

General Recommendations: No change.

Specific Recommendations:

Section 9-5. Height, Area and Yard Regulations

9-5.03.1.A. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 10. LIGHT INDUSTRIAL DISTRICT (I-1)

General Recommendations: No change.

Specific Recommendations:

Section 10-6. Height, Area and Yard Regulations

10-6.02. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 11. HEAVY INDUSTRIAL DISTRICT (I-2)

General Recommendations: No change.

Specific Recommendations:

Section 11-5. Height, Area and Yard Regulations

11-5.02. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 12. FLOODPLAIN OVERLAY DISTRICT (F-P)

General Recommendations: No change.

Specific Recommendations:

Section 12-11. Variances

12-11.03.7. Additional Conditions for Variances. Consider a revision to include a reference to the K-68 Corridor Management Plan if that Plan has not been incorporated into the Comprehensive Plan. See Section Corridor Preservation Strategies—Regulatory Tools—Variances of the Implementation Chapter of the K-68 Corridor Management Plan.

ARTICLE 12A. VILLAGE OVERLAY DISTRICT (V)

General Recommendations:

After Article 12A, consider including an article or articles establishing overlay districts at critical locations along the Corridor, particularly where the Corridor Management Plan indicates high intensity or high density development will locate. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning (Overlay Districts) of the Implementation Chapter of the K-68 Corridor Management Plan.

Specific Recommendations:

Section 12A-5. Height, Area and Yard Regulations.

12A-5.02.1. Front Yard. Consider amending to provide that yard setback line shall not be less than setbacks required to preserve projected necessary rights-of-way as shown on the K-68 Corridor Management Plan.

ARTICLE 13. AIRPORT ZONING REGULATIONS

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 14. CONDITIONAL USES

General Recommendations: No change.

Specific Recommendations: No change.

ARTICLE 15. USES PROHIBITED

General Recommendations: No change.

Specific Recommendations: No change.

## MIAMI COUNTY—SUBDIVISION REGULATIONS

### ARTICLE 16. NONCONFORMING USES

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 17. PARKING REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 18. SIGN REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 19. SITE PLAN APPROVAL

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 20. HOME OCCUPATION STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 21. PERMITS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 22. AMENDMENT PROCEDURES

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 23. BOARD OF ZONING APPEALS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 24. MISCELLANEOUS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 1. GENERAL PROVISIONS

**General Recommendations:** No change.

**Specific Recommendations:**

Section 1-2. Purpose

1-2.02.2. Consider amending to also reference any adopted area or corridor plans. See Section Corridor Reservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 2. LOT SPLITS/PARCEL SPLITS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 3. PLAT FILING REQUIREMENTS

**General Recommendations:** No change.

**Specific Recommendations:**

Section 3-2. Preapplication Conference and Sketch Plan

3-2.01.3. Consider amending this section to include that the sketch plan shall include a general location map showing relationship to any adopted area or corridor plan. See Section Corridor Preservation Strategies—Regulatory Tools—Site Plans of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 3-3. Preliminary Plat

3-3.01. Consider amending section to include conformance with any adopted area or corridor plan. See Section Corridor Preservation Strategies—Administrative Tools—Subdivision Regulations of the Implementation Chapter of the K-68 Corridor Management Plan.

Consider adding a new section between existing Section 3-3.04 and 3-3.05 requiring that KDOT be provided with notice of any preliminary plat application that is deemed to have the potential of impacting development in the K-68 Corridor. See Section Corridor Preservation Strategies—Administrative Tools—Notice and Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

3-3.05. Consider amending subsection 3. to include notice to KDOT; provided that the preliminary plat application is deemed to have the potential to have an impact upon development within the K-68 Corridor. See section Corridor Preservation Strategies—Administrative Tools—Notice of Applicability of Plan , of the Implementation Chapter of the K-68 Corridor Management Plan.

[3-4. Final Plat](#)

3-4.03. Consider adding a new section A. requiring the inclusion of a statement providing notice that the area included within the subdivision is also included within the area covered by the K-68 Corridor Management Plan. See section Corridor Preservation Strategies—Administrative Tools—Notice of Applicability of Plan, of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 4. BOUNDARY LINE ADJUSTMENTS & MERGERS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 5. SUBDIVISION DESIGN STANDARDS**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 5-3. Street Standards](#)

5-3.01. Amend this section to include a requirement that it be integrated with the proposed system of streets as shown on the K-68 Corridor Management Plan if that plan has not been incorporated into the Miami County Comprehensive Transportation Plan.

Consider amending the third paragraph to reference the K-68 Corridor Management Plan as well as the Comprehensive Plan.

5-3.02. Consider amending the first sentence to also require conformance with the K-68 Corridor Management Plan if the County's Entrance Policy has not been amended to reflect the recommendations of the Management Plan. See section II. of the Implementation Chapter of the K-68 Corridor Management Plan.

5-3.09. Dedication of Abutting Street Rights-of-Way. Consider amending this section to include reference to the K-68 Corridor Management Plan in the first sentence in addition to the Miami County Comprehensive Transportation Plan. See section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

5-3.12. Minimum Infrastructure Requirements. Consider amending the second paragraph to include reference to the K-68 Corridor Management Plan in addition to the Miami County Comprehensive Transportation Plan, if the Transportation Plan has not been amended to correspond to the Management Plan. See section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees, of the Implementation Chapter of the K-68 Corridor Management Plan.

5-3.12.1.C. Consider amending this section to include reference to the K-68 Corridor Management Plan in addition to the Miami County Comprehensive Transportation Plan, if the Transportation Plan has not been amended to correspond to the Management Plan. See section

Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 5-3.13 Infrastructure Categories](#)

5-3.13.1. Roads. This is another example of instances where it is important to ensure that the Miami County Comprehensive Transportation Plan is amended to incorporate the provisions of the K-68 Corridor Management Plan or to amend the relevant code provision to require compliance with the Management Plan until the incorporation into the Transportation Plan can be made. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 5-5. Lot Standards](#)

5-5.03 Lots on Freeways or Thoroughfares. Consider amending this section to reference the K-68 Corridor Management Plan. See Section Access Management Strategies of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 5-7. Easements](#)

5-7.01. Utility Easements. Consider adding at the end of the section, provided that, no utility easement shall be located in projected necessary right-of-way for K-68 Highway as shown on the K-68 Corridor Management Plan. See section Corridor Preservation Strategies—Planning Tools—Utility Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 6. REQUIRED IMPROVEMENTS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 7. ADMINISTRATION**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 7-1. Rule Exceptions](#)

7-1.01. Consider amending the first paragraph to reference that rule of exception shall not be approved that are inconsistent with the recommendation of the K-68 Corridor Management Plan.

In the second paragraph of this section, consider adding a number 4. requiring that rule exceptions be consistent with the Miami County Comprehensive Plan and any adopted area or corridor plans.

**ARTICLE 8. MISCELLANEOUS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## CITY OF OTTAWA—ZONING REGULATIONS

### ARTICLE 1. TITLE AND PURPOSE

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 1-2 Purpose an Intent](#)

1-102. 11. Consider adding language calling for consistency with adopted area and corridor plans in addition to the comprehensive plan. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 1-3 Consistency with Comprehensive Plan](#)

1-103. Consider adding language calling for consistency with adopted area and corridor plans in addition to the comprehensive plan.

### ARTICLE 2. RULES, INTERPRETATIONS AND DEFINITIONS

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 2-1 Rules and Interpretations](#)

2-101. b.2. Recommend adding language providing that the depth of the projected necessary right-of-way, as shown for K-68 shown on the relevant plats of the Corridor Management Plan, shall control over the yard regulations contained in Sections 6-602 and 6-303 when a greater setback is necessary to preserve the projected necessary right-of-way. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning, Subdivision Regulations and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 3. DISTRICTS AND BOUNDARIES

**General Recommendations:**

Consider including an article or articles establishing overlay districts at critical locations along the corridor, particularly where the Corridor Management Plan indicates high intensity development will locate. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning (Overlay Districts) of the Implementation Chapter of the K-68 Corridor Management Plan.

**Specific Recommendations:**

[Section 3-5 Variance and Exceptions Required](#)

3-501 d. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

### ARTICLE 4. INTENT OF DISTRICTS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 5. AGRICULTURAL DISTRICT (A)

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 6. RESIDENTIAL ZONED DISTRICTS (R-1 : R-3)

**General Recommendations:** No change.

**Specific Recommendations:**

6-602 Yard Regulations. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

6-603 Yard Regulations in Certain Blocks. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

### ARTICLE 7. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TN)

**General Recommendations:** No change.

**Specific Recommendations:**

7-405 3. and 4. Lot and Block Standards. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

### ARTICLE 8. COUNTRYSIDE DISTRICT (CS)

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 9. MANUFACTURED HOME SUBDIVISION DISTRICT (MHS)

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 10. MANUFACTURED HOME PARK DISTRICT (MP)

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 11. ELDERLY HOUSING OVERLAY DISTRICT (EH-O)**

**General Recommendations:** No change.

**Specific Recommendations:**

11-602 Yards. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

**ARTICLE 12. HOUSING OPPORTUNITY OVERLAY DISTRICT (HO-O)**

**General Recommendations:** No change.

**Specific Recommendations:**

12-402. Add new (e). Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

**ARTICLE 13. HISTORIC CONSERVATION OVERLAY DISTRICT (HC-O)**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 14. COMMERCIAL ZONED DISTRICTS (C-1 : C-4)**

**General Recommendations:** No change.

**Specific Recommendations:**

14-501.c. Yard. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

**ARTICLE 15. INDUSTRIAL DISTRICTS (I-1 AND I-2)**

**General Recommendations:** No change.

**Specific Recommendations:**

15-401. Yard. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

**ARTICLE 16. PUBLIC USE DISTRICT (P)**

**General Recommendations:** No change.

**Specific Recommendations:**

16-501.b. Yard. Consider adding language specifying that yards shall not be reduced beyond the depth of the projected necessary right-of-way for K-68, as shown in the Corridor Management Plan.

**ARTICLE 17. MIXED USE DISTRICTS (MU)**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 18. PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 19. FLOODPLAIN MANAGEMENT**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 20. LANDSCAPING**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 21. NONCONFORMING SITUATIONS AND VESTED RIGHTS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 22. OFF-STREET PARKING AND LOADING REGULATIONS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 23. HOME OCCUPATION REGULATIONS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 24. SUPPLEMENTAL DISTRICT REGULATIONS**

**General Recommendations:**

Although not necessary in order to adopt an ordinance establishing a moratorium, the city's zoning ordinance could include specific authority to adopt moratoria in situations where it desires to allow the city time to adopt code or plan revisions before development is allowed to proceed. See Section Corridor Preservation Strategies—Regulatory Tools—Development Moratoria, Implementation Chapter of the Corridor Management Plan.

Consider establishing density transfers and incentives either in the overlay districts recommended above or at other locations in the code to encourage more dense or intense

development at locations indicated on the Plan, which are appropriate for such development, and to protect environmentally sensitive features, agricultural lands or projected lower density locations. See Section Corridor Preservation Strategies—Regulatory Tools—Transfer of Development Rights and Density Transfers and Density Incentives, Implementation Chapter of the Corridor Management Plan.

Consider adding a provision allowing for cluster development at locations along the Corridor where less intense development on the overall tracts when an overall tract is appropriate to ensure open space, protect critical environmental features, and ensure future development at more dense urban patterns may occur as the demand for that type of development increases. See Section Corridor Preservation Strategies—Regulatory Tools—Cluster Development, Implementation Chapter of the Corridor Management Plan.

**Specific Recommendations:**

Section 24-2 Height and Yard Regulations

24-201.b.1. Consider adding a new (c) providing that no recorded front building setback line shall be established which is less than the projected necessary right-of-way for K-68 as shown on the K-68 Corridor Management Plan.

**ARTICLE 25. BOARD OF ZONING APPEALS AND ADMINISTRATIVE VARIANCES**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 25-3 Variances

25-301.c. Consider adding a new 6. which provides that the granting of a variance shall not be inconsistent with the comprehensive plan or any adopted area or corridor plan.

**ARTICLE 26. AMENDMENT PROCEDURES**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 26-1 General Authority and Procedure

26-102. Consider revising subsection c. to provide that notice of the hearing on request for amendments, revisions or changes that have the potential to impact the recommendations of the K-68 Corridor Management Plan be provided to KDOT at least 20 days prior to the date of hearing. See Section Corridor Preservation—Administrative Tools—Notice and Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

26-108.k. Consider adding language requiring "conformance to and further enhance the implementation of any adopted area or corridor plan."

26-110.8. Consider adding language requiring "conformance to and further enhance the implementation of any adopted area or corridor plan."

**ARTICLE 27. SIGN REGULATIONS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 28. SITE PLANS**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 28-5 Submission Requirements

28-501.b.3. Consider a specific reference to projected rights-of-way for K-68 as shown on the K-68 Corridor Management Plan as that Plan is incorporated into the comprehensive plan.

Section 28-6 Standard of Review

28-601. Consider adding a new section stating that the recommendation of the zoning administrator shall be based upon the extent to which the proposal conforms to the comprehensive plan and any adopted area or corridor plan.

**ARTICLE 29. TELECOMMUNICATIONS TOWERS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 30. ENFORCEMENT AND PENALTIES**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## CITY OF OTTAWA—SUBDIVISION REGULATIONS

### ARTICLE 1. GENERAL REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:**

#### Section 1-2 Purpose

Section 1-201.b.2. Recommend adding language to include any adopted area or corridor plan. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 1-201.b.10. Consider including dedication of land for K-68 right-of-way purposes. See Section Corridor Preservation Strategies—Acquisition Tools—land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

#### Section 1-8 Interpretation—Conflict

Section 1-801. Consider adding provision providing that no building line shall be less than the depth of the proposed right-of-way necessary for enhancement to the K-68 highway, as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning, Subdivision Regulations, and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 2. ADMINISTRATION

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 3. DEFINITIONS

**General Recommendations:** No change.

**Specific Recommendations:**

#### Section 3-2 Definitions

3-201. Consider amending the definition of "right-of-way" to include after "street," "highway."

### ARTICLE 4. SUBDIVISION DESIGN STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:**

#### Section 4-1 Applicability

4-101. Consider amending this section to add reference to adopted area and corridor plans.

4-102. Consider amending this section to add reference to adopted area and corridor plans.

#### Section 4-3 Street Standards

4-301.i. Consider revising to add reference to the minimum distance required by the protected right-of-way necessary for enhancement to the K-68 highway, as shown in the K-68 Corridor Management Plan. Also, consider adding a provision providing that the right-of-way width for streets shown on the K-68 Corridor Management Plan shall be consistent with minimum right-of-way widths shown therein.

#### Section 4-4 Lot Standards

Section 4-401.i. Consider revising to provide that front building or setback lines shall not be less than the area required to preserve right-of-way for K-68, as shown in the K-68 Corridor Management Plan.

### ARTICLE 5. DEDICATION AND RESERVATION OF PUBLIC SITES AND OPEN SPACE

**General Recommendations:** No change.

**Specific Recommendations:**

#### Section 5-1 Dedication and Preservation of Public Sites and Open Spaces

5-101. Consider revision including rights-of-way for K-68 and adjacent local streets as shown on the K-68 Corridor Management Plan.

### ARTICLE 6. SUBMISSION AND APPROVAL OF PLATS

**General Recommendations:** No change.

**Specific Recommendations:**

#### Section 6-3 Preliminary Plats

6-301.a. Consider adding a provision requiring that KDOT shall be provided notice of an application for preliminary plat approval when such plat is in an area covered by the K-68 Corridor Management Plan and has the potential to impact the recommendations of that plan. See Section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

6-301.c. Consider revision to title of section to include approval or conditional approval and amendment to the last sentence in that subsection to include conditional approval.

#### Section 6-4 Final Plat

6-401.b. Consider adding a section to contain language indicating that the area covered by the plat is included within the K-68 Corridor Management Plan. See Corridor Preservation Strategies—Acquisition Tools—Access Acquisition of the Implementation Chapter of the Corridor Management Plan for details.

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## ARTICLE 7. IMPROVEMENTS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 8. IMPROVEMENT PROCEDURES

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 9. GUARANTEE OF INSTALLATION OF IMPROVEMENTS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 10. VARIANCES AND EXCEPTIONS

**General Recommendations:** No change.

**Specific Recommendations:**

Section 10-1 Variances and Exceptions

10-101.a. Consider adding a provision requiring that the Planning Commission find that the granting of a variance or an exception will not undermine the recommendations of the comprehensive plan or any adopted area or corridor plans. See Section Corridor Preservations Strategies—Regulatory Tools—Variances of the Implementation Chapter of the K-68 Corridor Management Plan.

10-101.b. Consider amending this provision to provide that the request for exception may be approved, approved subject to conditions or disapproved by the governing body.

## ARTICLE 11. LOT SPLITS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 12. VACATIONS AND CORRECTIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 13. CONSERVATION SUBDIVISION DEVELOPMENT STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## ARTICLE 14. SOIL EROSION AND SEDIMENT CONTROL

**General Recommendations:** No change.

**Specific Recommendations:** No change.

## CITY OF PAOLA—LAND DEVELOPMENT ORDINANCE

### ARTICLE 1. TITLE AND APPLICABILITY

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 2. ESTABLISHMENT OF ZONING DISTRICTS

**General Recommendations:** No change.

**Specific Recommendations:**

Consider including an article or articles establishing overlay districts at critical locations along the corridor, particularly where the Corridor Management Plan indicates high intensity development will locate. See Section Corridor Preservation Strategies—Regulatory Tools –Zoning (Overlay Districts) of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 3. USE REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 4. DISTRICT INTENSITY AND BULK STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 04.110 Performance Standards](#)

Consider adding a new sentence after the first sentence, providing that, no street yard, as shown on Table 04.110, shall be less than the proposed necessary right-of-way for enhancements to the K-68 Highway, as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the K-68 Corridor Management Plan.

### ARTICLE 5. SITE CAPACITY AND ENVIRONMENTAL STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 6. LANDSCAPING, PARKING, AND LOADING STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 7. SIGN REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 8. MODULATION AND BONUSES

**General Recommendations:** No change.

**Specific Recommendations:** No change.

[Section 08.140 Street Yard Setbacks](#)

Consider amending the first sentence to add a proviso that no street yard, as shown on Table 04.110, shall be less than the proposed necessary right-of-way for enhancements to the K-68 Highway, as shown on the K-68 Corridor Management Plan.

### ARTICLE 9. NONCONFORMITIES

**General Recommendations:** No change.

**Specific Recommendations:** No change.

### ARTICLE 10. SUBDIVISION AND LAND DEVELOPMENT DESIGN STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 10.132 Easements](#)

Consider amending the second sentence in the introductory paragraph to include a proviso that new utility easements, however, shall not be located in the projected necessary right-of-way for K-68 Highway enhancements as shown on the K-68 Corridor Management Plan.

[Section 10.210 General Standards](#)

Consider adding a new subsection H. providing that the site plan shall be consistent with the Comprehensive Plan and any adopted area or corridor plan.

### ARTICLE 11. STREET AND ACCESS STANDARDS

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 11.110 Street Design Objectives](#)

Consider adding a new subsection E. to implement the City's Comprehensive Plan and any adopted area or corridor plan, including the K-68 Corridor Management Plan.

[Table 11.130](#)

Consider adding a footnote referencing that street standards may be established for the street network adjacent to K-68 Highway in the K-68 Corridor Management Plan, check with City Public Works.

[Section 11.200 Access](#)

Consider adding a new sentence after the first sentence noting that proposed access points to K-68 Highway shall be as shown on the K-68 Corridor Management Plan. See Section II. of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 11.231 Access Spacing](#)

Consider adding a new sentence after the third sentence noting that access spacing shall be subject to the designation of access points as indicated in the K-68 Corridor Management Plan.

**ARTICLE 12. DRAINAGE, UTILITIES, PARKING, LOADING, AND LIGHTING**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 12.151 Requirements](#)

Consider amending subsection A. to provide that no utility shall be installed in designated easements located within the proposed necessary right-of-way for K-68 enhancements, as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Planning Tools—Utility Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 13. LANDSCAPING, TREE PROTECTION, AND EROSION CONTROL**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 14. SPECIAL SUBDIVISIONS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 15. QUALITY AND MONOTONY**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 16. RESERVED**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 17. RESERVED**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 18. RESERVED**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 19. RESERVED**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 20. ADMINISTRATIVE BODIES**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 20.220 Planning Commission](#)

20.220.A. Consider amending to recognize the power to conditionally approve.

20.220.B. Consider amending to recognize the power to conditionally approve.

**ARTICLE 21. PROCEDURES AND ADMINISTRATION**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 21.151 Notice of Public Hearings](#)

Consider adding a new section between the two sections each marked B. entitled, "Notice to Kansas Department of Transportation" adding a provision that applications for development approval that have the potential of impacting development within the K-68 Corridor shall be provided to KDOT no less than 20 calendar days prior to the public hearing date. See Section Corridor Preservation Strategies—Administrative Tools—Notice and Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 21.160 General Considerations in Rendering Decisions](#)

Consider amending subsection A. to include the Comprehensive Plan and any adopted area or corridor plans as a basis for decisions.

[Section 21.211 Standards for Zoning Map Amendment](#)

Consider adding a new subsection between subsections H. and I. establishing consistency with the Comprehensive Plan and any adopted area or corridor plans as a standard to be considered.

[Section 21.212 Standards for Ordinance Text Amendment](#)

Consider adding a new subsection H. that establishes consistency with the Comprehensive Plan and any adopted area or corridor plans as an additional consideration.

[Section 21.220 Conditional Uses](#)

21.220.A. Consider amending this section to also reference any adopted area or corridor plan.

[Section 21.251 Standards for Variances](#)

21.251.I. Considering amending this section to include a reference to any adopted area or corridor plan. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning and 4(f) Uses of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 21.261 Effect](#)

21.621.C. Final Plats Consider adding a provision that final plats shall contain a notice that the area covered by the preliminary plat is also covered by the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Administrative Tools—Notice and Opportunity to Provide Input, of the Implementation Chapter of the Corridor Management Plan.

**ARTICLE 22. ADOPTION AND PURPOSES**

**General Recommendations:** No change.

**Specific Recommendations:**

[Division 22.200 Ordinance Purpose](#)

22.200.C. Public Infrastructure. Consider amending subsection C.2. to include highways after roads in the two locations where the term "roads" is used.

Consider amending 6. to add, and to preserve projected necessary rights-of-way for K-68 enhancements as shown on the K-68 Corridor Management Plan.

**ARTICLE 23. DEFINITIONS**

**General Recommendations:**

Although not necessary in order to adopt an ordinance establishing a moratorium, the city's zoning ordinance could include specific authority to adopt moratoria in situations where it desires to allow the city time to adopt code or plan revisions before development is allowed to proceed. See Section Corridor Preservations Strategies—Regulatory Tools—Development Moratoria, Implementation Chapter of the Corridor Management Plan.

Consider establishing density transfers and incentives either in the overlay districts recommended above or at other locations in the code to encourage more dense or intense development at locations indicated on the Plan, which are appropriate for such development, and to protect environmentally sensitive features, agricultural lands or projected lower density locations. See Section Corridor Preservation Strategies—Regulatory Tools—Transfer of Development Rights and Density Transfers and Density Incentives, Implementation Chapter of the Corridor Management Plan.

**Specific Recommendations:** No change.

**ARTICLE 1. TITLE**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 2. PURPOSE AND INTENT**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 201. Purpose and Intent](#)

Consider adding a new section E. to implement the goals of the comprehensive plan and any adopted area or corridor plans and intent behind the zoning regulations. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 3. GENERAL PROVISIONS**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 301. Jurisdictional Area](#)

Consider entering into an interlocal cooperation agreement with Miami County allowing for the exercise of extra-territorial zoning power inside Committed Growth Areas as established by the governing body and amend this section to so provide. See Section Interlocal Cooperation of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 4. RULES AND DEFINITIONS**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 402. Interpretation](#)

Consider a new subsection between existing B. and C. providing that setbacks for each zoning district established in these zoning regulations, when not as deep as necessary to preserve projected right-of-way shown on the K-68 Corridor Management Plan, shall be modified to conform to the number of feet that is necessary to protect that right-of-way. See Sections Corridor Preservation Strategies—Regulatory Tools—Zoning, Site Plans, and Cluster Development of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 404. Definitions](#)

Consider adding a definition between existing K. and L. for the term "building setback line." (See Section 610.)

## ARTICLE 5. DISTRICT REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 501 "A-L" Agricultural District](#)

501.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan. See Sections Corridor Preservation Strategies—Regulatory Tools—Zoning, Subdivision Regulations, and Setback Ordinances of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 502 "R-1" Single-Family Dwelling District](#)

502.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 503 "R-2" Two-Family Residential District](#)

503.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 504 "R-3" Multi-Family Residential District](#)

504.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 505 "M-P" Mobile Home Park Residential District](#)

505.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 506 "C-O" Office and Institution District](#)

506.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 507 "C-1" Neighborhood Business District](#)

507.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 508 "C-2" Central Business District](#)

508.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 509 "C-3" General District](#)

509.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 510 "C-4" Special Use Business District](#)

510.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 511 "C-S" Highway Service District](#)

11.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 512 "B-P" Business Park District](#)

512.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 513 "I-1" Light Industrial District](#)

513.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 514 "I-2" Heavy Industrial District](#)

514.F. Consider adding a provision referencing the new subsection C. of Section 402 relating to setbacks and necessary right-of-way, as shown on the K-68 Corridor Management Plan.

[Section 515 "PUD" Planned Unit Development District](#)

Consider amending subsection D.12. to include a reference to K-68 in the second sentence relating to the authority of the Planning Commission to provide additional setback.

Consider amending subsection D.16. to provide that modifications not be inconsistent with the K-68 Corridor Management Plan.

## ARTICLE 6. SUPPLEMENTARY DISTRICT REGULATIONS

**General Recommendations:**

Although not necessary in order to adopt an ordinance establishing a moratorium, the city's zoning ordinance could include specific authority to adopt moratoria in situations where it desires to allow the city time to adopt code or plan revisions before development is allowed to proceed. See Section Corridor Preservation Strategies—Regulatory Tools—Development Moratoria, Implementation Chapter of the Corridor Management Plan.

Consider establishing density transfers and incentives either in the overlay districts recommended above or at other locations in the code to encourage more dense or intense development at locations indicated on the Plan, which are appropriate for such development, and to protect environmentally sensitive features, agricultural lands or projected lower density locations. See section Corridor Preservation Strategies—Regulatory Tools—Transfer of Development Rights and Density Transfers and Density Incentives, Implementation Chapter of the Corridor Management Plan.

Consider adding a provision allowing for cluster development at locations along the Corridor where less intense development on the overall tracts when an overall tract is appropriate to ensure open space, protect critical environmental features, and ensure future development at more dense urban patterns may occur as the demand for that type of development increases. See section Corridor Preservation Strategies—Regulatory Tools—Cluster Development,

Implementation Chapter of the Corridor Management Plan.

The City may want to consider adoption of planned districts, in addition to a PUD District. See Section Corridor Preservation Strategies—Regulatory Tools—Zoning of the Implementation Chapter of the Corridor Management Plan.

#### Specific Recommendations:

##### [Section 602 Yard Regulations](#)

Should be amended to add a new A.2. providing that front yards shall be adjusted where the projected necessary right-of-way shown on the K-68 Corridor Management Plan is deeper than the setbacks set forth in individual zoning districts.

##### [Section 605 Street Access Standards](#)

Consider amending Section 605.A. to provide that in no event shall residential access be inconsistent with points of access as shown on the K-68 Corridor Management Plan. See Section Access Management Strategies of the Implementation Chapter of the K-68 Corridor Management Plan.

Consider amending Section 605.B. Nonresidential Access to Arterials or Collectors to provide that in no event shall residential access be inconsistent with points of access as shown on the K-68 Corridor Management Plan.

Consider amending Section 605.C. relating to access spacing to provide that in no event shall residential access be inconsistent with points of access as shown on the K-68 Corridor Management Plan.

Consider amending Section 605.D. to state that provided no exceptions to the access standards may be granted that are inconsistent with the K-68 Corridor Management Plan.

Consider amending Section 605.E., the first sentence, to include the projected necessary right-of-way shown on the K-68 Corridor Management Plan.

##### [Section 616 Site Plan Approval](#)

Consider amending 616.D. Standards of Review, to revise subsection 4. to include any other adopted area or corridor plans.

#### ARTICLE 7. OFF-STREET PARKING AND LOADING REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

#### ARTICLE 8. SIGN REGULATIONS

**General Recommendations:** No change.

**Specific Recommendations:** No change.

#### ARTICLE 9. NONCONFORMITIES

**General Recommendations:** No change.

**Specific Recommendations:**

##### [Section 902 Nonconforming Lots of Record](#)

Consider amending subsection C. by referencing the need for greater depth when necessary to preserve the necessary projected right-of-way shown on the K-68 Corridor Management Plan.

#### ARTICLE 10. BOARD OF ZONING APPEALS

**General Recommendations:** No change.

**Specific Recommendations:**

##### [Section 1003 Powers and Jurisdiction](#)

Consider amending subsection B.3.e. to add a reference to or inconsistent with the comprehensive plan or any adopted area or corridor plans.

#### ARTICLE 11. AMENDMENTS

**General Recommendations:** No change.

**Specific Recommendations:**

##### [Section 1101 General Provisions](#)

1101.H. Consider amending subsection 1.d. by adding a new provision reflecting compliance with the comprehensive plan and any adopted area or corridor plans.

1101.H. Consider amending subsection 1.g. by adding a sentence providing that access roads, entrances and exit drives shall be at points that are consistent with points shown on the K-68 Corridor Management Plan.

1101.H. Consider amending subsection 3. to add, and to carry out the general purpose and intent of the comprehensive plan and any adopted area and corridor plans.

##### [Section 1102 Planning Commission Public Hearing](#)

Consider amending the first sentence of the second paragraph in subsection B. to include notice to KDOT of amendments for special use permits that have the potential of having an impact on development in the K-68 Corridor. See Section I.C.3. of the Implementation Chapter of the K-68 Corridor Management Plan.

##### [Section 1103 Action by the Planning Commission](#)

Consider amending the first sentence of paragraph 2 of subsection A. to include a recommendation for approval with conditions.

[Section 1105 Matters to be Considered for Amendments](#)

Consider amending subsection B. to add consistency with adopted area and corridor management plans.

[Section 1106 Conditional Use Permits](#)

Consider amending the first sentence of subsection B. to add the requirement that KDOT be notified of applications for special use permits that are deemed to have the potential to have an impact on development in the K-68 Corridor. See Section Corridor Preservation Strategies—Administrative Tools—Notice of Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

Consider amending subsection E., Consideration of Conditional use Permit Application, by adding a new subsection 3.c., referencing the comprehensive plan and any adopted area and corridor plans.

**ARTICLE 12. ADMINISTRATION**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 13. VIOLATIONS AND PENALTIES**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 14. INVALIDITY IN PART**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 15. CONFLICTING ORDINANCES**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**CITY OF LOUISBURG—SUBDIVISION REGULATIONS**

**ARTICLE 1. GENERAL PROVISIONS**

**General Recommendations:** No change.

**Specific Recommendations:**

[Section 101 Jurisdiction](#)

Consider entering into an interlocal cooperation agreement with Miami County to provide for the exercise of extra-territorial subdivision regulation in areas adjacent to the existing city limits and amending this section to reflect jurisdiction of the City with respect to these subdivision regulations shall apply in that area. See Section Interlocal Cooperation of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 102 Purpose and Intent](#)

Consider amending section to establish consistency with the comprehensive plan and any adopted area or corridor plans as an additional the purpose and intent of these subdivision regulations. See Section Corridor Preservation Strategies—Planning Tools—Comprehensive Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

[Section 104 Exemptions](#)

Consider amending subsection E. by adding at the end of the sentence, a statement along the lines of "provided that; no division shall be exempted from these regulations, if the resulting division proposes ingress or egress from either tract onto K-68 Highway, which is not in accordance with the points of access shown on the K-68 Corridor Management Plan." See Section Access Management Strategies of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 2. ADMINISTRATION**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 3. DEFINITIONS**

**General Recommendations:** No change.

**Specific Recommendations:** No change.

**ARTICLE 4. MINIMUM DESIGN STANDARDS**

**General Recommendations:**

Consider adopting a provision before or after Article 5 providing for dedication or reservation of projected necessary right-of-way as shown on the K-68 Corridor Management Plan or a fee in lieu therefore (impact fee) [See Section Access Management Strategies of the Implementation Chapter

of the K-68 Corridor Management Plan.]. See Section Corridor Preservation Strategies—Acquisition Tools—Land Dedication and In-Lieu Fees of the Implementation Chapter of the Corridor Management Plan.

**Specific Recommendations:** No change.

Section 402 Streets and Alleys

Consider amending subsection G., sentence one, to include, "or other access management technique as may be recommended by the K-68 Corridor Management Plan at that location." See Section Access Management Strategies of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 403 Lots

Consider amending subsection I. to provide that setback lines shall not be less than setbacks required to preserve projected necessary right-of-way as shown on the K-68 Corridor Management Plan.

Consider amending subsection L. to provide that no subdivision or resubdivision of a tract of land shall be permitted where that action places an existing permanent structure or land in an area shown on the K-68 Corridor Management Plan as projected necessary right-of-way for K-68 Highway or any adjacent street. See Section Corridor Preservation Strategies—Regulatory Tools—Subdivision Regulations of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 405 Subdivision Design

Consider amending subsection B., sentence two, to include or any adopted area or corridor plan.

**ARTICLE 5. DEDICATION OR RESERVATION OF PUBLIC OPEN SPACE**

**General Recommendations:** No change.

**Specific Recommendations:** No change

**ARTICLE 6. LOT SPLITS**

**General Recommendations:** No change.

**Specific Recommendations:** No change

Section 603 Approval Guidelines

Consider amending subsection A.4. to add in a reference to or adopted area or corridor plans.

**ARTICLE 7. SUBMISSION OF PLATS**

**General Recommendations:** No change.

**Specific Recommendations:** No change

Section 702 Preliminary Plats

Consider adding a new section between subsections B. and C. providing that notice equal to that provided to adjacent property owners should be provided to KDOT of any plat application that is deemed to have the potential to have an impact on development within the K-68 Corridor. See Section Corridor Preservation Strategies—Administrative Tools— Notice of Opportunity to Provide Input of the Implementation Chapter of the K-68 Corridor Management Plan.

Section 703 Final Plat

Consider amending subsection B. to include between 11 and 12, a new section requiring the inclusion of a statement providing notice that the area included within the subdivision is also included within the area covered by the K-68 Corridor Management Plan. See section Corridor Preservation Strategies—Administrative Tools— Notice of Applicability of Plan, of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 8. IMPROVEMENTS**

**General Recommendations:** No change.

**Specific Recommendations:**

Section 801 Required Improvements

Consider amending subsection D. to provide that no sanitary sewers or other utilities shall be located within the projected necessary right-of-way for K-68 as shown on the K-68 Corridor Management Plan. See Section Corridor Preservation Strategies—Planning Tools—Utility Planning of the Implementation Chapter of the K-68 Corridor Management Plan.

**ARTICLE 9. IMPROVEMENT PROCEDURES**

**General Recommendations:** No change.

**Specific Recommendations:** No change

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## ARTICLE 10. VARIANCES, APPEALS AND WAIVERS

**General Recommendations:** No change.

**Specific Recommendations:** No change

### Section 1001 Variances

Consider adding to subsection C. that the granting of a variance or exceptions shall not be inconsistent with the comprehensive plan or any adopted area or corridor plan. See Section Corridor Preservation Strategies—Regulatory Tools—Variances of the Implementation Chapter of the K-68 Corridor Management Plan.

## ARTICLE 11. MISCELLANEOUS

**General Recommendations:** No change.

**Specific Recommendations:** No change

## ARTICLE 12. SEVERABILITY

**General Recommendations:** No change.

**Specific Recommendations:** No change

## ARTICLE 13. PENALTY

**General Recommendations:** No change.

**Specific Recommendations:** No change

## ARTICLE 14. ADMINISTRATION

**General Recommendations:** No change.

**Specific Recommendations:** No change

