

ARTICLE 7

COUNTRYSIDE DISTRICT (CS)

Sections:

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SECTION 7-1 INTENT

7-101. The “CS” Countryside District is intended to reduce the number of nonconforming properties, both undeveloped and developed, which would otherwise result from the application of these regulations to newly-annexed property and to properties in unincorporated Cowley County which are within the City's zoning jurisdiction. The CS district will provide a rural residential lifestyle where residents have adequate open space by which to preserve that character. This district is particularly suited for cluster subdivisions developed in accordance with the City’s subdivision regulations.

The district is also intended to allow for limited future single-family residential development without encouraging the premature loss of open space or the loss of land used for agricultural purposes.

7-102. Following the effective date of these Regulations, to be eligible for zoning classification as Countryside, land should be considered on a section (640 acres) basis. Only sections of land which: (1) were comprised of 16 or more tracts, parcels or lots, and each conforming to the relevant zoning regulations and subdivision regulations in effect prior to the effective date of these Regulations and (2) have a minimum of three miles of public roads through or abutting the section, should be zoned Countryside. Land which does not itself meet the above criteria, but which is surrounded by sections of land zoned Countryside, may also be zoned Countryside.

7-103. New lots shall be created within the Countryside District only if constituting 10 or more acres, as provided in Section 7-5.

SECTION 7-2 PERMITTED USES

7-201. In the Countryside District no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for the following uses:

- a. Agricultural purposes.
- b. Grain storage structures.
- c. One-family dwellings.
- d. Subdivisions for one-family dwellings.

SECTION 7-3 PARKING REGULATIONS

7-301. Two (2) off-street parking spaces shall be provided for each dwelling unit.

7-302. Additional parking requirements are contained in Article 22 of these Regulations.

SECTION 7-4 SIGN REGULATIONS

7-401. Sign regulations for the CS district are set out in Article 27.

SECTION 7-5 HEIGHT, AREA AND YARD

7-501. Height: Buildings or structures other than those actually used for agricultural purposes shall not exceed 35 feet and/or two and one-half (2 1/2) stories in height.

7-502. In the Countryside District, the minimum dimensions of lots and yards shall be as follows:

- a. Lot Area: For every lot created after May 20, 2014, the minimum lot area shall be 10 acres with 600 feet or more of frontage on a public road. In cases where unusual lot configuration or dedications for public uses have created a lot of less than 10 acres, the Zoning Administrator shall determine whether the lot area nonetheless meets the spirit and intent of this requirement.
- b. Lot Dimensions: For every lot created after May 20, 2014, the minimum width of a lot shall be 600 feet. The minimum depth of a lot shall be 600 feet. There shall not be a lot depth-to-width ratio greater than 4:1 (*i.e.* the depth of a lot cannot be greater than 4 times its width). In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions nonetheless meet the spirit and intent of this requirement.