

ARTICLE III

AUTHORITY AND JURISDICTION

SECTION 1. AUTHORITY: The Regulations set forth herein are adopted under authority of State Statutes and in accordance with the adopted Comprehensive Plan for Sumner County, Kansas.

SECTION 2. JURISDICTION: These Regulations shall apply to all structures and land within the unincorporated area of Sumner County, Kansas, plus that area of the County within the jurisdictions of any incorporated city which may elect to request through inter-local agreement County administration of the zoning regulations on behalf of the City.

SECTION 3. APPLICABILITY: These Regulations shall not apply to:

1. The use of land for agricultural purposes, nor to the erection or maintenance of associated buildings so long as such land and buildings are used for agricultural purposes and not otherwise, except in federally designated floodplain areas.
2. Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephones or other communications, electricity, gas or water, or the collection of sewage or surface water, but not including utility substations on or above the surface of the ground.
3. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right-of-way and maintenance and repair work on such facilities and equipment.
4. Drilling for oil or gas wells except in residential or rural center districts.
5. Structures or land used by the Federal Government.

SECTION 4. NOTICE OF AMENDMENTS TO CITIES: Whenever amendments to the text of these Regulations or to the Zoning District Maps are proposed within three (3) miles of any incorporated City within the County, written notice of such proposed action shall be given to the governing body of such City at least twenty (20) days prior to the proposed action.