

ARTICLE II

INTENT AND PURPOSE

2-101. These zoning regulations for Manhattan, adopted pursuant to Kansas Statutes, may include, but are not limited to the following purposes:

To divide the City of Manhattan into zones and districts;

To regulate and restrict the location and use of buildings and the uses of land within each district or zone;

To restrict the use of buildings and land for agriculture, dwellings, business, industry, conservation and other purposes;

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

To conserve and protect property values throughout the City of Manhattan; and

To regulate and restrict the height, number of stories and size of buildings; the percentage of a lot that may be occupied by buildings and other structures; size of yards, courts and other open spaces; and the density of population; the location, use and appearance of buildings, structures and land for residential, commercial, industrial and other purposes; the conservation of natural resources, including agricultural land; and the use of land located in areas designated as flood plains and other areas, including the distance of any buildings and structures from a street or highway.