

**ORDINANCE NO. 754**

**AN ORDINANCE AMENDING ARTICLE XIX, SECTION 3 AND ARTICLE XX, SECTION 3 OF THE ZONING ORDINANCE FOR THE CITY OF SOLOMON, KANSAS TO ADD MINI-STORAGE FACILITIES AS PERMITTED USES WITHIN THE “I-1” LIGHT INDUSTRIAL DISTRICT AND THE “I-2” HEAVY INDUSTRIAL DISTRICT WITHIN THE CITY OF SOLOMON, KANSAS,**

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

**SECTION ONE.** Article XIX, Section 3 of the Zoning Ordinance for the City of Solomon, Kansas is hereby amended to read as follows:

**SECTION 3. USE REGULATIONS:**

1. Animal hospitals or clinics.
2. Auto sales and repair.
3. Bakery, whose primary purpose is not retail sales.
4. Billboards subject to requirements outlined in ARTICLE XXI.
5. Bottling works.
6. Building material sales (except for ready-mix concrete and similar uses which emit dust, odor, or smoke).
7. Carpenter, cabinet, plumbing, heating, air conditioning, and sheet metal shops.
8. Car wash establishments.
9. Carpenter, cabinet, plumbing or sheet metal shops.
10. Contractor's office and equipment storage yard, providing the storage yard is completely enclosed with a six (6) foot solid fence or wall.
11. Dog kennels.
12. Dry cleaning and/or laundry plants.
13. Farm and construction equipment sales and services.
14. Feed and seed storage and wholesale distribution.

15. Frozen food lockers.
16. Greenhouses and nurseries, retail and wholesale.
17. Light manufacturing operations, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, or smoke.
18. Machinery sales and storage lots.
19. Mini-storage facilities.
20. Monument sales.
21. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Zoning Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than 90%.
22. Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Zoning Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than 90%.
23. Motor vehicle and farm implement sales and storage.
24. Public utility and public service uses:
  - a. Municipal power plant.
  - b. Substations.
  - c. Railroads.
  - d. Telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings, electric power plants.
  - e. Public utility storage yards when the entire storage area is enclosed by at least a six (6) foot wall or fence.
25. Collection and distribution of recyclable items.
26. Sign printing and manufacturing.

27. Truck and rail terminals.
28. Upholstering shops.
29. Warehouses.
30. Wholesale merchandise sales and storage.
31. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals subject to such conditions as they board may require.
  - a. Livestock auction sales and/or sales of farm related products including seed and feed.
  - b. Grain elevators.
  - c. Wireless communications towers subject to the provisions of ARTICLE XXVI.
  - d. Wholesale and storage of products of a volatile nature such as anhydrous and similar products.

**SECTION ONE.** Article XX, Section 3 of the Zoning Ordinance for the City of Solomon, Kansas is hereby amended to read as follows:

**SECTION 3. USE REGULATIONS:**

1. Animal hospitals or clinics.
2. Auto sales, and repair, service, and painting.
3. Bottling works.
4. Blacksmith shops.
5. Building materials, storage and sales.
6. Carpenter, cabinet, plumbing, heating, air conditioning, and sheet metal shops.
7. Collection and distribution of recyclable items.
8. Contractor's office and equipment storage yard.
9. Dog kennels.
10. Dry cleaning and/or laundry plants.

11. Feed and seed stores.
12. Frozen food lockers.
13. Grain elevators.
14. Greenhouses and nurseries, retail and wholesale.
15. Lumber yards.
16. Machinery sales and storage lots.
17. Manufactured home fabrication, sales and storage.
18. Manufacturing or fabrication establishments which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
19. Mini-storage facilities.
20. Motor vehicle and farm implement sales and storage.
21. Poultry storage or slaughtering.
22. Public utility and public service uses.
23. Radiator repair shops.
24. Service stations.
25. Storage yards providing the storage yard is completely enclosed with a six (6) foot fence or wall.
26. Truck and rail terminals.
27. Upholstering shops.
28. Vehicle body repair, provided all repair operations are conducted in a closed building, and that all outside storage shall be enclosed by a six (6) foot solid fence.
29. Warehouses or storage houses.
30. Wholesale houses.
31. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals subject to such conditions as they may require.

- a. Automobile wrecking yards, junk yards, and scrap processing yards subject to the following:
  - (1) Located on a tract of land at least three hundred (300) feet from a residential district zone.
  - (2) The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a fence, wall, or hedge. The fence, wall, or hedge shall be of uniform height [at least six (6) feet high] and uniform texture and color and shall be so maintained by the proprietor as to ensure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.
  - (3) No junk shall be loaded, unloaded, or otherwise placed, either temporarily or permanently, outside the enclosing building, hedge, fence or wall, or within the public right-of-way.
  - (4) Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the Fire Department. Said burning, when permitted, shall be done during daylight hours only.
  - (5) No junk, salvage, scrap or other materials shall be piled or stacked higher than the top of the required fence or wall.
- b. Manufacturing or storage of bulk oil, gas and explosives.
- c. Oil and gas exploration, extraction and/or production.
- d. Storage and warehousing of products of a highly explosive, combustible or volatile nature.
- e. Mining and/or extraction of minerals.
- f. Wholesale and retail establishments which handle products of a highly explosive, combustible or volatile nature.
- g. Petroleum refining.
- h. Stockyard and slaughter houses.
- i. Ready-mix concrete and asphalt mix plants.
- j. Sanitary land fill.

- k. Storage, warehousing and sale of bulk fertilizers.
- l. Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise, or vibration.

**SECTION THREE.** Existing Article XIX, Section 3 and Article XX, Section 3 of the Zoning Regulations of the City of Solomon, Kansas is hereby repealed.

**SECTION FOUR.** This ordinance shall be in full force and effect from and after its adoption and publication once in the official city newspaper by the following summary:

Ordinance No. 754 Summary

On September 12, 2022, the City Council passed Ordinance No.754. The ordinance amends Article XIX, Section 3 and Article XX, Section 3 of the Zoning Regulations for the City of Solomon, Kansas to add mini-storage facilities as permitted uses within the “I-1” Light Industrial District and the “I-2” Heavy Industrial District within the City of Solomon, Kansas. A complete copy of the ordinance is available online at <https://solomonksgov.municipalimpact.com/home> or in the office of the City Clerk, 116 W. Main, in Solomon, Kansas, free of charge. This summary is certified by the City’s legal counsel.

APPROVED AND PASSED by the City Council of the City of Solomon, Kansas, this 12<sup>th</sup> day of September, 2022.

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Hunter McMillen, Mayor

Attest:

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Dana Eye, City Clerk

The publication summary set forth above is certified this 12<sup>th</sup> day of September, 2022.

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Aaron O. Martin, City Attorney