

**Louisburg Planning Commission Regular Meeting**  
**6:30 P.M. April 26, 2023**  
**City Council Meeting Room**  
**215 South Broadway**  
**AGENDA**

**Livestream link:** <https://boxcast.tv/view/louisburg-planning-commission-lwnwcy9dwinlvcxp1ikv>

**Item 1: ROLL CALL:**

**Item 2: PLEDGE OF ALLEGIANCE**

**Item 3: ADOPTION OF THE AGENDA:**

**Item 4: APPROVAL OF THE MINUTES:**

- Minutes from the March 29, 2023, Meeting

**Item 5: PUBLIC COMMENTS:**

Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for informational purposes only.

**PUBLIC HEARING BUSINESS ITEMS:**

**Item 6:** 23002-TXA (Text Amendment) – Tiny Home Regulations.

**NON-PUBLIC HEARING BUSINESS ITEMS:**

**NEW BUSINESS:**

None

**OLD BUSINESS:** Any old business the Commission may wish to discuss.

**Item 7:** Discussion of Zoning Regulations “HC-O” Highway K-68 Corridor Overlay District.

**Item 8:** Discussion of garage sale signs.

**Item 9: ADJOURNMENT:**



## **LOUISBURG PLANNING COMMISSION MEETING MINUTES**

### **Wednesday March 29, 2023**

The Planning Commission of the City of Louisburg, Kansas met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Thorvald McKiernan presiding.

#### **ATTENDANCE:**

Commission Members: Chris Hoffman, Carol Aust, George Bazin, Michelle Olson,  
Michael Sharp and Jason Crooks  
Mayor: Donna Cook  
City Council: Steve Town and T.J. Williams  
City Administrator: Nathan Law  
City Staff: Jean Carder  
Recording Secretary: Robert Lake  
Visitors: Jordan Roquemore, Dan McGhee, Karen Oram, and Mike McCowen

#### **Item 1: ROLL CALL**

#### **Item 2: PLEDGE OF ALLEGIANCE**

#### **Item 3: ADOPTION OF THE AGENDA:**

Chairperson McKiernan asked for Item 6 and agenda Item 8 be switched. All members agreed on this change. Jason Crooks moved to adopt the amended agenda, motion was seconded by Michael Sharp, and passed 7-0.

#### **Item 4: APPROVAL OF THE MINUTES:**

Michelle Olson moved to approve the minutes from the February 22, 2023, meeting. The motion was seconded by George Bazin and passed 7-0.

#### **Item 5: PUBLIC COMMENTS: None**

#### **PUBLIC HEARING BUSINESS ITEMS:**

#### **Item 8: 23001-TXA (Text Amendment) – Large Lot Estates Zoning Regulations.**

Chairperson McKiernan opened the public hearing for the text amendment. No public comments occurred. It was asked if there was any further discussion needed by the board, not further discussion occurred. Chairperson McKiernan closed the public hearing. Chris Hoffman moved to accept the text amendment, motion was seconded by Michael Sharp, and passed 7-0.

**Item 6: 22004-SUB (Subdivision) - Final Development Plan for Rolling Rock Reserve and Park Meadows Phase III (Parcel ID: 1093104007001000, 1093104007004000, 1093104008001000, 109310400802000, 1093104009015000, 109310401200900, 1093104013026000, and 1093104010011000).**

Chairperson McKiernan opened the public hearing for the final plat for Rolling Rock Reserve and Park Meadows Phase III. The applicant, TJ Williams, was asked if he had anything else to add to this discussion. Williams advised he did not. William said the lots will remain the same with 7 lots being smaller sized for Park Meadows Phase III and 17 larger lots for Rolling Rock Reserve. Chairperson McKiernan asked Williams if he had the covenants and restrictions. Williams advised they were in draft form but should be available soon. There were no further questions at this time for Williams.

Karen Oram, a resident of Park Meadows and acting as a neighborhood representative, advised there is concern about construction traffic using the only entrance into the subdivision and safety of neighborhood children. She said they would like to see construction traffic using the area to the south and west access the cul-de-sac. Chairperson McKiernan asked if there were further comments regarding the final plat. There were no further comments, Chairperson McKiernan closed the public hearing.

The board asked Williams if a separate construction entrance would be feasible during construction. Williams stated it was possible, but not ideal. Discussion occurred.

Michelle Olson moved to accept the final plat on the condition the text amendment was approved by the City Council. Jason Crooks seconded and passed 7-0.

**Item 7: 23001-SUB (Subdivision) – Preliminary Development Plan for Southtrails Phase II (Parcel ID: 1093004001001000).**

Chairperson McKiernan opened the public hearing for the preliminary development plat for Southtrails Phase II. Mike McCown, who is with the Southtrails Building Company, advised there are 25 4-plex buildings. There were no additional public comments. Chairperson McKiernan closed the public hearing.

Chairperson McKiernan asked McCown about the 1 acre of drainage not being contained on the parcel. Engineer of the Southtrails Plat, Dan McGhee of Lamp Rynearson, advised this was 1 acre for additional off-site drainage. This drainage would pick-up the drainage from the property from the east to ensure no further drainage issues occurred in the subdivision from the eastern property. Chairperson McKiernan asked if the development is a PUD, three parking spots instead of two are needed. McCown advised there should be room for three parking spots. Streetlight control needs to be on the final plat. Commission asked about fire hydrant locations and McCown said they are on the plans.

George Bazin moved to accept the preliminary plat, Micheal Sharp seconded and passed 7-0.

**NON-PUBLIC HEARING BUSINESS ITEMS:**

**NEW BUSINESS:**

**Item 9: Annual election of Planning Commission Chairman, Vice-Chairman and Secretary in accordance with Article 3, Planning Commission By-Laws, in the Procedures Manual.**

Carol Aust nominated Thor McKiernan to remain as chair. The nomination was confirmed 6-0 with McKiernan abstaining. Chairperson McKiernan nominated George Bazin as vice chairperson. The nomination was confirmed 6-0 with Bazin abstaining. Chris Hoffman nominated Michelle Olson for secretary. The nomination was confirmed 6-0 with Olson abstaining. All positions remained the same.

**Item 11: Discussion of garage sale signs.**

Discussion of garage sale signs occurred. During the discussion, Karen Oram approached the board regarding the cost of the \$50 dollar sign permits and felt that for an average citizen it was too costly. No action was taken. It was decided to revisit this item at a future meeting.

**Item 10: As requested by property owner Donna Cook a discussion concerning greenhouses on commercial property.**

Donna Cook addressed the board regarding high tunnel greenhouses and said she would like to install one on her property. She advised of a grant opportunity to obtain a high tunnel greenhouse. She stated there are several sizes and the largest they can go is 30X60. Other sizes include 10X20 and 20X40. It was advised the largest square footage the Department of Agriculture would allow is 2160 square foot.

The board discussed the current Special Use Permit Ordinance #620 is currently in effect on the property as it is zoned as C-4.

It was decided to amend the current Special Use Permit to allow a high tunnel greenhouse.

George Bazin made a motion to proceed with the public notice for the amended Special Use Permit to include the high tunnel greenhouse, was seconded by Chris Hoffman and passed 7-0

**OLD BUSINESS:**

**Item 12: Discussion of Zoning Regulations “HC-O” Highway K-68 Corridor Overlay District.**

Discussion occurred regarding the “HC-O” Highway K-68 Corridor Overlay District.

City staff went through the regulations, and it was decided to change the following items:

3. Minimum setback and yard areas

- a. For all lots in the Overlay District which abut the Highway K-68, minimum setbacks shall be no less than the greater of the following.

1. Front yards: 25 feet.

3. Setback limes be change from “such projected right of way line(s)” to “the property line”

B. Gasoline pumps, air and water service, canopies and other fixtures used in connection with gasoline delivery shall be located no less that twenty-five (25) feet from the property line of any abutting street.

6. Signage.

Signage within the Overlay District shall be subject to the requirements of the underlying zoning districts and shall further be limited to one (1) ground sign per street frontage not to exceed fifteen (15) feet in height. No off-site advertising signs (billboards) shall be permitted within the Overlay District. No sign shall be placed within fifteen (15) feet of any public street right-of-way.

It was asked of city staff to return the changed to the Planning Commission at the next meeting.

**Item 13: Discussion of Tiny Home regulations within the City Limit of Louisburg**

The board began discussing the tiny home regulations. They decided to go through each item and to either add or omit items in the regulations that were provided by Kim and Jordan Roquemore.

Once the board finished discussion on the regulations, Michelle Olson made a motion to move for public notice of the text amendment for tiny homes, seconded by George Bazin and passed 7-0.

**Item 14: ADJOURNMENT:**

Chris Hoffman moved to adjourn the meeting, seconded by Michael Sharp and passed 7-0. The meeting adjourned at 8:09 p.m.

**Submitted by Robert Lake**



**Memo:**

**To:** Louisburg Planning Commission

**From:** City Staff

**Date:** April 12, 2023

**Re:** 23002-TXA (Text Amendment) – Zoning Regulations Tiny Homes on Wheels

---

During March 29, 2023, Planning Meeting, staff was directed to schedule a public hearing to amend the Zoning Regulations via text amendment. The proposed text amendment will provide a subsection for Tiny Homes on Wheels in “M-P” Mobile Home Park Residential District in the Zoning Regulations.

Public Notice concerning the proposed text amendment was placed in the newspaper. It was confirmed that this notice appeared in the Miami County Republic on April 5, 2023.

Attached are the proposed changes as requested by the Planning Commission.

Financial: None

Recommendation: Review and discuss to provide recommendation of text amendment for City Council.

**NOTICE OF PUBLIC HEARING**  
**City of Louisburg**

The City of Louisburg Planning Commission will hold a public hearing on April 26, 2023, at 6:30 p.m. in the Council Chamber, 215 South Broadway, Louisburg, Kansas for the purpose of reviewing proposed changes to the 2010 Zoning Regulations of the City of Louisburg.

**Case Number: 23002-TXA**

The following amendments are to provide a subsection for Tiny Homes in “M-P” Mobile Home Park Residential District zoning regulations. These amendments would allow for the following items:

Section 505. B “Tiny Home Family Dwelling District Within M-P Mobile Home Park”

Intent: The intent of this district is to provide for Tiny Home residential structures to be constructed and placed in M-P. Tiny Home residential developments will follow current M-P Mobile Home Park Residential District regulations with the following exceptions.

**DEFINITION:**

Tiny Home on Wheels defined as:

- A. "THOW" means a living space permanently constructed on a frame or chassis and designed for use as permanent living quarters. TINY HOME on WHEELS: a unit that is between 150 and 400 square feet in size and that provides independent living facilities for one or more persons, which includes provisions for living, sleeping, eating, cooking and sanitation and has been inspected to meet American National Standards Institute (ANSI) A119.5 Standards.
  - 1. Complies with American National Standards Institute Standard A 119.5 on plumbing, fire and life safety and construction or National Fire Protection Association standard 1192 on plumbing, and fire and life safety for recreational vehicles;
  - 2. Does not exceed 400 square feet in size (excluding lofts).
  - 3. Is without motive power.
  - 4. "Tiny home" does not include a camp trailer, recreational vehicle, or manufactured housing.
- B. There is a kitchen area consisting of a sink, counters, cabinets, refrigerator and cooking appliance; or electrical outlets and plumbing that would support kitchen facilities.
- C. There is a bathroom consisting of a toilet, sink and shower or bathtub or both.

**UTILITIES:**

- A. The THOW shall be connected to the approved water source and sewage disposal facility (sewer or septic) in compliance with the latest edition of the local ordinance.

- B. The THOW shall be connected to a source of electricity in compliance with the latest local ordinance.
- C. If 100 amp conventional utility connection is utilized NFPA 70 551.42d, 551.44a-d and 551.46a-c will not apply.

## **DESIGN:**

- A. Incorporate design features typically used in traditional builds such as siding or roofing materials, pitched roofs, and insulated residential windows.
- B. Windows shall be double paned and include exterior trim or other design features to mimic residential windows.
- C. The roof and exterior walls shall be fixed with no slide outs, tip outs, or other forms of mechanically articulating extensions that expand the interior space of the THOW.
- D. Skirting: Shall meet current zoning regulations.
- E. Storage Buildings. Individual storage buildings may be permitted, and they must be properly anchored by THOW owner.
- F. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the building code and attached firmly to the primary structure and anchored securely to the ground.

## **THOW PERMIT**

1. Prior to moving a THOW into a “M-P” mobile park, a successful inspection must be obtained from a licensed inspector to ensure compliance with these written requirements other than those that must be done after moving to new location (i.e. skirting, hookups to utilities, etc.) OR THOW must be RVIA certified, or NOAH certified.
2. If THOW is RVIA certified or NOAH certified, a private inspection is not needed as these align with standards listed.

## **SAFETY AND CONSTRUCTION**

THOWS shall comply with ANSI 119.5 or NFPA 70 with special attention to article 551 and 552 (RVs and PMRVs) ANSI 119.5 covers: Fuel Systems and Equipment, Health, Fire and Life Safety, and plumbing systems.

- A. Exterior weather resistant barrier (house wrap or similar product) shall be placed on walls unless zip board or other approved product is utilized.
- B. Insulation Requirements are Roof R-19 or greater, Wall R-13 or greater and Floor R-13 or greater. A vapor barrier must be installed between the insulation and the subfloor.
- C. All homes with a loft over 24” high must have a guardrail installed. (ANSI 5-10.7)



- D. Electric panels may not be installed in a bathroom, closet, under stairs or wet area
- E. A loft measuring 35sq ft or greater shall have a primary and secondary means of egress. (Example: Window 24" X 17" or Outdoor Passage 18" X 48") (ANSI 3-2.1)
- F. Section AQ104 LOFTS(1)Section AQ104.1 Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.
1. (a)Section AQ104.1.1 Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>).
  2. (b)Section AQ104.1.2 Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.
  3. (c)Section AQ104.1.3 Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft. Exception: Under gable roofs with a minimum slope of 6:12. portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.
- G. Sufficient vent fan or other moisture control must be implemented within the home.
- H. Side wall vents shall be protected against birds or rodents from entering the vent.
- I. Anchoring: Anchoring shall meet current zoning regulations.

#### **RESTRICTIONS: ALL TINY HOMES ON WHEELS**

- A. The proposed moveable Tiny Home on Wheels cannot move under its own power. It may only be transported upon the public highway with correct permit issued for transportation.
- B. The proposed moveable Tiny Home on Wheels has been certified by a third-party inspection service or third-party agency such as NOAH or RVIA as meeting ANSI A119.5
- C. The Tiny Home on Wheels shall be connected to the water and wastewater system serving the primary residence.
- D. Wheels may not be removed from the Tiny Home. Applicant/owner of the Tiny Home on Wheels shall be responsible for placement of the Tiny Home on Wheels per manufacturers specifications. Tiny Homes shall be blocked according to current zoning regulation standards or with solid leveling jacks.
- E. Placement of THOWs are relegated to mobile home parks only at this time.

If you require special accommodation (qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please contact Robert Lake at (913) 837-5811 at least 48 hours in advance.



**Memo:**

**To:** Louisburg Planning Commission

**From:** City Staff

**Date:** March 12, 2023

**Re:** "HC-O" Highway K-68 Corridor Overlay District

---

During March 29, 2023, the Planning Commission discussed the K-68 Corridor Overlay District.

Attached are the recommended changes to the current "HC-O" Highway K-68 Corridor Overlay District provided by the Planning Commission.

Financial: None

Recommendation: Please review and discuss.

## Section 516. "HC-O" Highway K-68 Corridor Overlay District

The proposed text amendment will allow for changes for the K-68 Corridor Overlay District for the following sections.

### 3. Minimum setback and yard areas

- a. For all lots in the Overlay District which abut Highway K-68, minimum setbacks shall be no less than the greater of the following.
    1. The required front, side and rear yard setbacks in the underlying zoning district.  
Or
    2. Front Yard: ~~50 ft.~~ **25 ft.**  
Side Yard: 20 ft.  
Rear Yard: 25 ft.
    3. The number of feet determined by the Zoning Administrator to be necessary to protect the projected right-of-way shown of the K-68 Corridor Management Plan (2009). Minimum setbacks shall be measured from ~~such projected right-of-way line(s).~~ **the property line.**
  - b. Gasoline pumps, air and water service, canopies and other fixtures used in connection with gasoline delivery shall be located no less than ~~thirty (30)~~ **twenty-five (25)** feet from the property line of any abutting street.
6. Signage. Signage within the Overlay District shall be subject to the requirements of the underlying zoning district and shall further be limited to one (1) ground sign per street frontage not to exceed ~~ten (10)~~ **fifteen (15)** feet in height. No off-site advertising signs (billboards) shall be permitted within the Overlay District. No sign shall be placed within ~~twenty (20)~~ **fifteen (15)** feet of any public street right-of-way.



**Memo:**

**To:** Louisburg Planning Commission

**From:** City Staff

**Date:** April 12, 2023

**Re:** Garage Sale Signs

---

Garage sale signs were discussed by the Planning Commission at the March 29, 2023 meeting. The commission asked to continue the discussion to this meeting.

Garage sale signs are considered temporary signs, and only allowed "for a period not to exceed three (3) days. Garage sale signs are only allowed on the property where the sale is being conducted."

There are no current sign permits for the allowing of these signs in other locations.

In the zoning regulations there is a section for Special Temporary Event Signs, which are "used to advertise time-limited events whether one time, annual, or recurring events." See attached section.

If Planning Commission would like to include garage sale signs in the Special Temporary Event Signs section, discussion should include any additional parameter as needed.

Financial:

Recommendation: Please review the attached regulation for signage and discuss.

**CITY OF LOUISBURG, KANSAS**  
**ZONING REGULATIONS**

---

- a. Real estate sale or lease. Initiation upon actual availability of the property or premises for sale or lease. All signs shall be removed one (1) day after closing.
- b. Construction sign. Initiation upon issuance of a building permit or upon initiation of construction activity requiring no permits, and termination upon issuance of any occupancy permit or termination of construction activity.
- c. Election. Initiation upon the last day of the statutory filing period or the date of certification of a ballot question, and ending one (1) week after the general or special election. Political signs may remain up between the primary and general election except for candidates who lost in the primary. All signs shall be removed the day after the election. Signs that become deteriorated or partially destroyed shall be removed.

2. Number of signs: Only one (1) sign for each entity (i.e. candidate, real estate company, or a developer) may be placed on a parcel or lot at any one time.

M. Special Temporary Event Signs. Temporary signs used to advertise time-limited events, whether one time, annual, or recurring events (i.e. such as the Farmers Market, July 4<sup>th</sup> Event, Fishing Derby, Tractor Pull, Pancake Feed, Grand Opening, and similar events), are subject to the following conditions:

1. Number of signs: No more than five (5) temporary signs shall be displayed per event. No more than one (1) temporary sign shall be located on a parcel or lot at any one time.

2. Time of display: Signs may be displayed for no more than 14 days in advance of an event, will be removed when the event is over, and may be displayed on the day of the event on recurring events. A special event sign, whether it is a one-time or a recurring event, cannot be displayed for more than 21 days per calendar year, except for "Grand Opening" banners may be displayed as permitted by the Governing Body for a period of up to 60 days, to include as much as 30 days before the grand opening.

3. Sign locations and size: Signs will be located only on private property in non-residential districts, with written permission of the property owner. Maximum size sign is 16 square feet, and maximum height is five (5) feet. Maximum banner size mounted on "T" posts is three (3) by eight (8) feet. Larger banners permitted if mounted on a building.

4. Design and Construction: Temporary signs shall meet commonly accepted design parameters, as well as construction and material standards for each sign type, and be of professional quality.

5. Permit and Application Requirements: A permit will be required for all Special Temporary Event signs, and the application will include:

- a. Completed and signed application.
- b. A professional drawing of the sign that will be displayed.
- c. The actual calendar dates that the sign will be displayed.

**CITY OF LOUISBURG, KANSAS**  
**ZONING REGULATIONS**

---

d. Location of each sign and written permission of the property owner.

N. Entrance Monument Sign Construction and Landscaping. The construction of all entrance monument signs whether in residential, commercial, business park, or industrial zoning districts will comply with the following guidelines:

1. Materials. All subdivision monument signs shall have a masonry or concrete substructure with surfaces of only clay brick, split-face concrete block, stone or stucco; and the surfaces shall not be painted. Wood shall not be used.

2. Lighting. Any lighting shall be designed to minimize glare in all directions to the greatest extent possible. High intensity lights, such as floodlights, shall not be used to illuminate the sign.

3. Landscaping. Landscaping is required at the base of the sign that blends into the environment. A landscape plan will be submitted for review and approval with the sign permit application.

4. Plat easement or tract. The subdivision plat shall dedicate an easement for access to a lot or parcel for the express and sole purpose of erecting and maintaining a subdivision monument sign; or if dedicated to a homeowners association, designate a "Subdivision Monument Sign Tract: with sign maintenance vested with a homeowners association.

O. Prohibited Signs. The following signs are prohibited in all zoning districts.

1. Pole signs

2. Flashing signs

3. Portable Display Signs

4. A-Frame and Sandwich Board Signs – except as designated in the 16-block Historic Downtown Louisburg District as noted in Section 806 – E

P. Feather advertisement Flag, Teardrop Flag or Wind Flag:

1. Each business may display a maximum of two (2) flags per road side with exception of a multi-tenant complex (strip mall) shall not exceed more than (6) flags per total private property at any given time. Flags shall be displayed during open business hours only and must be removed at night. Flags must be replaced should they become tattered, worn or faded.

2. Flag material is limited to a maximum width of three feet (3ft) and a maximum height of twelve feet (12ft). The maximum height of the flag shall not exceed fifteen feet (15ft) from the ground or snowpack and should not be installed in public right of ways to include sidewalks and flower beds or directly under overhead utilities or near under ground utilities. Flags must be displayed in a location far enough back to where it cannot fall into a lane of traffic.

**CITY OF LOUISBURG, KANSAS**  
**ZONING REGULATIONS**

---

3. Flags which create a safety hazard by obstructing clear view of pedestrians, bicyclists, vehicular traffic, and traffic signs or signals are prohibited.
4. No flag shall be installed which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "stop", "look", "danger" or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic. Emergency fluorescent colors are prohibited.
5. No permits will be required.
6. Flags shall be anchored using a manufacturer's recommended base.

(Ord. 1171; added)

**SECTION 805. EXEMPTIONS**

- A. Total Exemptions. The following signs shall be exempt from the requirements of this Article, except for the provisions of Section 804 and as otherwise herein addressed.
  1. Flags or emblems of a governmental or of a political, civic, philanthropic, educational or religious organization, displayed on private property.
  2. Signs of a duly constituted governmental body, including traffic or similar regulatory signs, legal notices, warnings at railroad crossing and other instructional or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.
  3. Memorial signs, and tablets displayed on public or private property.
  4. Small signs, not exceeding three (3) square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, restrooms, freight entrances, and other similar signs.
  5. Score boards in athletic stadiums.
  6. No political signs shall be displayed outside the statutory allowances outlined in Kansas Statute (K.S.A. 25-2711): No city or county shall regulate or prohibit the placement of or the number of political signs on private property or the unpaved right-of-way for city streets or county roads on private property during the 45-day period prior to any election and the two-day period following any such election. Cities and counties may regulate the size and a set-back distance for the placement of signs so as not to impede sight lines or sight distance for safety reasons. (Ord. 1161; amended)
  7. Temporary signs for the sale of household goods at a residence (garage sales) for a period not to exceed three (3) days. Garage sale signs are only allowed on the property where the sale is being conducted.



**CITY OF LOUISBURG, KANSAS**  
**ZONING REGULATIONS**

---

- B. Exemptions from Sign Permit. The following signs are exempt from the sign permit section of this Article, but shall comply with all of the other regulations imposed by this Article.
1. Name plate signs not exceeding two (2) square feet in gross area accessory to a single-family or two-family dwelling.
  2. Bulletin board signs not exceeding 100 square feet in gross area accessory to a church, school or public or non-profit institution.
  3. Business signs when located on property used for agricultural purposes and pertaining to the sale of agricultural products produced on the premises.
  4. Real estate signs not exceeding six (6) square feet in area.
  5. Construction signs not exceeding sixteen (16) square feet.

**SECTION 806. DISTRICT REGULATIONS**

- A. "A-L" Agricultural District, "R-1" Single-Family Residential District "R-2" Two-Family Residential District, "R-3" Multi-Family Residential District, and "M-P" Mobile Home Park District.
1. Functional Types Permitted.
    - a. Business signs pertaining to a home occupation and subject to the sign requirements of the home occupation section of this regulation.
    - b. Bulletin board signs.
    - c. Construction signs.
    - d. Entrance monument signs
    - e. Identification signs.
    - f. Name plate signs.
    - g. Real estate signs.
  2. Structural Types Permitted.
    - a. Ground signs.
    - b. Monument signs.
    - c. Wall signs.