

## **ARTICLE IX**

### **“W – P” WATER QUALITY PROTECTION DISTRICT**

**SECTION 1. INTENT AND PURPOSE OF DISTRICT:** The “W – P” Water Quality Protection District is intended for application as an overlay zone in areas surrounding major surface water impoundments, streams and water supply well fields for the purpose of protecting water quality through regulation of potential sources of environmental pollution in the immediately adjacent watershed.

**SECTION 2. DISTRICT REGULATIONS:** In the “W – P” District, no building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the permitted uses in the parent district, of which this district is made a part, provided that such uses and structures shall meet the minimum requirements of SECTION 3 of these Regulations.

**SECTION 3. SPECIAL USE REGULATIONS:** Notwithstanding the requirements of the parent district, the other requirements of these zoning regulations and any other regulations of the City, the following regulations shall supplement the requirements of the parent district, of which this district is made a part. These Regulations shall supersede those of the parent district where there is a conflict among regulations.

1. *Erosion Control.* To prevent soil erosion and siltation of the adjacent water body, all uses of land in the “W – P” Water Quality Protection District shall provide erosion and sediment control measures for all features of development, including provision for temporary measures during construction. Such erosion control measures shall conform to the standards of the Phillips County Soil Conservation District.
2. *Sewerage Systems.* All uses shall be provided with sanitary sewerage disposal systems meeting the standards and specifications of the Phillips County environmental sanitation code. No system shall be allowed to discharge inadequately treated sewerage onto the surface of the ground or into ditches or water courses so as to produce odors, vector breeding conditions, contamination, or any other effect detrimental to maintenance of environmental quality.
3. *Solid Waste Disposal.* All solid waste disposal practices shall conform to the standards and criteria of the Kansas Department of Health and Environment. Disposal of solid wastes in the “W – P” Water Quality Protection District shall be limited to brush, limbs, and similar agricultural wastes.
4. *Potable Water.* All potable water supply systems shall be installed and operated in accordance with the standards and guidelines of the Kansas Department of Health and Environment (KDHE), and shall be protected and maintained in such a condition so as to prevent pollution of underground and/or surface water supplies. All abandoned wells or other bore holes shall be plugged and sealed as required by KDHE.

5. *Maintenance of Surface Vegetation.* For all uses, conservation and maintenance of surface vegetation is encouraged. All land parcels shall be appropriately landscaped with surface vegetation established, as necessary, to prevent water and wind erosion. Wherever possible, natural vegetation shall be retained and protected.
6. *Prohibited Uses.* The following uses and activities shall be prohibited in the “W – P” Water Quality Protection District:
  - a. Disposal of solid wastes other than brush, limbs, and similar agricultural wastes.
  - b. Subsurface storage of petroleum and other refined petroleum products.
  - c. Disposal of liquid or leachable wastes except residential subsurface sewerage disposal systems.
  - d. Rendering impervious (pavements and/or roofs) more than twenty (20) percent of any lot, parcel or tract.
  - e. Industrial uses, which discharge process waters on-site.
  - f. Bulk storage of road salt or other de-icing chemicals.
  - g. Dumping of snow containing de-icing chemicals brought from outside the district.
  - h. Commercial feed lots and kennels.
  - i. Mining of land, including sand and gravel extraction.
  - j. Storage and disposal of hazardous wastes.
  - k. Automotive service and repair shops, junk and salvage yards.

**SECTION 4. INTENSITY OF USE REGULATIONS:** The lot coverage and intensity of all items of development in combination, including all pavements and roof areas, shall not render impervious more than twenty (20) percent of the total lot area.

**SECTION 5. HEIGHT REGULATIONS:** The height requirements of the parent district, of which this district is made a part, shall be the maximum height requirements subject to the additional requirements as prescribed by the Regulations.

**SECTION 6. YARD REGULATIONS:** The yard requirements of the parent district, of which this district is made a part, shall be the minimum yard requirements subject to additional requirements as prescribed by these Regulations.

**SECTION 7. SIGN REGULATIONS:** The sign regulations of the parent district, of which this district is made a part, shall be the minimum requirements for sign regulations.

**SECTION 8. PARKING AND LOADING REGULATIONS:** The parking and loading regulations of the parent district, of which this district is made a part, shall be the minimum requirements subject to additional requirements as prescribed by these Regulations.