

**ARTICLE II**  
**INTERPRETATION, CONSTRUCTION AND DEFINITIONS**

**Section 1. Rules of Interpretation.**

- A. Minimum Requirements. In their interpretations and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, morals, comfort and general welfare.
- B. Overlapping or Contradictory Regulations. Where the conditions imposed by the provisions of these regulations upon the use of land or structures are either more restrictive or less restrictive than comparable conditions imposed by any other provision of any other applicable law, ordinance, resolution, rule or regulations of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.
- C. Private Agreements. The provisions of these regulations are not intended to abrogate any valid easement, deed restriction, covenant or other private agreement of legal relationship, provided, that where the requirements of these regulations are more restrictive or impose higher standards or regulations than such private agreements, the requirements of these regulations shall govern. The City does not have a responsibility to enforce such private agreements.
- D. Unlawful Uses. No use of land or structure which was not lawfully existing at the time of the adoption of these regulations shall become or be made lawful solely by reason of the adoption of these regulations; and to the extent that, and in any respect that, said unlawful use or structure is in conflict with the requirements of these regulations, said use or structure remains unlawful hereunder.
- E. Not a Licensing Regulation. Nothing contained in these regulations shall be deemed to be a consent, license or permit to use any property or to locate, construct or maintain any structure or facility or to carry on any trade, industry, occupation or activity.
- F. In the construction of these regulations, the provisions and rules of this Section shall be preserved and applied, except when the context clearly requires otherwise.

## **Section 2. Rules of Construction.**

- A. The singular number includes the plural and the plural the singular.
- B. The present tense includes the past and future tenses and the future the present.
- C. The word “shall” is mandatory while the word “may” is permissive.
- D. The phrase “used for” shall include the phrases “arranged for,” “designed for,” “intended for” “maintained for” and “occupied for.”
- E. The person” includes an individual, firm, corporation, association, partnership, trust, governmental body and agency, and all other legal entities.
- F. The word “City” means the City of Liberal, Kansas.
- G. The words “Governing Body” mean the Mayor and Commission members of the City of Liberal, Kansas which together constitute the governing body.
- H. The word “Clerk” means the City Clerk.
- I. The words “Planning Commission” mean the Liberal Metropolitan Area Planning Commission.
- J. The words “Comprehensive Plan” mean the adopted and approved Comprehensive Development Plan for the City of Liberal, Kansas and surrounding Planning Area, which includes, among other elements, a plan for land use.
- K. The word “Board” means the Liberal Metropolitan Area Board of Zoning Appeals.
- L. The words “zoning jurisdiction” mean the area as defined in Article 1, Section 4 for which the jurisdiction of these regulations is applicable for zoning purposes.
- M. Unless otherwise specified, all distances shall be measured horizontally.
- N. Any word or phrase which is defined in this Article or elsewhere in these regulations shall have the meaning as so defined whenever used in these regulations, unless such definition is expressly limited in its meaning or scope.
- O. Words or terms not herein defined shall have their ordinary meaning in relation to the context as defined in a dictionary.