

DR 63-1 - DENTAL AND MEDICAL
LABORATORIES IN "BB" DISTRICT

ACTION

DATE

COMMITTEE

M.A.P.C.

~~Apprise~~ 2-2-63

B.C.C. / ~~B.C.C.~~ Apprise 1st Rd. 3-5-63

BCC Apprise; adjust 3-12-63

Ord. No. 27-037

Transferred to

ORDINANCE NO. 27-037

AN ORDINANCE RELATING TO ZONING AND OFFICE DISTRICT REGULATIONS AMENDING SECTION 28.04.080 TITLE 28 OF THE CODE OF THE CITY OF WICHITA, KANSAS, AND REPEALING SAID ORIGINAL SECTION 28.04.080 TITLE 28 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That Section 28.04.080 Title 28 of the Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.080 "BB" office district regulations. In the "BB" office district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses, and all buildings erected, enlarged, converted or altered in the "BB" office district shall conform to the following area and height regulations:

A. USE REGULATIONS.

1. Any use permitted in the "B" multiple-family dwelling district.
2. Apothecary (attached to and operated as a part of a medical or dental clinic). Sales shall be limited to prescriptions, packaged drugs, patent medicines and other proprietary therapeutic or medical goods or devices. This is considered as an accessory use to the medical or dental clinic.
3. Clinic - Dental, medical, chiropractic or osteopathic.
4. Hotels and motels, provided that the following conditions prevail:
 - a. Each lot, tract or parcel of land when used for hotels or motels and when located in this district shall not be less than 25,000 square feet in area.
 - b. Each living facility shall contain a minimum of one hundred fifty (150) square feet of net floor area including that used for bath, shower, and closet facilities, but not including hallways, entranceways, storage or other service facilities used by occupants of other rooms, suites of rooms or living facilities within the motel or hotel building.
 - c. No main building or any portion thereof used for an assembly occupancy shall have any door other than required exits in any wall facing any contiguous parcel of residentially zoned area UNLESS such opening is at least 25 feet distance from the property line of such adjoining parcel.

- d. When any parcel, tract or lot is used for a hotel or a motel and is contiguous to a residential zoning district ("AA", "A", "RB", and "E"), a solid masonry wall six and one-half (6½) feet in height shall be constructed and maintained to protect adjoining property from light, debris, and noise generated by such motel or hotel. Such fence shall be located within 3 feet of the side and/or rear property line; provided that such fence shall not be placed on the front property line nor shall any fence be placed closer to the front lot line than the front yard setback line.

EXCEPTION: Other forms and types of screening may be used if such proposal first shall have been approved as an exception by the board of zoning appeals; provided, however, that in no event shall said board waive the screening requirement nor shall they permit open-mesh or chain-link type wire fencing, or other screening which shall permit light or debris to pass through such screening, or shall such board permit any kind of plantings, hedge or other living screen as an alternate for the required screening. Such permit for such exception shall be obtained through the board of zoning appeals under the provisions of chapter 2.12.560 through 2.12.610 and amendments thereto, of this code.

- e. Recreational uses shall be limited to outdoor non-profit, non-commercial activities used in connection with and operated by the motel or hotel.
- f. No commercial activity shall be allowed EXCEPT for sale of soft drinks, news media, tobacco, candies and toiletries; all such sales to be within the office area for such use except when sold from a vending machine. Under no circumstances shall eating establishments, restaurants, service stations, filling stations, gift shops, sales offices, dance halls, private clubs, or taverns be allowed or permitted as an associated use for a motel or hotel within this zoning district classification.
- g. Such use shall be located contiguous to a major street as designated in the Pattern For Thorofares, Wichita, Kansas, 1955, or amendments thereto.
5. Laboratory - dental or medical.
6. Office - Any office in which chattels or goods, wares or merchandise are not stored, created, exchanged or sold on the premises.
7. Optician.
8. Orthopedic shoe repair - Limited to prescription work only.
9. Post office substation.

10. A directory or trade-mark type sign associated with multiple-family, apartment or office uses permitted in 28.04.080 provided that it announces only the services offered or the uses existing within the building located on the premises whereon the sign is located; and further provided that such sign associated with multiple-family or apartment development announces only the name of the multiple housing or apartment development, its street address, and the name, address and telephone number of the manager and/or rental agent; and further provided that it shall comply with the following requirements:

- a. Such sign, exclusive of the base on which it is mounted or from which it is suspended; or the total of the signs, exclusive of the single base on which they are mounted or from which they are suspended; shall not exceed an aggregate total area of twenty-four (24) square feet.
- b. Such sign, or signs, mounted on or suspended from a single base, may be situated at any location on the premises.
- c. In the event that there are two or more distinct and separate uses conducted within a single building, a sign as described herein shall be permitted for each distinct and separate use.
- d. Such sign may be illuminated; provided that flashing or oscillating lights shall not be permitted; and provided further that all such lighting shall be so situated on the premises that it will not illuminate or reflect onto adjacent residential properties or opposite residential properties.

B. HEIGHT REGULATIONS.

No building shall exceed fifty-five feet in height at the required front, side and rear yard lines, but above the height permitted at such yard lines, one foot may be added to the height of the building for each one foot that the building or portion thereof is set back from the required yard lines.

C. AREA REGULATIONS.

1. Front Yard:

- 1.1 In all locations where building lines or setback lines or front yard lines are shown on plats which have been approved by the planning commission and which are recorded in the office of the register of deeds of the county, the minimum front yard shall be the same as the distance between the front lot line and the building or setback line shown on the plat.

- 1.2 In all other locations in the "BB" office district, the minimum front yard setback shall be twenty feet:

Provided that the minimum front yard setback of all lots between two adjacent conforming use buildings which are not more than one hundred feet between buildings shall be the distance between the front corner of the building on each side of the lot in question, provided that the application of this rule shall not reduce the minimum front yard setback to less than fifteen feet.

When the lot under consideration adjoins on one side only a lot having an existing conforming use building, the minimum front yard setback shall be determined by the following formula:

$$\frac{20' + X}{2}$$

Where "X" equals the minimum front yard setback of the existing building.

Where there are through lots, the above front yard requirements shall apply to the frontage on both streets.

- 1.3 The application of these regulations shall not increase the front yard setback to more than thirty feet; and provided further, existing buildings located wholly or partly on the front half of lots, having setbacks in excess of thirty feet, shall be considered as having setbacks of thirty feet, and this figure of thirty feet shall be used in calculating the setback of buildings on adjacent lots. Buildings placed entirely on the rear half of lots shall not be considered.

2. Side Yard:

- 2.1 In all locations where building lines or side lines on corner lots are shown on plats which have been approved by the planning commission and which have been recorded in the office of the register of deeds of the county, the minimum width of the side yard shall be the same as the distance between the side lot line and the building line shown on the plat.
- 2.2 On all lots which are hereafter improved with major buildings or additions to major buildings, there shall be a side yard on each side of not less than five feet in width; provided, however, that on a lot of record at the time of the adoption of Ordinance No. 10-107 (October 1, 1928), having a width of forty feet or less, and held under a distinct ownership from adjoining lots, the width of each side yard shall be not less than three feet, and provided further, that multiple-family dwellings which are constructed with the front entrance to two or more

units facing the side of lots shall have a minimum side yard of ten feet on that portion of the side of the building where such entrances are located.

2.3 A side yard width of not less than twenty-five feet on the side of the lot adjoining another building site shall be provided for all schools, libraries and churches and having auditoriums seating two hundred fifty persons or more, community houses and other public and semipublic buildings used, constructed or enlarged in the "BB" office district.

2.4 Accessory structures shall be located in compliance with the side yard requirements for main uses or structures of the district in which located. No accessory structure shall be located on any platted or recorded easement, or over any known utility.

3. Rear Yard:

3.1 There shall be a rear yard having a depth of not less than fifteen feet. If more than one building is constructed on a corner lot, there shall be not less than twenty feet between the front and rear buildings and the depth of the rear yard of the rear building shall be not less than ten feet.

3.2 Accessory structures shall not be less than 5 feet from any rear yard line except that accessory structures shall be not less than ten feet from the center line of any platted alley.

4. Lot Area Per Family.

4.1 The lot area per family for single-family dwellings shall be no less than two thousand five hundred square feet; for two-family dwellings, not less than two thousand square feet per family; and for multiple-family dwellings, no less than five hundred eighty square feet per family; provided, that the application of this rule shall not reduce the yard requirements, and provided, further, that this regulation shall not apply to motels or hotels which do not provide cooking facilities in the individual rooms or living units.

4.2 The maximum building coverage of land area shall not exceed more than one third of the total land area.

SECTION 2. That said original Section 28.04.080 Title 28 of the Code of the City of Wichita, Kansas, is hereby repealed.

SECTION 3. This ordinance shall take effect on its passage and publication once in the official city paper.

PASSED and approved this ____ day of _____, 1963.

Mayor

ATTEST:

City Clerk

(SEAL)

February 28, 1963

Board of City Commissioners
City Building
Wichita, Kansas

Subject: DR 63-1 - Public hearing
for amendment to Zoning
Ordinance

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission held on February 7, 1963, a public hearing was held for consideration of a proposed amendment to the Zoning Ordinance.

The Zoning Ordinance now permits a medical or dental laboratory only where operated in conjunction with a medical or dental clinic. It was the recommendation of the Planning Commission that medical or dental clinics as separate entities be permitted in the "BB" Office District and those districts less restrictive.

An ordinance has been prepared making effective this change. The ordinance has been approved as to form by the Department of Law.

Respectfully submitted,

L. L. Little
Secretary

LLL:RKL:ber

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON FEBRUARY 7, 1963, THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS, AT 2 P.M. WILL CONSIDER THE FOLLOWING CHANGE TO TITLE 28, THE CODE OF THE CITY OF WICHITA, KANSAS:

SECTION 28.04.080 - "BB" OFFICE DISTRICT REGULATIONS

AMEND TO READ AS FOLLOWS:

A. USE REGULATIONS.

5. LABORATORY - DENTAL OR MEDICAL.

THE PROPOSED AMENDMENT WILL THERE BE DISCUSSED AND CONSIDERED BY THE SAID WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, AND ALL PERSONS INTERESTED IN SAID MATTER WILL BE HEARD AT THIS TIME CONCERNING THEIR VIEWS AND WISHES IN THE PREMISES, AND ANY PROTEST AGAINST ANY OF THE PROVISIONS OF THE PROPOSED CHANGE TO THE REVISED ZONING ORDINANCE WILL BE CONSIDERED BY THE COMMISSION AS BY LAW PROVIDED.

WITNESS MY HAND AND SEAL ON THIS 0TH DAY OF JANUARY, 1963.

L. L. LITTLE, SECRETARY
WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA
PLANNING COMMISSION

(SEAL)

(1-1)

To MAPC + Wichita Dental Assoc

Subject SUMMARY OF DATA FURNISHED BY DENTISTS

From L.U.

IN AND ABOUT WICHITA

*Return
& Return
to R.A.C.*

THE PLANNING DEPARTMENT, THROUGH THE COOPERATION OF THE WICHITA DENTAL ASSOCIATION, CONDUCTED A SURVEY OF SOME OF THE CHARACTERISTICS OF DENTAL OFFICES IN THE WICHITA AREA. THE OBJECTIVE OF THE SURVEY WAS TO PROVIDE SOME BACKGROUND FOR THE PLANNING DEPARTMENT IN THE OPERATION OF THE DENTAL PROFESSION. THIS INFORMATION WILL BE USED IN CONSIDERING AMENDMENTS TO THE ZONING REGULATIONS, PARTICULARLY IN RELATION TO OFF-STREET PARKING REQUIREMENTS.

THROUGH THE WICHITA DENTAL SOCIETY, ONE HUNDRED TWENTY SIX QUESTIONNAIRES WERE DISTRIBUTED TO LOCAL DENTISTS, OF WHICH NINETY THREE WERE RETURNED. PERCENTAGES INCLUDED IN THIS SUMMARY ARE BASED ON NINETY ONE OF THE RETURNED FORMS. NOT INCLUDED IS ONE FORM RECEIVED AFTER COMPILATION OF THE DATA WAS LARGELY COMPLETED AND ONE FORM LACKING IN BASIC INFORMATION.

Location

IN REPLY TO THE QUESTION "ARE YOU LOCATED WITHIN THE CITY LIMITS?" 95.6%, OR EIGHTY SEVEN OF THE DENTAL OFFICES, REPLIED IN THE AFFIRMATIVE. OF THE REMAINDER; 3.3%, OR THREE DENTAL OFFICES, ANSWERED AS BEING OUTSIDE THE CITY LIMITS, WHILE THE QUESTION WAS NOT ANSWERED BY 1.1%, OR ONE OFFICE.

Wichita

OF THE EIGHTY SEVEN DENTAL OFFICES LOCATED WITHIN THE CITY LIMITS,
23%, OR TWENTY ^{Dentists} DENTAL OFFICES, WERE LOCATED IN THE DOWNTOWN DISTRICT.

^{only}
~~FIVE PERCENT~~ OR ONE DENTAL OFFICE IN THE DOWNTOWN DISTRICT STATED
(390)
THAT THEY PLAN TO MOVE TO AN OUTLYING AREA WITHIN ^{the next} TWELVE TO EIGHTEEN
MONTHS.

IT WAS REPORTED THAT 82.4%, OR SEVENTY FIVE OFFICES, WERE OCCUPIED
BY A SINGLE DENTIST; 15.4%, OR FOURTEEN OFFICES, WERE OCCUPIED BY TWO
DENTISTS AND 2.2%, OR TWELVE OFFICES, WERE OCCUPIED BY THREE DENTISTS.

Dental Hygienists

DENTAL HYGIENISTS ARE EMPLOYED IN 15.4%, OR FOURTEEN, OF THE
NINETY ONE OFFICES WHILE 2.2%, OR TWO, OF THE OFFICES DID NOT ANSWER
THIS QUESTION. SEVENTY FIVE, OR 82% OF DENTAL OFFICES ^{do not utilize a} ~~HAVE NO~~ DENTAL
HYGIENIST.

Dental Technicians

THE NUMBER OF DENTAL TECHNICIANS OR DENTAL ASSISTANTS REPORTED
VARIED FROM ~~NINE PER OFFICE TO NONE EMPLOYED~~ ALMOST 86% OF THE OFFICES
REPORTED THAT ONE OR TWO DENTAL TECHNICIANS OR DENTAL ASSISTANTS WERE
EMPLOYED IN THE OFFICE. THE TABLE GIVEN BELOW GIVES A COMPLETE BREAK-
DOWN OF THE DISTRIBUTION.

NUMBER OF DENTAL TECHNICIANS OR DENTAL ASSISTANTS EMPLOYED	No. of OFFICES	PERCENT OF 91 DENTISTS REPORTING
NONE EMPLOYED	4	4.4
1	58	63.7
2	20	22.0
3	6	6.6
4	1	1.1
9	1	1.1
NO ANSWER	1	1.1
	<u>91</u>	<u>100.0</u>

General Office Employees

FIFTY PERCENT OF THE NINETY ONE OFFICES REPORTED THAT ONLY ONE OF THEIR EMPLOYEES WOULD BE CLASSIFIED AS GENERAL OFFICE EMPLOYEE

CATEGORY (RECEPTIONISTS, BOOKKEEPERS, SECRETARIES, ETC.). ~~OF THOSE~~

of the other half,

~~REPORTING~~ 30% HAVE NO SUCH EMPLOYEE. THE TABLE GIVEN BELOW LISTS THE

SPECIFIC PERCENTAGE OF OFFICES REPORTING.

NUMBER OF GENERAL OFFICE EMPLOYEES	No. of OFFICES	PERCENT OF DENTAL OFFICES
NONE EMPLOYED	28	30.8
1	46	50.5
2	5	5.5
3	1	1.1
4	1	1.1
NO ANSWER	10	11.0
	<u>91</u>	<u>100.0</u>

Facilities

MORE THAN 65% OF THE NINETY ONE DENTAL OFFICES REPORTED THAT EACH DENTIST OR DENTAL HYGIENIST HAD MORE THAN ONE OPERATORIES AVAILABLE WHILE 34.1%, OR THIRTY ONE, REPORTED THAT EACH DENTIST OR DENTAL

HYGIENIST HAD ONE OPERATORY. THE NUMBER OF OPERATORIES AVAILABLE FOR

EACH DENTIST OR DENTAL HYGIENIST RANGED FROM ONE TO NINE. THE FOLLOWING

TABLE CONTAINS REPORTED DATA.

NUMBER OF OPERATORIES AVAILABLE TO EACH DENTIST OR HYGENIST	No. OF OFFICES	PERCENT OF DENTAL OFFICES
1	31	34.1
2	42	46.1
3	14	15.4
4	3	3.3
5	1	1.1
	<u>91</u>	<u>100.0</u>

no of Patients

THE AVERAGE NUMBER OF PATIENTS TREATED EACH DAY BY EACH DENTIST VARIED PRIMARILY BETWEEN 5 AND 20 PATIENTS PER DAY. APPROXIMATELY 40% OF THE DENTISTS REPORTING TREATED AN AVERAGE OF BETWEEN 9 AND 12 PATIENTS PER DAY AND OVER 25% TREATED AN AVERAGE OF BETWEEN THIRTEEN AND SIXTEEN PATIENTS PER DAY. THE TABLE GIVEN BELOW GIVES A MORE DETAILED BREAKDOWN OF THE DATA.

AVERAGE NUMBER OF PATIENTS TREATED EACH EACH DAY BY EACH DENTIST	No. OF OFFICES	PERCENT OF DENTAL OFFICES
1 TO 4 INCLUSIVE	1	1.1
5 TO 8 INCLUSIVE	14	15.4
9 TO 12 INCLUSIVE	35	38.4
13 TO 16 INCLUSIVE	24	26.4
17 TO 20 INCLUSIVE	14	15.4
21 TO 24 INCLUSIVE	1	1.1
No ANSWER	<u>2</u>	<u>2.2</u>
	91	100.0

APPROXIMATELY 25% OF THE SEVENTY NINE OFFICES IN WHICH DENTAL HYGENISTS ARE EMPLOYED REPORTED THAT THE DENTAL HYGENISTS OF THE OFFICE TREATED FOUR OR LESS PATIENTS EACH DAY. THE TABLE GIVEN BELOW GIVES A MORE DETAILED BREAKDOWN OF THE AVERAGE NUMBER OF PATIENTS EACH DENTAL HYGENIST TREATED EACH DAY.

AVERAGE NUMBER OF PATIENTS TREATED EACH DAY BY EACH DENTAL HYGIENIST	No. OF OFFICES	PERCENT OF DENTAL OFFICES
1 TO 4 INCLUSIVE	20	25.4
5 TO 8 INCLUSIVE	4	5.1
9 TO 12 INCLUSIVE	9	11.4
13 TO 16 INCLUSIVE	1	1.3
17 TO 20 INCLUSIVE	1	1.3
No ANSWER	44	55.5
	91	100.0

THE REPLIES TO THE QUESTION "HOW DO YOUR EMPLOYEES AND PATIENTS ARRIVE? BY WALKING ____%. BY BUS ____%. BY AUTO ____%" ARE TABULATED BELOW. IT SHOULD BE NOTED THAT NEARLY 85% REPORT THAT OVER HALF THEIR PATIENTS ARRIVE BY AUTO. A GREAT MAJORITY REPORT THAT LESS THAN 20% ARRIVE BY BUS OR BY WALKING.

ESTIMATED PERCENT OF PATIENTS AND EMPLOYEES ARRIVING.	WALKING PERCENT OF OFFICES	Bus PERCENT OF OFFICES	AUTO PERCENT OF OFFICES
UNDER 20	82.4	72.5	0.0
21 TO 40	4.4	12.1	2.2
41 TO 60	1.1	3.3	12.1
61 TO 80	0.0	0.0	27.5
81 TO 100	0.0	0.0	46.1
No ANSWER	12.1	12.1	12.1
	100.0	100.0	100.0

Parkings

THE REPLIES TO THE COMPOSITE QUESTION "HOW MANY PARKING SPACES DO YOU HAVE FOR YOUR OFFICE? LOCATED ON YOUR LOT? LEASED ADJACENT PROPERTY OR AVAILABLE PARKING FOR ADJACENT COMMERCIAL ACTIVITY OR DEVELOPMENT? CURB PARKING?" *was not well constructed and did not elicit uniform answers* HAS SEVERAL QUESTIONABLE FACETS. HOWEVER, IT WAS FELT THAT THE PARTIAL REPLIES OUTWEIGHTED THE QUESTIONABLE ANSWERS SO THAT AN ATTEMPT WAS MADE TO TABULATE *were* THE REPLIES *well* SO THAT SUCH QUESTIONABLE ANSWERS WERE SOMEWHAT ISOLATED. *data is of questionable value since the answers to the question were not made in a uniform manner. It is suggested that several*

of the factors in full accordance with the criteria set in to

PARKING SPACES AVAILABLE	PERCENT OFFICES WITH SPACE ON OWN LOT	PERCENT OFFICES WITH LEASED OR ADJACENT LOTS	PERCENT OFFICES WITH CURB PARKING
NO ANSWER	12.1	45.0	22.0
ANSWERED WITHOUT DATA	8.8	4.4	27.5
NONE	12.1	39.6	18.7
1 TO 10	51.6	6.6	29.6
11 TO 20	7.7	0.0	11.1
21 TO 30	1.1	2.2	1.1
31 TO 40	2.2	1.1	0.0
41 TO 50	2.2	1.1	0.0
OVER 50	2.2	0.0	0.0
	100.0	100.0	100.0

As pointed out,

THE QUESTION CONTAINED IN THE SURVEY WAS POORLY CONSTRUCTED AND ACCOUNTS FOR THE PARTIAL ANSWER. NO CONCLUSIONS ARE DRAWN FROM THIS

DATA: Question
Relocation

JUST UNDER 18%, OR SIXTEEN, OF THE 91 DENTAL OFFICES REPORTING HAVE PLANS TO RELOCATE WITHIN THE NEXT ONE TO THREE YEARS. IN REPLY TO THE QUESTION "DO YOU PLAN TO RELOCATE WITHIN THE NEAR FUTURE? (ONE TO 3 YEARS.)" ~~17.6%~~ ^{OR 16 OFFICES} REPLIED THAT THEY PLANNED TO DO SO. ANOTHER ~~17.6%~~ ^{OR 16 OFFICES} DID NOT ANSWER THE QUESTION. ~~64.8%~~ ^{HOWEVER} 64.8%, OR SIXTY FOUR OFFICES, ANSWERED THAT THEY ~~DID NOT PLAN~~ ^{HAD NO} TO MOVE WITHIN THREE YEARS.

General

APPROXIMATELY 13%, OR TWELVE OF THE NINETY DENTAL OFFICES REPORTING INTEND TO ADD TO THE NUMBER OF DENTISTS OR DENTAL HYGIENISTS IN THE OFFICE. SPECIFICALLY ~~13.2%~~ ^{OR TWELVE OFFICES} HAD SUCH PLANS AND ~~16.4%~~ ^{OR FIFTEEN OFFICES} MADE NO REPLY TO

PERCENT THE QUESTION. SEVENTY, ~~OR TWELVE OFFICES~~, OR SIXTY FOUR DENTAL OFFICES

indicated they will
INTENDED TO HOLD PERSONNEL ^{at} THE PRESENT LEVEL.
the number of

CONCLUSION:

3. THERE IS NO APPARENT TREND TOWARD LARGE DENTAL CLINICS SUCH AS ARE BEING DEVELOPED BY MEDICAL DOCTORS.
4. PATIENT LOADS (IT IS ASSUMED THE SCHEDULING IS EVENLY DISTRIBUTED) ARE LESS THAN ANTICIPATED BY PLANNING STAFF MEMBERS, ALTHOUGH NO COMPARABLE FIGURES ARE AVAILABLE, IT IS EXPECTED THAT DENTAL PATIENTS AND STAFF WILL BE A LOWER TRAFFIC GENERATOR THAN MEDICAL OFFICES WHERE PATIENT FLOW MAY BE IRREGULAR AND WHERE MANY MORE PATIENTS CAN BE TREATED AND CARED FOR BY NURSES AND TECHNICIANS.

3. ~~THE ANSWERS TO QUESTIONS ABOUT PARKING WOULD APPEAR TO INDICATE THAT DENTAL OFFICES GENERALLY HAVE ADEQUATE PRIVATE PARKING FOR BOTH PATIENTS AND PERSONNEL.~~

1. DENTAL OFFICES ARE NOT A SIMPLE "ONE-MAN" OPERATION. THE MAJORITY HAVE ADDITIONAL EMPLOYEES EITHER OF A TECHNICAL NATURE OR OF FOR GENERAL OFFICE WORK.
2. DENTISTS HAVE RELOCATED OVER THE PAST YEARS INTO NEIGHBORHOOD AREAS. LESS THAN ~~xx~~ ONE-FOURTH OF ALL DENTISTS REMAIN THE CENTRAL BUSINESS DISTRICT.

5. ALTHOUGH THE MAJORITY OF DENTIST OFFICE ALONE, THE NUMBER OF PERSONNEL MAY RANGE FROM 2 (DENTIST AND DENTAL TECHNICIAN) TO 5 (DENTIST, 2 DENTAL TECHNICIANS, 1 DENTAL HYGIENIST, AND 1 GENERAL OFFICE EMPLOYEE). THIS CREATES A CONSTANT DEMAND ON AN AVERAGE OF AT LEAST FIVE PARKING SPACES REGARDLESS OF SIZE OF OFFICE. BASED ON 12 TO 14 PATIENTS PER DAY, EVENLY SPACED AS TO TIME OF ARRIVAL AND DEPARTURE WITH AND OVERLAP OF APPOINTMENTS, FOUR ADDITIONAL CARS MAY BE EXPECTED. THIS INDICATES A TOTAL NEED OF APPROXIMATELY NINE SPACES FOR AN AVERAGE DENTAL OFFICE. FROM PARTIAL RESULTS, IT IS SUSPECTED THAT *most dental offices lack adequate parking arrangements for average demands. This is an assumption only & should be considered as such pending further study.*