

DR 70-12 - Amendment to Title 28.  
Regarding New Multiple Family  
Districts.

ACTION

DATE

~~COMMITTEE~~ \_\_\_\_\_

M.A.P.C. — Approves — 6-11-70

B.C.C. ~~#303E~~ Approves as 6-20-70  
recommended

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.065 AS THE "R-5" GENERAL RESIDENCE ZONING DISTRICT AND SECTION 28.04.067 AS THE "R-6" GENERAL RESIDENCE ZONING DISTRICT FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT AND OTHER COMPATIBLE USES; AMENDING SECTIONS 28.04.030, 28.04.080 28.04.090, 28.04.120, 28.04.183 AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS

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

SECTION I. That Section 28.04.030 be amended as follows:

Following "RB" Four-Family Dwelling Classification or district add:

"R-5" - General Residence District  
"R-6" - General Residence District

SECTION II. That the following zoning district be inserted into the ordinance as Section 28.04.065:

28.04.065 - "R-5" - GENERAL RESIDENCE DISTRICT. In the "R-5" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Any use permitted in the "A" - Two-Family Dwelling District.
2. Multiple-Family Dwellings.
3. Accessory signs as permitted by Section 28.04.070.A.12.
4. Off-street parking as permitted by Section 28.04.070.A.13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS.

1. Minimum lot areas:
  - a. Single-Family Dwellings: 6,000 square feet.
  - b. Two-Family Dwellings: 5,000 square feet per dwelling unit.

- c. Multi-Family Dwellings: 3,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-Family Dwellings: 60 feet.
- b. Two-Family Dwellings: 75 feet.
- c. Multi-Family Dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Yard requirements:

- a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

- b. Minimum side yard:

- (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

- (2) All other permitted uses: 25 feet.

- c. Minimum rear yard: 20 feet.

SECTION III. That the following zoning district be inserted into the ordinance as Section 28.04.067:

28.04.067 - "R-6" - GENERAL RESIDENCE DISTRICT. In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS

- 1. Uses permitted are identical with those of the "R-5" General Residence District.

B. AREA REGULATIONS

- 1. Minimum lot area:

- a. Single-Family Dwellings: 6,000 square feet.
- b. Two-Family Dwellings: 5,000 square feet per dwelling unit.
- c. Multi-Family Dwellings: 1,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-Family Dwellings: 60 feet.
- b. Two-Family Dwellings: 75 feet.
- c. Multi-Family Dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Yard requirements:

- a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

- b. Minimum side yard:

- (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

- (2) All other permitted uses: 25 feet.

- c. Minimum rear yard: 20 feet.

SECTION IV. That Section 28.04.080.13.c. be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

SECTION V. That Section 28.04.090.1.25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

SECTION VI. That Section 28.04.120.B.2.b) be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

SECTION VII. That Section 28.04.183.4.2 be amended as follows:

Add "R-5" and "R-6" to the residential zoning districts listed.

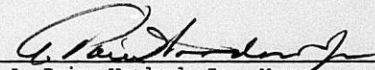
SECTION VIII. That Section 28.04.210.3.2 be amended as follows:

Following "B" Multiple-Family Dwelling District - \$140 add:

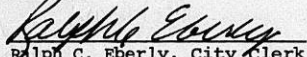
"R-5" - General Dwelling District \$140  
"R-6" - General Dwelling District \$140

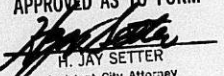
SECTION IX. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND APPROVED at Wichita, Kansas, this 7<sup>th</sup> day of July, 1970.

  
A. Price Woodard, Jr., Mayor

ATTEST:

  
Ralph C. Eberly, City Clerk  
(SEAL)

APPROVED AS TO FORM  
  
H. JAY SETTER  
Assistant City Attorney  
June 23, 1970 Date

June 23, 1970

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

DR 70-12 - Amendment to Title 28 re:  
Multiple-family Dwelling Districts

Attached hereto are 15 copies of a proposed ordinance amending the Zoning Ordinance, Title 28 of the Code of the City of Wichita, relating to the location of Multiple-Family dwellings. A public hearing on these amendments to the Zoning Ordinance was held on Thursday, June 11, 1970 before the Metropolitan Area Planning Commission and are recommended by the Planning Commission for adoption.

This Ordinance will provide two additional multiple-family dwelling districts in the Zoning Ordinance for this type of residential development. These districts will permit all uses now permitted in the "AA", "A" and "RB" zoning districts plus multiple-family dwellings at a density of 12.4 and 29 dwelling units per acre in the "R-5" and "R-6" districts respectively. These districts would not, however, permit such uses as doctors' offices, hospitals, clinics, lodging houses, cemeteries, etc., that are now permitted uses in the "B" Multiple-family dwelling district.

The insertion of these two districts into the existing ordinance will provide a method of permitting future multiple-family development at reasonable densities without the use of restrictive covenants or the possibility of a change in development by the owner to uses now permitted in the "B" Multiple-family dwelling district that are often times objectionable to a neighborhood. It is also questionable if the permitted density of 75 dwelling units per acre in the "B" Multiple-family district is realistic today, except in high rise or extremely compact developments where the units would be the efficiency type.

These two zoning districts are two of the general residence districts from the prototype ordinance, modified to fit into the existing ordinance. The other changes to the ordinance are merely editorial to include these districts in the ordinance as it relates to administration.

Page 2 - Ralph Wulz  
June 23, 1970

It is requested that this ordinance be placed on the agenda for consideration by the Board of City Commissioners at their regular meeting of June 30, 1970.

RAL:GEL:ber

Attachment

cc: Ray Bruggeman  
Director of Public Works

Bob Feldner, Superintendent  
of Central Inspection

WICHITA-SEDGWICK COUNTY

June 4, 1970 *Jule*

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
FROM Robert A. Lakin, Secretary *RL*  
SUBJECT DR 70-12 - Amendment to Title 28 re:  
Multiple-family Dwelling Districts



Attached is a copy of a proposed amendment to the Zoning Ordinance, Title 28 of the Code of the City of Wichita, which has been advertised for public hearing before the Planning Commission at the regular meeting of June 11, 1970.

This amendment will provide for the inclusion of two additional multiple-family dwelling districts into the ordinance. These districts would provide for any of the uses permitted in the "AA", "A" or "RB" districts, plus multiple-family dwellings at a density of 12.4 and 29 dwelling units per acre in the "R-5" and "R-6" districts respectively. These districts would not, however, permit such uses as doctors' offices, hospitals, clinics, greenhouses, boathouses, lodginghouses, cemeteries, etc., that are now permitted uses in the "B" Multiple-family dwelling district. Signs for multiple-family development would be regulated the same as that of the "B" zoning district. Off-street parking in the "R-5" and "R-6" districts would also be subject to the identical controls as that now permitted by the "B" zoning districts.

These two zoning districts are two of the general residence districts from the prototype ordinance modified to fit into the existing zoning ordinance. It is the recommendation that these two districts be inserted into the existing ordinance and be used for future zoning cases for multiple-family development where it would be desirable to control the density below that of the 75 dwelling units per acre now permitted in the "B" zoning district. Also, it would permit multiple-family development without the neighborhood fears of the often times objectionable uses now permitted in the "B" multiple-family dwelling district.

RAL:GEL:ber

Attachment - 1

THE DAILY RECORD, Thursday, May 21, 1970

71725(Published in The Daily Record May 21, 1970)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to Title 28, the Code of the City of Wichita, Kansas:

That Section 28.04.030 be amended as follows:  
Following "RB" Four-family Dwelling classification or district" add:

"R-5" — General Dwelling District  
"R-6" — General Dwelling District

That the following zoning district be inserted into the ordinance as Section 28.04.065:

28.04.065 — "R-5" — GENERAL RESIDENCE DISTRICT. In the "R-5" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Any use permitted in the "A" Two-Family Dwelling District.
2. Multiple-family dwellings.
3. Accessory signs as permitted by Section 28.04.070 A-12.
4. Off-street parking as permitted by Section 28.04.070 A-13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS

1. Minimum lot areas:
  - a. Single-family dwellings: 6,000 square feet.
  - b. Two-family dwellings: 5,000 square feet per dwelling unit.
  - c. Multi-family dwellings: 3,500 square feet per dwelling unit.
  - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
  - a. Single-family dwellings: 60 feet.
  - b. Two-family dwellings: 75 feet.
  - c. Multi-family dwellings and all other permitted uses: 75 feet.
3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.
2. Yard requirements:
  - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
  - b. Minimum side yard:
    - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.
    - (2) All other permitted uses: 25 feet.
  - c. Minimum rear yard: 20 feet.

That the following zoning district be inserted into the ordinance as Section 28.04.067:

28.04.067 — "R-6" — GENERAL RESIDENCE DISTRICT. In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS

1. Uses permitted are identical with those of the "R-5" General Residence District.

B. AREA REGULATIONS

1. Minimum lot areas:
  - a. Single-family dwellings: 6,000 square feet.
  - b. Two-family dwellings: 5,000 square feet per dwelling unit.
  - c. Multi-family dwellings: 1,500 square feet per dwelling unit.
  - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
  - a. Single-family dwellings: 60 feet.
  - b. Two-family dwellings: 75 feet.
  - c. Multi-family dwellings and all other permitted uses: 75 feet.
3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.
2. Yard requirements:
  - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
  - b. Minimum side yard:
    - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.
    - (2) All other permitted uses: 25 feet.
  - c. Minimum rear yard: 20 feet.

That Section 28.04.080 — 13c be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.090 — 1.25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.120 — B — 2b be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

Add "R-5" and "R-6" to the residential zoning districts listed.

That Section 28.04.210 — 3.2 be amended as follows:

Following "RB" Four-family Dwelling District \$70 add:

"R-5" — General Dwelling District \$140

"R-6" — General Dwelling District \$140

The proposed amendments will 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 changes to the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 18th day of May, 1970.

ROBERT A. LAKIN,  
Secretary.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA  
PLANNING COMMISSION.

(SEAL)

WICHITA-SEDGWICK COUNTY

June 4, 1970

**METROPOLITAN AREA PLANNING DEPARTMENT**



TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Secretary *RL*

SUBJECT DR 70-12 - Amendment to Title 28 re:  
Multiple-family Dwelling Districts

Attached is a copy of a proposed amendment to the Zoning Ordinance, Title 28 of the Code of the City of Wichita, which has been advertised for public hearing before the Planning Commission at the regular meeting of June 11, 1970.

This amendment will provide for the inclusion of two additional multiple-family dwelling districts into the ordinance. These districts would provide for any of the uses permitted in the "AA", "A" or "RB" districts, plus multiple-family dwellings at a density of 12.4 and 29 dwelling units per acre in the "R-5" and "R-6" districts respectively. These districts would not, however, permit such uses as doctors' offices, hospitals, clinics, greenhouses, boathouses, lodginghouses, cemeteries, etc., that are now permitted uses in the "B" Multiple-family dwelling district. Signs for multiple-family development would be regulated the same as that of the "B" zoning district. Off-street parking in the "R-5" and "R-6" districts would also be subject to the identical controls as that now permitted by the "B" zoning districts.

These two zoning districts are two of the general residence districts from the prototype ordinance modified to fit into the existing zoning ordinance. It is the recommendation that these two districts be inserted into the existing ordinance and be used for future zoning cases for multiple-family development where it would be desirable to control the density below that of the 75 dwelling units per acre now permitted in the "B" zoning district. Also, it would permit multiple-family development without the neighborhood fears of the often times objectionable uses now permitted in the "B" multiple-family dwelling district.

RAL:GEL:ber

Attachment - 1

WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

AMHERST 2-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

June 1, 1970

Gentlemen:

Re: DR 70-11 and DR 70-12

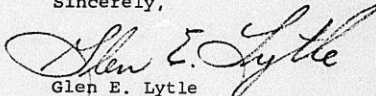
Attached you will find copies of the official notices for public hearings for changes in both the Wichita Zoning Ordinance and the County Zoning Resolution relating to multiple-family dwellings.

As you will note it is proposed to include multiple-family dwellings as a conditional use in the "AA"-One Family dwelling district in the County Zoning Resolution. This would permit multiple-family dwellings in areas where community or municipal type sewage disposal systems are available and the density of the development would be limited to fifteen dwelling units per acre.

The changes to the Wichita Zoning Ordinance are the proposal of inserting two new zoning districts to permit multiple-family dwellings, but which would not include some of the uses now permitted in the "B"-Multiple Family zoning district. It would also limit the density of multiple-family dwellings in the "R-5" and "R-6" districts to 12.4 and 29 dwelling units per acre respectively.

These proposals have been discussed with the Metropolitan Area Planning Commission and with a number of developers and we feel that these proposals are for the best interests of the community.

Sincerely,

  
Glen E. Lytle  
Special Assistant for Zoning

GEL:ls

THE DAILY RECORD, Thursday, May 21, 1970

71725/Published in The Daily Record May 21, 1970

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to Title 26, the Code of the City of Wichita, Kansas:

That Section 28.04.030 be amended as follows: Following "RB" Four-family Dwelling classification or district" add:

"R-5" - General Dwelling District

"R-6" - General Dwelling District

That the following zoning district be inserted into the ordinance as Section 28.04.065:

28.04.065 - "R-5" - GENERAL RESIDENCE DISTRICT. In the "R-5" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Any use permitted in the "A" Two-Family Dwelling District.

2. Multiple-family dwellings.

3. Accessory signs as permitted by Section 28.04.070 A-1,2.

4. Off-street parking as permitted by Section 28.04.070 A-3.

5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS

1. Minimum lot areas:

a. Single-family dwellings: 6,000 square feet.

b. Two-family dwellings: 5,000 square feet per dwelling unit.

c. Multi-family dwellings: 3,500 square feet per dwelling unit.

d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

a. Single-family dwellings: 60 feet.

b. Two-family dwellings: 75 feet.

c. Multi-family dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Yard requirements:

a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

That the following zoning district be inserted into the ordinance as Section 28.04.067:

28.04.067 - "R-6" - GENERAL RESIDENCE DISTRICT. In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS

1. Uses permitted are identical with those of the "R-5" General Residence District.

B. AREA REGULATIONS

1. Minimum lot area:

a. Single-family dwellings: 6,000 square feet.

b. Two-family dwellings: 5,000 square feet per dwelling unit.

c. Multi-family dwellings: 1,500 square feet per dwelling unit.

d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

a. Single-family dwellings: 60 feet.

b. Two-family dwellings: 75 feet.

c. Multi-family dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Yard requirements:

a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

That Section: 28.04.080 - 13c be amended as follows:

Add "R-5" and "R-6" to the Residential districts listed.

That Section 28.04.090 - 1,25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.120 - B - 2b be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

That Section 28.04.183 - 4.2 be amended as follows:

Add "R-5" and "R-6" to the residential zoning districts listed.

That Section 28.04.210 - 3.2 be amended as follows:

Following "RB" Four-family Dwelling District §70 add:

"R-5" - General Dwelling District §140

"R-6" - General Dwelling District §140

The proposed amendments 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 changes to the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 18th day of May, 1970.

ROBERT A. LAKIN,  
Secretary,  
WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA  
PLANNING COMMISSION.  
(SEAL)

(Published in The Wichita Beacon on May 21, 1970)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgwick County, Kansas:

That Section 5 be amended as follows:

Add the following to A-10 - Conditional Uses:

- 1) Multiple-family dwellings provided that the density of dwelling units per acre shall not exceed fifteen (15) and off-street parking requirements shall be not less than one and one-half (1 1/2) parking spaces per dwelling unit.

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 changes to the Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 18th day of May, 1970.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)

MAILING LIST FOR ZONING ORDINANCE  
AMENDMENTS DR 70-11 and DR 70-12

Wichita Assoc. of Home Builders  
730 North Main 67214

J. P. Weigand & Sons  
110 N. Main 67202

Wichita Board of Realtors  
1015A East 2nd Street 67214

Frank Malone  
221 N. Market 67202

Ralph Lightner Company  
219 N. Market 67202

Jack P. Deboer Assoc.  
Attn: John Baird  
201 S. Oliver 67218

Robert M. Moore & Sons  
1959 S. Oliver 67218

Jack Hoerner  
Amortibanc Inc.  
300 West Douglas 67202

Sandlian Realty  
435 N. Broadway 67202

Wheeler, Kelly, Hagny  
216 S. Market 67202

Arthur Schreck  
3800 East 21st St. 67208

L. E. Gardner, Inc.  
3902 East 13th St. 67208

Casado Realty Co.  
302 N. Main 67202

Womer Investment Co.  
434 Ohio Street 67214

Jerald R. Jones  
6629 East Kellogg 67207

G. S. Baltzley  
511½ N. Hillside 67214

G. Edmond Hayes, Attorney  
Colorado Derby Building 67202

Robert Nelson, Attorney  
Suite 630 - 200 West Douglas 67202

( ) (Published in The Daily Record on May 21, 1970)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to Title 28, the Code of the City of Wichita, Kansas:

That Section 28.04.030 be amended as follows:

Following "'RB' Four-family Dwelling classification or district" add:

"R-5" - General Dwelling District  
"R-6" - General Dwelling District

That the following zoning district be inserted into the ordinance as Section 28.04.065:

28.04.065 - "R-5" - GENERAL RESIDENCE DISTRICT. In the "R-5" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Any use permitted in the "A" Two-family Dwelling District.
2. Multiple-family dwellings.
3. Accessory signs as permitted by Section 28.04.070 A-12.
4. Off-street parking as permitted by Section 28.04.070 A-13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

**B. AREA REGULATIONS**

**1. Minimum lot areas:**

- a. Single-family dwellings: 6,000 square feet.
- b. Two-family dwellings: 5,000 square feet per dwelling unit.
- c. Multi-family dwellings: 3,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

**2. Minimum lot width:**

- a. Single-family dwellings: 60 feet.
- b. Two-family dwellings: 75 feet.
- c. Multi-family dwellings and all other permitted uses: 75 feet.

**3. Minimum lot depth: 100 feet.**

**C. BULK REGULATIONS**

**1. Maximum structure height: 35 feet.**

**2. Yard requirements:**

- a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
- b. Minimum side yard:
  - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

**c. Minimum rear yard: 20 feet.**

That the following zoning district be inserted into the ordinance as Section 28.04.067:

28.04.067 - "R-6" - GENERAL RESIDENCE DISTRICT. In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS

1. Uses permitted are identical with those of the "R-5" General Residence District.

B. AREA REGULATIONS

1. Minimum lot area:

- a. Single-family dwellings: 6,000 square feet.
- b. Two-family dwellings: 5,000 square feet per dwelling unit.
- c. Multi-family dwellings: 1,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-family dwellings: 60 feet.
- b. Two-family dwellings: 75 feet.
- c. Multi-family dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.
2. Yard requirements:

a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

That Section 28.04.080 - 13 c be amended as follows:

Add "R-5" and "R-6" to the Residential districts listed.

That Section 28.04.090 - 1.25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.120 - B - 2b be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

That Section 28.04.183 - 4.2 be amended as follows:

Add "R-5" and "R-6" to the residential zoning districts listed.

That Section 28.04.210 - 3.2 be amended as follows:

Following "RB" Four-Family Dwelling District §70 add:

"R-5" - General Dwelling District \$140

"R-6" - General Dwelling District \$140

The proposed amendments 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 changes to the zoning ordinance will be considered by the Commission as by law provided.

1970.

WITNESS my hand and seal this 18th day of May,

(SEAL)

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

5-22-70

- 1. Jack note
- 2. Lytle note
- 3. Jean note
- 4. Bernice file

71225 Published in The Daily Record May 21, 1970

**OFFICIAL NOTICE**

**TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:**

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to Title 28, the Code of the City of Wichita, Kansas:

That Section 28.04.030 be amended as follows:  
Following "RB" Four-family Dwelling classification or district" add:

"R-5" - General Dwelling District  
"R-6" - General Dwelling District

That the following zoning district be inserted into the ordinance as Section 28.04.065:

**28.04.065 GENERAL RESIDENCE DISTRICT.** In the "R-3" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

**A. USE REGULATIONS.** Permitted uses shall include only the following:

1. Any use permitted in the "A" Two-Family Dwelling District.
2. Multiple-family dwellings.
3. Accessory signs as permitted by Section 28.04.070 A-12.
4. Off-street parking as permitted by Section 28.04.070 A-13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

**B. AREA REGULATIONS**

1. Minimum lot area:
  - a. Single-family dwellings: 6,000 square feet.
  - b. Two-family dwellings: 5,000 square feet per dwelling unit.
  - c. Multi-family dwellings: 3,500 square feet per dwelling unit.
  - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
  - a. Single-family dwellings: 60 feet.
  - b. Two-family dwellings: 75 feet.
  - c. Multi-family dwellings and all other permitted uses: 75 feet.
3. Minimum lot depth: 100 feet.

**C. BULK REGULATIONS**

1. Maximum structure height: 35 feet.
2. Yard requirements:
  - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
  - b. Minimum side yard:
    - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.
    - (2) All other permitted uses: 25 feet.
  - c. Minimum rear yard: 20 feet.

That the following zoning district be inserted into the ordinance as Section 28.04.067:

**28.04.067 - "R-6" - GENERAL RESIDENCE DISTRICT.** In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

**A. USE REGULATIONS**

1. Uses permitted are identical with those of the "R-5" General Residence District.

**B. AREA REGULATIONS**

1. Minimum lot area:
  - a. Single-family dwellings: 6,000 square feet.
  - b. Two-family dwellings: 5,000 square feet per dwelling unit.
  - c. Multi-family dwellings: 1,500 square feet per dwelling unit.
  - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
  - a. Single-family dwellings: 60 feet.
  - b. Two-family dwellings: 75 feet.
  - c. Multi-family dwellings and all other permitted uses: 75 feet.
3. Minimum lot depth: 100 feet.

**C. BULK REGULATIONS**

1. Maximum structure height: 35 feet.
2. Yard requirements:
  - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
  - b. Minimum side yard:
    - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.
    - (2) All other permitted uses: 25 feet.
  - c. Minimum rear yard: 20 feet.

That Section 28.04.080 - 13c be amended as follows:

Add "R-5" and "R-6" to the Residential districts listed.

That Section 28.04.090 - 1.25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.120 - B - 2b be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

That Section 28.04.183 - 4.2 be amended as follows:

Add "R-5" and "R-6" to the residential zoning districts listed.

That Section 28.04.210 - 3.2 be amended as follows:

Following "RB" Four-family Dwelling District §70 add:

"R-5" - General Dwelling District §140

"R-6" - General Dwelling District §140

The proposed amendments will here 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 changes to the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 18th day of May, 1970.

ROBERT A. LAKIN,  
Secretary,  
WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA  
PLANNING COMMISSION.  
(REAL)

( ) (Published in The Daily Record on May 21, 1970)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 11, 1970, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to Title 28, the Code of the City of Wichita, Kansas:

That Section 28.04.030 be amended as follows:

Following "'RB' Four-family Dwelling classification or district" add:

"R-5" - General Dwelling District  
"R-6" - General Dwelling District

That the following zoning district be inserted into the ordinance as Section 28.04.065:

28.04.065 - "R-5" - GENERAL RESIDENCE DISTRICT. In the "R-5" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-5" General Residence District shall conform to the following area and bulk regulations.

- A. USE REGULATIONS. Permitted uses shall include only the following:
1. Any use permitted in the "A" Two-family Dwelling District.
  2. Multiple-family dwellings.
  3. Accessory signs as permitted by Section 28.04.070 A-12.
  4. Off-street parking as permitted by Section 28.04.070 A-13.
  5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS

1. Minimum lot areas:

- a. Single-family dwellings: 6,000 square feet.
- b. Two-family dwellings: 5,000 square feet per dwelling unit.
- c. Multi-family dwellings: 3,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-family dwellings: 60 feet.
- b. Two-family dwellings: 75 feet.
- c. Multi-family dwellings and all other permitted uses: 75 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.

2. Yard requirements:

- a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
- b. Minimum side yard:
  - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

- (2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

That the following zoning district be inserted into the ordinance as Section 28.04.067:

28.04.067 - "R-6" - GENERAL RESIDENCE DISTRICT. In the "R-6" General Residence 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. All buildings erected, enlarged, converted or altered in the "R-6" General Residence District shall conform to the following area and bulk regulations.

A. USE REGULATIONS

1. Uses permitted are identical with those of the "R-5" General Residence District.

B. AREA REGULATIONS

1. Minimum lot area:
  - a. Single-family dwellings: 6,000 square feet.
  - b. Two-family dwellings: 5,000 square feet per dwelling unit.
  - c. Multi-family dwellings: 1,500 square feet per dwelling unit.
  - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
  - a. Single-family dwellings: 60 feet.
  - b. Two-family dwellings: 75 feet.
  - c. Multi-family dwellings and all other permitted uses: 75 feet.
3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS

1. Maximum structure height: 35 feet.
2. Yard requirements:

a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

That Section 28.04.080 - 13 c be amended as follows:

Add "R-5" and "R-6" to the Residential districts listed.

That Section 28.04.090 - 1.25 be amended as follows:

Add "R-5" and "R-6" to the residential districts listed.

That Section 28.04.120 - B - 2b be amended as follows:

Add "R-5" and "R-6" to the zoning districts listed.

That Section 28.04.183 - 4.2 be amended as follows:

Add "R-5" and "R-6" to the residential zoning districts listed.

That Section 28.04.210 - 3.2 be amended as follows:

Following "RB" Four-family Dwelling District \$70 add:

"R-5" - General Dwelling District \$140

"R-6" - General Dwelling District \$140

The proposed amendments 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 changes to the zoning ordinance will be considered by the Commission as by law provided.

1970.

WITNESS my hand and seal this 18th day of May,

(SEAL)

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission