

DR64-21 - Consideration of proposed amendment to City Zoning Ordinance relative to automatic car washes in "IC" zoning district.

# ACTION

DATE

COMMITTEE

<del>MAPC</del>	Advertising for	12-21-64
MAPC	Public Hearing	<del>1-21-65</del>
MAPC	Approval	1-21-65
B.C.C.	<del>Public Hearing</del>	2-16-65
	Sec App. 1st reading	3-23-65
	Sec App. 2nd reading	4-6-65

Closed 4-6-65

*James Owens*

ORDINANCE NO. 78152

AN ORDINANCE AMENDING SECTION 28.04.183 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO AUTOMATIC AND SELF-SERVICE CAR WASHES IN THE "LC" ZONING DISTRICT, AND RE-ESTABLISHING AND CREATING A NEW SECTION OF THE ZONING ORDINANCE RELATED TO AUTOMATIC AND SELF-SERVICE CAR WASHES AND REPEALING SAID SECTION 28.04.183 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 28.04.183, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.183 Same - USE REGULATIONS CONTINUED.

1. Conditional uses in "LC" districts: The board of zoning appeals may by special permit authorize the uses specified below in "LC" light commercial districts subject to the following conditions and requirements:
  - 1.1 Such location shall first be approved in writing by the planning commission who shall find such use is desirable and essential and is in harmony with the various elements or objectives of the master or comprehensive plan.
  - 1.2 The minimum land area - two acres.
  - 1.3 The maximum building coverage of land area shall be one square foot of ground area of the building to three square feet of land area.
  - 1.4 The minimum setback of any building from the property lines shall be thirty feet; however, the board of zoning appeals may grant a variance to this requirement in unusual conditions.
  - 1.5 All materials shall be within a completely enclosed building (no outside storage).
  - 1.6 All parking and loading areas shall be paved with concrete or asphalt and must not cover more than one-half of required open space.
  - 1.7 The maximum number of employees shall be fifteen per acre of net land area in any one shift.
  - 1.8 No noxious odors or undue noise shall be detectable from the property line.
  - 1.9 The board of zoning appeals must find that the plans assure the proper treatment of screening and compatibility of such construction to the adjoining property and surrounding neighborhood.

- 1.10 Uses that may be so authorized are: (a) bakery, and (b) bottling works.
2. The board of zoning appeals may by special permit grant exceptions and authorize these uses

New and used car sales  
Trailer sales  
Trailer, vehicle and equipment rental

in the "LC" light commercial districts subject to the following conditions and requirements:

- 2.1 Location contiguous to a major street as designated in the Pattern For Thorofares, Wichita, Kansas, 1955, or amendments thereto.
- 2.2 Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
- 2.3 All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- 2.4 All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- 2.5 No projecting signs shall be permitted.
- 2.6 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
- 2.7 Such other conditions as the board of zoning appeals shall deem necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
- 2.8 No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
3. The superintendent of central inspection may by special permit, subject to these protective restrictions, authorize outdoor advertising and promotional activities in the "LC" light commercial districts; provided, however, that:
- 3.1 No such permit shall be required for outdoor sale of merchandise for a duration of not more than 48 hours; provided, however, that such shall not occur at a greater frequency than one two-day period in each four weeks.

- 3.2 No such permit shall be required for outdoor promotional activities for a duration of not more than 48 hours; provided that written notification is furnished to the superintendent of central inspection; and provided further, that such shall not occur at a greater frequency than one two-day period in each four weeks.
- a. No food or drink shall be dispensed as a part of such promotional activity, unless in accordance with all rules and regulations and prior written approval of the Wichita-Sedgwick County Health Department.
  - b. No admission fee shall be charged for entrance to, or participation in, any part of the promotional activity.
  - c. Activities of such nature as to be considered a ride device, circus or carnival shall be permitted only when so licensed as such under the provisions of the city code.
- 3.3 The outdoor promotional activity shall not occupy any part of the required off-street parking space for the principal use.
- 3.4 All electrical connections, erections of temporary structures, etc., shall be in compliance with the Code of the City of Wichita.
4. The board of zoning appeals may, by special permit, grant exceptions and authorize self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, to be located in the "LC" light commercial district subject to the following conditions and requirements:
- 4.1 This use may be located in a district contiguous to a major street (as designated in the Pattern For Thorofares, Wichita, Kansas, 1955, or amendments thereto).
  - 4.2 No structure shall be permitted closer than sixty (60) feet (excluding any street, alley or intervening public way), to the front and/or side of an "AA", "A", "RB", "B" or "G" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the governing body has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.

- ✓ 4.3 There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car-washing stall and/or two thousand five hundred (2,500) square feet for each twenty (20) lineal feet of the automatic car-washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet.
- ✓ 4.4 The car-washing buildings or facilities shall be set back a distance of not less than thirty-five (35) feet from all street right-of-way lines.
- 4.5 A six-foot (6') high fence (such as a solid-wall masonry, architectural tile, louvered wood, or other similar materials when specified and approved by the board of zoning appeals) shall be provided along the interior side and rear property line, when adjacent to a dwelling, to protect the dwelling from light and noise and eliminate blowing debris; and to protect adjacent property values. Whenever a fence shall be located in the required front yard setback, such fence shall not be higher than three feet (3').
- ✓ 4.6 All of the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
- ✓ 4.7 All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
- ✓ 4.8 No sign shall exceed twenty-five (25) feet in height or be placed so as to project over any public right of way.
- ✓ 4.9 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
- ✓ 4.10 Off-street holding spaces shall be provided on the property in the following ratio:
- ✓ Automatic Car Wash - not less than three (3) parking spaces for each twenty (20) lineal feet of the automatic car-washing aisle.
  - Self-Service Car Wash - not less than four (4) parking spaces for each self-service car-washing stall.
  - ✓ Off-street drying spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than two (2) spaces for each automatic car-washing aisle.

Self-Service Car Wash - not less than two (2) parking spaces for each self-service car-washing stall.

✓ One (1) off-street parking space shall be provided for each two (2) employees.

4.11 A plot plan showing points of ingress and egress, width of driveways, off-street parking and holding spaces and interior traffic circulation shall be submitted to the traffic engineering division of the department of public works for approval prior to the filing of the application. There shall be no ingress or egress from unpaved public ways.

4.12 All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.

✓ 4.13 There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right of way or less, unless there are two (2) free-moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side would provide for two (2) free-moving lanes.)

4.14 All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the superintendent of maintenance of the department of public works.

4.15 The board of zoning appeals may establish operating hours if the operation is located in close proximity to a residential area.

✓ 4.16 The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

4.17 Such other conditions as the board of zoning appeals shall deem necessary to provide for orderly development.

SECTION 2. That Section 28.04.183 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.

19 68 PASSED AND APPROVED this 6<sup>TH</sup> day of April,

Vincent L. Bogart  
Mayor

ATTEST:

Robert G. Finch  
City Clerk

(SEAL)

March 11, 1965

Board of City Commissioners  
City Building  
Wichita, Kansas

Gentlemen:

Re: DR 64-21 - Automatic car  
wash operations

At the regular meeting of the Planning Commission on December 21, 1964, a public hearing was held for reviewing a proposed amendment to the Zoning Ordinance to authorize the Board of Zoning Appeals to approve, as an exception, the location of automatic car wash operations in the "LC" Light Commercial District, subject to certain conditions to be outlined in the ordinance.

At the request of the Superintendent of Central Inspection, the Planning Department prepared this proposed amendment, which would give the Board of Zoning Appeals authority to grant exceptions and permit automatic car wash operations, whether operated inside or outside of a building, to be located in the "LC" Light Commercial zoning district when adjacent to a major street. Other conditions, such as lot area requirements, off-street parking requirements, sign controls, setbacks, screening provisions, lighting provisions, etc., are contained in the proposed amendment, which each automatic car wash operation would have to comply with if the exception is approved by the Board of Zoning Appeals.

This requested change to the Zoning Ordinance was made by the Superintendent of Central Inspection inasmuch as the existing exception provision contained in the Ordinance does not give the Board of Zoning Appeals the authority to grant exceptions for automatic car wash operations. The existing provision only gives the Board the authority to permit self-service car wash operations in the "LC" district.

Page 2 - Board of City Commissioners  
March 11, 1965

Rather than have two exception provisions in the Zoning Ordinance (one for self-service car wash operations and one for automatic car wash operations), the proposed amendment combines these two.

It is felt that the proposed amendment, with the conditions contained therein, would make these operations compatible with other uses permitted in the "LC" district.

An ordinance effectuating this change has been prepared by the Department of Law. If the Commission agrees to the proposed change, the ordinance should be placed on its first reading.

Respectfully submitted,

C. Bickley Foster  
Secretary

CBF:JHG:ber  
Attachment

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on January 21, 1965, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at 2:00 p.m., will consider the following change to Title 28, the Code of the City of Wichita, Kansas:

SECTION 28.04.193 Same - USE REGULATIONS CONTINUED

Amend to read as follows:

4. The Board of Zoning Appeals may, by special permit, grant exceptions and authorize self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, to be located in the "LC" Light Commercial District subject to the following conditions and requirements:
  - 4.1 This use may be located in a district contiguous to a major street (as designated in the Pattern For Thorofares, Wichita, Kansas, 1955 or amendments thereto).
  - 4.2 No structure shall be permitted closer than sixty (60) feet (excluding any street, alley or intervening public way), to the front and/or side of an "AA", "A", "RB", "B" or "G" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the governing body has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.
  - 4.3 There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car-washing stall and/or two thousand five hundred (2,500) square feet for each twenty (20) lineal feet of the automatic car-washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet.

- 4.4 The car-washing buildings or facilities shall be set back a distance of not less than thirty-five (35) feet from all street right-of-way lines.
- 4.5 A six-foot (6') high fence (such as a solid-wall masonry, architectural tile, louvered wood, or other similar materials when specified and approved by the board of zoning appeals) shall be provided along the interior side and rear property line, when adjacent to a dwelling, to protect the dwelling from light and noise and eliminate blowing debris; and to protect adjacent property values. Whenever a fence shall be located in the required front yard setback, such fence shall not be higher than three feet (3').
- 4.6 All of the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
- 4.7 All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
- 4.8 No sign shall exceed twenty-five (25) feet in height or be placed so as to project over any public right-of-way.
- 4.9 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
- 4.10 Off-street holding spaces shall be provided on the property in the following ratio:
- Automatic Car Wash - not less than three (3) parking spaces for each twenty (20) lineal feet of the automatic car-washing aisle.
- Self-Service Car Wash - not less than four (4) parking spaces for each self-service car-washing stall.

Off-street drying spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than two (2) spaces for each automatic car-washing aisle.

Self-Service Car Wash - not less than two (2) parking spaces for each self-service car-washing stall.

One (1) off-street parking space shall be provided for each two (2) employees.

- 4.11 A plot plan showing points of ingress and egress, width of driveways, off-street parking and holding spaces and interior traffic circulation shall be submitted to the traffic engineering division of the department of public works for approval prior to the filing of the application. There shall be no ingress or egress from unpaved public ways.
- 4.12 All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
- 4.13 There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side would provide for two (2) free moving lanes.)
- 4.14 All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the superintendent of maintenance of the department of public works.
- 4.15 The board of zoning appeals may establish operating hours if the operation is located in close proximity to a residential area.
- 4.16 The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
- 4.17 Such other conditions as the board of zoning appeals shall deem necessary to provide for orderly development.

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 23rd day of December,  
1964.

C. Bickley Foster, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

4.2 This use shall not be permitted closer than sixty (60) feet (excluding any street, alley or intervening public way), to the front and/or side of an "AA", "A", "RB", "B" or "C" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, or where the Governing Body has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.

SECTION 28.04.183 Same - USE REGULATIONS CONTINUED

Amend to read as follows:

4. The Board of Zoning Appeals may, by special permit, grant exceptions and authorize self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, to be located in the "LC" Light Commercial District subject to the following conditions and requirements:
  - 4.1 This use may be located in a district contiguous to a major street (as designated in the Pattern For Thorofaxes, Wichita, Kansas, 1955 or amendments thereto).
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- 4.8 No sign shall exceed twenty-five (25) feet in height or be placed so as to project over any public right-of-way.

4.9 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

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Self-Service Car Wash - not less than four (4) parking spaces for each self-service car-washing stall.

Off-street drying spaces shall be provided on the property in the following ratio:

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One (1) off-street parking space shall be provided for each two (2) employees.

4.11 A plot plan showing points of ingress and egress, width of driveways, off-street parking and holding spaces and interior traffic circulation

shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the filing of the application. There shall be no ingress or egress from unpaved public ways.

- 4.12 All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
- 4.13 There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side would provide for two (2) free moving lanes.)
- 4.14 All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
- 4.15 The Board of Zoning Appeals may establish operating hours if the operation is located in close proximity to a residential area.
- 4.16 The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

4.17 Such other conditions as the Board of Zoning Appeals shall deem necessary to provide for orderly development.

December 15, 1964

Metropolitan Area Planning Commissioners

Jack H. Galbraith, Senior Planner, Regulations Division

Automatic Car Wash Operations

At the request of the Superintendent of Central Inspection, the staff has drafted a proposed amendment to the Zoning Ordinance which would give the Board of Zoning Appeals the authority to grant exceptions and permit automatic car wash operations, whether operated inside or outside of a building, to be located in the "LC" Light Commercial zoning district when adjacent to a major street. Other conditions such as lot area requirements, off-street parking requirements, sign controls, setbacks, screening provisions, lighting provisions, etc., are contained in the proposed amendment which each automatic car wash operation would have to comply with if the exception is approved by the Board of Zoning Appeals.

This requested change to the Zoning Ordinance was made by the Superintendent of Central Inspection inasmuch as the existing exception provision contained in the Ordinance does not give the Board of Zoning Appeals the authority to grant exceptions for automatic car wash operations. The existing provision only gives the Board of Zoning Appeals the authority to permit self-service car wash operations in the "LC" district.

Rather than have two exception provisions in the Zoning Ordinance (one for self-service car wash operations and one for automatic car wash operations) the proposed amendment combines these two.

It is felt that the proposed amendment, with the conditions contained therein, would make these operations compatible with other uses permitted in the "LC" district.

Enclosed herewith is a copy of the proposed amendment to the Zoning Ordinance.

JHG:JWH:ber

Enclosure

SECTION 28.04.183 Amend to read as follows:

4. The Board of Zoning Appeals may, by special permit, grant exceptions and authorize self-service ~~car wash operations~~ and automatic car wash operations, whether attended or unattended and whether operated <sup>inside or outside a building,</sup> ~~indoors or outdoors~~, to be located in the "LC" light commercial district subject to the following conditions and requirements:

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- 4.3 There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car-washing stall and/or two thousand five hundred (2,500) square feet for each twenty lineal feet of the automatic car-washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet.

- 4.4 The car-washing buildings or facilities shall be set back a distance of not less than ~~fifty (50)~~ <sup>thirty-five (35)</sup> feet from ~~the~~ <sup>all</sup> street right-of-way line.
- 4.5 A six-foot high fence (such as a solid-wall masonry, architectural tile, louvered wood, or other similar materials when specified and approved by the Board of Zoning Appeals) shall be provided along the interior side and rear property line, when adjacent to a dwelling, to protect the dwelling from light and noise and eliminate blowing debris; and to protect adjacent property values. Whenever a fence shall be located in the required front yard setback, such fence shall not be higher than three feet.
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- 4.8 No sign shall exceed twenty-five (25) feet in height or be placed so as to project over any public right-of-way.

- 4.9 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
- 4.10 Off-street holding spaces shall be provided on the ~~property~~ <sup>the following Automatic Car Wash -</sup> (3) property in ~~A~~ ratio ~~of~~ not less than three/parking spaces for each twenty (20) lineal feet of the automatic car washing aisle.

Self Service Car Wash -

~~Off-street holding spaces shall be provided on the property in a ratio of~~ not less than four (4) parking spaces for each self-service car-washing stall.

~~Off-street drying spaces shall be provided on the property in a ratio of~~ <sup>the following Self Service Car Wash -</sup> not less than two (2) parking spaces for each self-service car-washing ~~stall~~ <sup>Automatic Car Wash -</sup> ~~and~~ two (2) spaces for each automatic car-washing aisle. <sub>not less than</sub>

(1)  
One/off-street parking space shall ~~be~~ provided for each two (2) employees.

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- 4.3 There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car-washing stall and/or two thousand five hundred (2,500) square feet for each twenty lineal feet of the automatic car-washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet.

cluster subdivision techniques or the development of projects with a mixture of residential types are dependent upon the availability of separate techniques for processing planned residential developments.

C. BUSINESS AND COMMERCIAL DISTRICTS

1. A Local Retail District designed principally for neighborhood convenience shopping in which food stores, drug stores, laundry and dry-cleaning pick-up stations, hardware stores, and other similar convenience shopping facilities. In one of the early discussion sessions, the Planning Commission indicated that it wished to give consideration to imposing a maximum size limit on stores in such districts.

2. A Regional Retail District in which all prime retail uses would be permitted, but in which the use of ground floor space for nonretail business uses, such as business offices and photographic studios, would

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would be established on application only, and after the applicant had demonstrated that the location of the trailer park site, and its design is consistent with the standards and conditions as we set out in the ordinance.

9. There should also be provision for Planned Residential Developments to enable developers to submit plans for a unified development which, because of its design, need not comply strictly with the zoning ordinance. The "planned development" technique is no substitute for carefully drafted district regulations, but it is a valuable tool in handling applications to develop large tracts of previously undeveloped land as a unified project. Such new development, as well as the redevelopment of deteriorating urban areas, frequently require more flexible land use controls than are otherwise available under the zoning ordinance. Thus, the use of

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C. BUSINESS AND COMMERCIAL DISTRICTS

1. A Local Retail District designed principally for neighborhood convenience shopping in which food stores, drug stores, laundry and dry-cleaning pick-up stations, hardware stores, and other similar convenience shopping facilities. In one of the early discussion sessions, the Planning Commission indicated that it wished to give consideration to imposing a maximum size limit on stores in such districts.

2. A Regional Retail District in which all prime retail uses would be permitted, but in which the use of ground floor space for nonretail business uses, such as business offices and photographic studios, would

4.9 No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

4.100 Off-street holding spaces shall be provided on the property in ~~A~~ <sup>the following Automatic Car Wash -</sup> ratio; ~~and~~ not less than three parking spaces for each twenty (20) lineal feet of the automatic car washing aisle.

Self Service Car Wash -

~~Off-street holding spaces shall be provided on the property in a ratio of~~ not less than four (4) parking spaces for each self-service car-washing stall.

Off-street drying spaces shall be provided on the property in ~~A~~ <sup>the following Self Service Car Wash -</sup> ratio; ~~of~~ not less than two (2) parking spaces for each self-service car-washing ~~stall~~ <sup>Automatic Car Wash -</sup> stall, ~~and~~ <sup>not less than</sup> two (2) spaces for each automatic car-washing aisle.

(1)  
One/off-street parking space shall be provided for each two (2) employees.

4.11 A plot plan showing ~~the~~ points of ingress and egress, width of driveways, off-street parking <sup>and holding</sup> spaces and interior traffic circulation shall be submitted to the Traffic Engineering Division of the Department of Public Works for approval prior to the filing of the application. ~~However,~~ There shall be no ingress or egress from unpaved public ways.

would probably be most useful in Wichita, but it could also be used in Haysville, Derby, Mulvane and Valley Center, as well as in unincorporated areas within convenient commuting distance of industrial complexes like that at the Boeing plant.

6. A High Density Residential District in which the minimum lot size would be 500 to 750 square feet per dwelling unit, or in other terms, a density of roughly 55 to 85 dwelling units per acre. Hospitals, nursing homes, and other high density uses such as dormitories would be allowed in this district. Motels could be a permitted use in this district subject to suitable safeguards with respect to lighting and location of automobile parking facilities. This zone would be appropriate only in Wichita. Consideration should also be given to using, as a variant of this zone, a University District designed with the special land use needs of

- 4.12 All parking ~~or vehicle storage~~ areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
- 4.13 There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free moving lanes at all times. (Example: A thirty (30) <sup>paved</sup> foot~~h~~ street with parking permitted only on one (1) side *it would provide for two free moving lanes*.)
- 4.14 All drainage, both natural and that created by the operation, shall be handled ~~on the site~~ in such a manner ~~which~~ satisfactory to the Superintendent of Maintenance of the Department of Public Works.
- 4.15 The Board of Zoning Appeals may establish operating hours if the operation is located in close proximity to a residential area.
- 4.16 The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
- 4.17 Such other conditions as the Board of Zoning Appeals ~~is~~ shall deem necessary to provide for orderly development.

permitted. These restrictions would produce a residential density of 13 to 17 dwelling units per acre. This district would be designed principally for the unincorporated areas and small municipalities. In the unincorporated area, trailers could be permitted at approximately the same density but only in trailer parks and subject to carefully drafted land use controls designed to prevent the creation of crowded or poorly designed trailer parks.

5. A Medium Density Multiple-Family Residence District in which the required minimum lot size would be 1,500 to 2,000 square feet of lot area per dwelling unit, or, in other terms, a maximum residential density of roughly 20 to 30 dwelling units per acre. Single-family residences would be permitted, but subject to basic minimum lot size requirements similar to those in the Low Density Multiple-Family District. This proposed district

ORME

COURT LEIGH

WAVELEY

BUFFER SCREEN

30

60

PARKING

60

20

DETAIL SHOPS

RESTURANT

RETAIL SHOPS

RETAIL MALL

DETAIL TIRES

SEAT COVERS TOPS

TIRES

FRONT-END

BROKES

WINDSHIELD TUNE UP

PARTS

ACCESSORIES

MUFFLER

SERVICE STATION

CAR WASH

60'-0"

35'-0"

30'-0"

STREETS

CANOPY

20'-0"

FUTURE PAVING

22

19

6

10

SETBACK LINE

PL

RETAIL = 32,000

PARKING = 227 cars

FUTURE PAVING

TEMPORARY ASPHALT PAVING UNTIL STREET IS INSTALLED.

KELLOGG

PLOT PLAN

SCALE: 1" = 50'-0"

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