ACTION

DATE

COMMITTEE

M.A.P.C. Deferred 2 weeks 2-9-67

Mapc ~~Approved with amendments~~ 2-23-67

B.C.C./~~B.C.O.C.~~ ~~3-21~~ Approved 3-21-67

as recommended

Bcc Approved 2nd reading 3-28-67

& instructed City Clerk not to publish ordinance until 4-4-67

Closed 3-29-67

OR 66-42 - MAPC requests consideration of amendment to the City Zoning Ordinance to provide for commercial parking lots (paid) in districts

ACTION

DATE

COMMITTEE

M.A.P.C. Deferred 2 weeks 2-9-67

Mapc ~~Approved~~ with amendments 2-23-67

B.C.C./~~B.C.O.C.~~ ~~3-21~~ ~~Approved~~ 3-24-67

as recommended

Bcc Approved 2nd reading 3-28-67

& instructed City Clerk not to publish ordinance until 4-4-67

Closed 3-29-67

OR 66-42 - MAPC requests consideration of amendment to the City Zoning Ordinance to provide for commercial parking lots (part) in districts

(533) (Published in The Wichita Beacon on April 6, 1967)

ORDINANCE NO. 29-221

AN ORDINANCE AMENDING SECTION 28.04.070 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO PARKING LOTS IN THE "B" MULTIPLE-FAMILY DWELLING DISTRICT, AND REPEALING SAID SECTION 28.04.070 OF THE CODE OF THE CITY OF WICHITA; AND AMENDING SECTION 28.04.080 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO PARKING LOTS IN THE "BB" OFFICE DISTRICT, AND REPEALING SAID SECTION 28.04.080 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND AMENDING SECTION 28.04.090 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO PARKING LOTS IN THE "LC" LIGHT COMMERCIAL DISTRICT, AND REPEALING SAID SECTION 28.04.090 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND AMENDING SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO OFF-STREET PARKING REGULATIONS, AND REPEALING SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND AMENDING SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO OFF-STREET PARKING LOTS - NUMBER AND SIZE OF SPACES, AND REPEALING SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND AMENDING SECTION 28.04.143 OF THE CODE OF THE CITY OF WICHITA, KANSAS, RELATING TO OFF-STREET PARKING AND LOADING AREA IMPROVEMENTS, AND REPEALING SECTION 28.04.143 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 28.04.070, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.070 "B" multiple-family dwelling district regulations. In "B" multiple-family dwelling districts, 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 (1) or more of the following uses, and all buildings erected, enlarged, converted or altered in the "B" multiple-family dwelling district shall conform to the following area and height regulations:

A. USE REGULATIONS.

1. Any use permitted in the "RB" four-family dwelling district.

2. Boardinghouses and lodginghouses.

3. Boathouses.

4. Cemeteries.

5. Doctors' offices, hospitals and clinics, but not animal hospitals or animal clinics.

6. Educational, religious, philanthropic and eleemosynary institutions, excepting asylums for the insane.

7. Greenhouses.

8. Multiple-family dwellings.

9. Private kindergartens, nurseries, children's homes and homes for the aged, accommodating ten (10) or more persons.

10. Private clubs, excepting those the chief activity of which is a service, customarily carried on as a business; and fraternity and sorority houses.

11. A directory-type sign or group of signs mounted on or attached to a single base or support, associated with professional offices permitted in 28.04.070 above, provided that it announces only services offered within the building located on the premises whereon the sign is located; 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 twelve (12) 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. Such sign may be illuminated; provided that flashing or oscillating lights shall not be permitted; and further provided that all such lighting shall be so situated on the premises that it will not illuminate or reflect onto adjacent properties or opposite properties.

12. A directory-type sign associated with multiple housing or apartment uses permitted in 28.04.070 above; provided that it 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, shall not exceed six (6) square feet in area.

b. Such sign, mounted on or suspended from a single base, may be situated at any location on the premises whereon the multiple housing or apartment development is located.

c. Such sign may be illuminated; provided that flashing or oscillating lights shall not be permitted; and further provided that all such lighting shall be so situated on the premises that it will not illuminate or reflect onto adjacent properties or opposite properties.

13. Parking lots, whether or not a fee is charged, and when adjacent to an office, commercial or industrial district or immediately opposite said districts when separated by an alley, street, or public way, and provided that the following conditions prevail:

a. Compliance with the requirements of Sections 28.04.140, 28.04.141, and 28.04.143.

b. All parking lots shall be effectively screened on each side that adjoins any property situated in a residential district (excluding alleys, streets or intervening public ways), by a solid wall, constructed of masonry, architectural tile, wood or other similar material (excluding chainlink fence) not less than six (6) feet, or more than eight (8) feet in height; however, said solid wall shall be reduced to three (3) feet in height when adjacent to a street and shall not be placed closer to the front property line than the required front setback; and on corner lots, said solid wall shall not be placed closer to the side lot line abutting the street than the required side yard setback. Parking lots shall be arranged and designed so as to prevent damage to the required solid wall.

addition

c. Only such signs as are necessary for the proper operation of the parking lot shall be permitted and, in no event, shall signs exceed an aggregate total area of twelve (12) square feet, or exceed the height of ten (10) feet.

d. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

B. HEIGHT REGULATIONS.

No building shall exceed fifty-five (55) feet in height at the required front, side or rear yard lines, but above the height permitted at such yard lines, one (1) foot may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the required 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 line or setback line shown on the plat.

1.2 In all other locations in the "B" Multiple-Family Dwelling District, the minimum front yard setback shall be twenty (20) feet; provided, that the minimum front yard setback of all lots between two (2) adjacent conforming use

buildings which are not more than one hundred (100) feet between buildings shall be the distance between the front of the lot and a straight line projected between the nearest 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 (15) feet.

Where the lot under consideration adjoins on one (1) 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 (30) feet; and provided further, existing buildings located wholly or partly on the front-half of lots, having setbacks in excess of thirty (30) feet, shall be considered as having setbacks of thirty (30) feet, and this figure of thirty (30) 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 are 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 (5) 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 (40) feet or less, and held under a distinct ownership from adjoining lots, the width of each side yard shall be not less than three (3) feet; and provided further, that multiple-family dwel lings which are constructed with the front entrance to two (2) or more units facing the side of the lot shall have a minimum side yard of ten (10) 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 (25) feet on the side of the lot adjoining another building site shall be provided for all schools, libraries, churches having auditoriums seating two hundred fifty (250) persons or more, community houses and other public and semi-public buildings used, constructed or enlarged in the "B" multiple-family dwelling district.

2.4 Accessory structures shall be located in compliance with the side yard requirements for main uses or structures in this district; however, an accessory structure shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory structure are located more than one-half (1/2) the depth of the lot behind the front property line. 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 (15) feet. If more than one (1) building is constructed on a corner lot, there shall be not less than twenty (20) feet between the front and rear buildings and the depth of the rear yard of the rear building shall be not less than ten (10) feet.

3.2 Accessory structures shall not be less than five (5) feet from any rear yard line except that accessory structures shall be not less than ten (10) feet from the center line of any platted alley.

4. Lot Area Per Family:

The lot area per family for single-family dwellings shall be not less than two thousand five hundred (2,500) square feet; for two-family dwellings, not less than two thousand (2,000) square feet per family; and for multiple-family dwellings, not less than five hundred eighty (580) 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 hotels which do not provide cooking facilities in the individual rooms or living units.

SECTION II. That Section 28.04.080, Title 28, 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 (1) 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 twenty-five thousand (2,500) 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 twenty-five (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 "B"), 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 three (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 chainlink-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 nonprofit, 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 trademark-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 (2) 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.

11. Storage garage.

addition

12. Parking lots, as provided in Section 28.04.070. A.13, except that the wall required in 13.b shall be reduced to three (3) feet in height when located adjacent to a street, or when located within the required front yard on an interior side lot line.

B. HEIGHT REGULATIONS.

No building shall exceed fifty-five (55) feet in height at the required front, side and rear yard lines, but above the height permitted at such yard lines, one (1) foot may be added to the height of the building for each one (1) 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 (20) feet:

Provided that the minimum front yard setback of all lots between two (2) adjacent conforming use buildings which are not more than one hundred (100) 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 (15) feet.

When the lot under consideration adjoins on one (1) 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 (30) feet; and provided further, existing buildings located wholly or partly on the front-half of lots having setbacks in excess of thirty (30) feet, shall be considered as having setbacks

of thirty (30) feet, and this figure of thirty (30) 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 are 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 (5) 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 (40) feet or less, and held under a distinct ownership from adjoining lots, the width of each side yard shall be not less than three (3) feet and provided further, that multiple-family dwellings which are constructed with the front entrance to two (2) or more units facing the side of lots shall have a minimum side yard of ten (10) 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 (25) 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 (250) persons or more, community houses and other public and semi-public 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 in this district, however, an accessory structure shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory structure are located more than one-half (1/2) the depth of the lot behind the front property line. 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 (15) feet. If more than one (1) building is constructed on a corner lot, there shall be not less than twenty (20) feet between the front and rear buildings and the depth of the rear yard of the rear building shall be not less than ten (10) feet.

3.2 Accessory structures shall not be less than five (5) feet from any rear yard line except that accessory structures shall be not less than ten (10) 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 (2,500) square feet; for two-family dwellings, not less than two thousand (2,000) square feet per family; and for multiple-family dwellings, no less than five hundred eighty (580) 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 (1/3) of the total land area.

SECTION III. That Section 28.04.090, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.090 "LC" Light commercial district regulations. In the "LC" light commercial 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 (1) or more of the following uses, and all buildings erected, enlarged, converted or altered in the "LC" light commercial district shall conform to the following area and height regulations:

A. USE REGULATIONS.

1. Permitted Uses.

1.1 In those portions of the "LC" light commercial district which are less than six hundred (600) feet in continuous length, any use permitted in the adjoining dwelling district shall be permitted. In all other portions of the "LC" light commercial district, any use permitted in the "B" multiple-family dwelling district shall be permitted.

1.2 All purely retail businesses, provided that all articles for sale, rent, display, storage or hire, must be kept within an enclosed building; except that merchandise which is for sale within the building may be displayed in areas immediately adjacent to the building, provided that:

a. No portion of the display shall be on publicly owned property unless the applicant shall first have obtained appropriate approval for such use from the Board of City Commissioners.

b. No required off-street parking space or loading area will be utilized for such display, storage or dispensing.

c. No food or drink may be displayed outside the building except in accordance with standards and prior written approval of the Wichita-Sedgwick County Department of Public Health.

d. These provisions shall in no way be deemed to authorize the outdoor display of automobiles, both trailer and equipment rental or the sale of used furniture, used appliances, used plumbing, used housewares, used building material or similar display in the "LC" light commercial zoning district, except as such may otherwise be authorized by the Board of Zoning Appeals or the governing body under an appropriate section of the Code of the City of Wichita.

e. Christmas tree and associated sales may be conducted on property zoned "LC" even though no building shall exist.

1.3 Bakeries employing not more than five (5) persons in preparing and baking its products.

1.4 Banks.

1.5 Barbershops.

1.6 Beauty parlors.

1.7 Business or commercial schools.

1.8 Catering establishments.

1.9 Filling stations.

1.10 Food locker plants with a capacity of not more than five hundred (500) lockers.

1.11 Public garage; provided, no body or fender work is done.

1.12 Storage garage; parking lots.

1.13 Laundry or drycleaning establishment employing not more than five (5) persons who are actually engaged in laundry and drycleaning work.

1.14 Motels and hotels.

1.15 Offices.

1.16 Printing shops employing not more than five (5) persons engaged in the mechanical operations ordinarily used in production of printed matter.

1.17 Processing of food not involving the use of raw materials and not employing more than five (5) persons in the kitchen.

1.18 Restaurants.

1.19 Self-service laundries.

1.20 Shoe shops employing not more than five (5) persons in repairing shoes.

1.21 Studios.

1.22 Tailor shops; provided there are not more than five (5) persons employed in the shop.

1.23 Theaters or places of public entertainment.

1.24 Advertising signs, provided they advertise only services, articles and products offered within the building located upon the premises whereon the sign is located.

1.25 Mortuaries or funeral homes may be permitted within the light commercialdistricts provided such buildings are located not less than two hundred (200) feet from the boundary of the "AA", "A" and "RB" districts.

1.26 Small animal clinic; for treatment and boarding of dogs, cats, and other pets; provided that all animals shall be harboured indoors; no noise or odors from such use shall be discernible at any building line.

1.27 Mobile home parks provided they comply with Title 26 of this Code.

2.1 No billboards or roof signs shall be permitted.

2.2 Nothing in the above uses shall be construed as to permit the erection, or use of buildings or premises for tourist cabins or funeral homes, except as noted in 1.25 above, miniature golf courses, amusement parks, or other outdoor places of entertainment.

2.3 Promotional activities; provided that they are first determined to meet the requirements of Section 28.04. 183.3 of this Code.

B. HEIGHT REGULATIONS.

No building shall exceed eighty (80) feet at the required front, side and rear yard lines, but two (2) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the required yard lines.

C. AREA REGULATIONS.

1. Front Yard:

1.1 In those portions of the "LC" district which occupy part of the frontage on one (1) side of the street between two (2) intersecting streets and the remainder of the distance is in a dwelling district, the front yard regulations shall be the same as that of the dwelling district in the remainder of the block.

1.2 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.

1.3 In all other locations in the "LC" district, the minimum front yard setback shall be ten (10) feet; provided that this setback restriction shall not be required on a lot located in a portion of an "LC" district consisting of nine hundred (900) feet or more in continuous length, nor shall this setback restriction apply if the "LC" districts adjoins a "C", "D", "E", or "F" district and the total distance of such districts which adjoin each other is nine hundred (900) feet or more in continuous length; provided further, that the minimum front yard setback of all lots between two (2) adjacent conforming use buildings which are not more than one hundred (100) feet between buildings shall be the distance between the front of the lot and a straight line projected between the nearest front corner of the building on each side of the lot in question.

Where the lot under consideration adjoins on one (1) side only a lot having an existing conforming use building, the minimum front yard setback shall be determined by the following formula:

$$\frac{10' + X}{2}$$

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.

1.4 The application of these regulations shall not increase the front yard setback to more than fifteen (15) feet, and provided further, that existing buildings with front yard setbacks in excess of fifteen (15) feet shall not be considered.

2. Side Yard:

2.1 Buildings erected, enlarged or used for commercial purposes need not provide any side yard, but if any side yard is provided and the side yard adjoins another lot, the side yard shall be not less than five (5) feet; provided that a commercial building located at the boundary line between the "LC" district and any dwelling district shall provide a side yard width of not less than five (5) feet on the side adjoining the dwelling district.

2.2 The side yard regulations for buildings erected, enlarged, converted or structurally altered for dwelling purposes, including motor courts, shall be the same as those in the "B" multiple-family dwelling district.

3. Rear Yard:

3.1 There shall be a rear yard having a depth of not less than fifteen (15) feet on all lots which are developed for residential use, including those used for motor courts; on lots which are used for commercial purposes, the rear yard depth shall be not less than ten (10) feet.

4. Lot Area Per Family:

4.1 In those portions of the "LC" district which adjoin and front upon the same street as the "AA" dwelling district, the minimum lot area per family shall be not less than six thousand five hundred (6,500) square feet, excepting that on corner lots, the lot area per family shall be not less than three thousand (3,000) square feet.

4.2 In those portions of the "LC" district which adjoin and front upon the same street as the "A" dwelling district, the lot area per family shall be not less than three thousand (3,000) square feet, provided that on corner lots the lot area per family shall be two thousand two hundred (2,200) square feet.

4.3 In those portions of the "LC" district which adjoin and front upon the same street as the "RB" dwelling district, the minimum lot area per family shall be one thousand five hundred (1,500) square feet.

4.4 In all other portions of the "LC" district, the minimum lot area per family shall be five hundred eighty (580) square feet.

SECTION IV. That Section 28.04.140, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.140 Off-Street Parking Regulations.

1. Parking Space.

1.1 For the purpose of this Chapter, in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not occupy any part of any required front yard (except that in conversions within the above-mentioned districts the parking space may occupy the existing concrete or asphaltic drives when located within the required front yard); and on corner lots, no parking space shall be permitted in the required side yard adjacent to the street. The required yard areas shall be landscaped with grass, shrubs, trees, or ground cover, and shall be maintained in good condition. Required off-street parking spaces shall be reserved for the sole use of the occupants of the building or lot, and the visitors thereto. Churches, theaters, stadiums, auditoriums and other similar places of public assembly may make arrangements for joint use of parking spaces with other uses as herein specified.

1.2 For the purpose of this Chapter, off-street parking shall be considered as an accessory use when located in the same zoning district with the use for which parking is provided. Parking not located in the same zoning district in which the main use is located must be located within the zoning district in which parking lots or storage garages are permitted as a main use; or be located in accordance with provisions of this Chapter relating to off-street parking exceptions.

1.3 Off-street parking space as required in this Section shall be provided for all new buildings and structures and for additions to existing buildings or structures. Off-street parking shall be required for any existing building or structure which is altered in any manner so as to change its use or to enlarge or increase capacity by adding or creating dwelling units, guest rooms, floor area, or seats. Existing parking area previously required shall not be used to satisfy required off-street parking for any new structures or additions to existing buildings, structures or uses of land. Such existing parking space shall be maintained and shall not be reduced so long as the main building, structure or use remains unless an equivalent number of such spaces are provided elsewhere as provided in this Chapter.

1.4 In no instance shall off-street parking required by this Chapter be located more than six hundred (600) feet (as measured along lines of public access) from the use which it serves.

SECTION V. That Section 28.04.141, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

28.04.141 Off-street parking lots - number and size of spaces.

1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the Superintendent of Central Inspection. Prior to the issuance of any building, use or occupancy permit, the Superintendent of Central Inspection shall submit the parking plan to the Traffic Engineer for his review and approval. The approval of the parking plan and layout shall be based on: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turn-arounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, of the Code of the City of Wichita, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn-arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred (200) square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 of the Code of the City of Wichita (driveways and curb cut requirements).

1.1 If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses.

2. There shall be provided at the time of erection or enlargement of any main building or structure, or change or revision of use of building or land, minimum number or amount of off-street parking spaces or spaces with adequate provisions for ingress and egress by standard-size automobiles. This requirement shall apply in all zoning except the "D" Central Business District where only structures for residential uses shall be required to provide off-street parking spaces. The number of spaces or area of parking space for off-street parking shall be as follows:

2.1 Dwelling (e.g. one-family, two-family, three-family, four-family, multi-family, mobile homes and house trailers). One space for each housekeeping unit, plus one (1) space for each lodger or boarder.

2.2 Hotel, apartment building, apartment hotel, club, motel. One (1) space for each housekeeping unit, suite of rooms or motel unit, plus one (1) space for each two hundred fifty (250) square feet of floor area or fraction thereof used for retail purposes; restaurant, professional and service facilities, offices, meeting rooms, recreational spaces, and salesman display room facilities, except that space designated for storage closet or utility use need not be included in such computation.

2.3 Auditoriums, theaters, stadiums, and other similar places of public assembly, except churches. One (1) space for each five (5) seats based on maximum seating capacity. For the purpose of this type of use, parking space already provided to meet off-street parking requirements for stores, office buildings and industrial establishments lying within six hundred sixty (660) feet (as measured along lines of public access) of the place of public assembly, that are not in use between the hours of six o'clock (6:00) p.m. and midnight, and are made available for other parking, may be used to meet not more than fifty (50) percent of the total requirements, providing written consent of the owner or agent of such existing parking lot is obtained and provided such approval is made binding on the owners of such land and such approval is filed with the Register of Deeds after having first been approved by the Department of Law.

2.4 Churches. Same as auditoriums, etc., except six o'clock (6:00) a.m. and ten o'clock (10:00) p.m. on Sundays substituted for six o'clock (6:00) p.m. and midnight.

2.5 Doctor's office, clinic. One (1) space for each doctor, nurse, technician and employee, plus one (1) space for each five hundred (500) square feet of floor area.

2.6 Hospitals, philanthropic and eleemosynary institutions. One (1) space for each five (5) beds, plus one (1) space for each five (5) employees in the largest working shift in a twenty-four (24) hour period.

2.7 Schools (private and public):

Elementary. One (1) space for each teacher and employee, at capacity.

Intermediate. One (1) space for each teacher and employee, at capacity.

High. One (1) space for each teacher and employee, plus one (1) space for each ten (10) students, at capacity.

2.8 Fraternity and sorority house. One (1) space for each two hundred fifty (250) square feet of floor area.

2.9 Office and commercial buildings, including governmental, public utility and other similar buildings shall provide one (1) space for each two hundred fifty (250) square feet of floor area or one (1) space for every three (3) employees in the largest working shift in a twenty-four (24) hour period, whichever is the greater.

2.10 Industrial building. One (1) space for every three (3) employees in the largest working shift in a twenty-four (24) hour period.

2.11 Mortuaries and funeral homes. One (1) space for each three (3) seats based on maximum seating capacity.

2.12 New and used car lots; trailer sales lots; trailer, vehicle and equipment rentals lots. One (1) space for each three thousand (3,000) square feet of lot area.

2.13 Mobile home parks; one (1) space for every five (5) mobile homes (in addition to off-street parking requirements as provided in Section 2.1). Off-street parking for other uses permitted in the "G" Mobile Home District shall be provided in accordance with the applicable provisions as otherwise outlined in this Chapter.

2.14 Dormitories; at least one (1) parking space for each two (2) occupants based on the designed capacity of the building.

SECTION VI. That Section 28.04.143, Title 28, Code of the City of Wichita, Kansas, be amended to read as follows:

<u>28.04.143 Off-Street Parking and Loading Area Improvements.</u>

rewritten

1.1 Parking areas as required under Section 28.04.141, "Number and Size of Spaces", Paragraph 2.1, shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.

1.2 All off-street parking lots and loading areas and all driveways on private property providing ingress, except as provided in 1.1 above, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing, <u>and shall be maintained in good condition and free of all weeds, dust, trash and other debris</u>.

added

SECTION VII. That Sections 28.04.070, 28.04.080, 28.04.090, 28.04.140, 28.04.141, and 28.04.143, Title 28, Code of the City of Wichita, Kansas, are hereby repealed.

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

PASSED AND APPROVED at Wichita, Kansas, this 28th day of March, 1967.

John S. Stevens, Mayor

ATTEST:

Ralph C. Eberly, City Clerk

(SEAL)

March 7, 1967

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen:

Re: DR 66-42 - Amendment to the City Zonine Ordinance to provide for commercial parking lots in districts other than "C" Commercial

At its regular meeting of December 8, 1966, the Planning Commission instructed the staff to advertise for a public hearing for consideration of an amendment to the City Zoning ordinance to provide for commercial parking lots in districts other than "C" Commercial.

On February 23, 1967, the Metropolitan Area Planning Commission recommended to the City Commission that the City Zoning Ordinance be amended to permit parking lots, whether or not operated by an attendant, in the "B" Multiple-family and "BB" Office districts, subject to certain conditions as to locations, screening, setbacks and sign controls. Attached for your review are the associated Planning Commission minutes.

The Director of Law has prepared an ordinance effectuating the proposed amendment and, if the City Commission agrees with the proposed change, it is recommended that the ordinance be placed on its first reading.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:JHG:ber
Attachment

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 23, 1967:

"4. DR 66-42 - Public hearing for consideration of an amendment to the Zoning Ordinance to provide for commercial parking lots in districts other than "C" Commercial.

The Chairman declared the meeting open for public hearing of the above matter.

GALBRAITH reviewed the proposed amendment which would permit parking lots in the "B" Multiple-family district when located adjacent to commercial or industrial zoning. He stated that if commercial-type parking lots are to be encouraged on the perimeter of residential areas, then the frontage of the residential streets should be maintained in a residential character and for that reason the staff has recommended that when dealing with parking lots in the "B" district, the 20-foot front yard setback (in the "B" districts) be maintained as a yard area and screened by a wall across the front (except for entrance) at the setback line. GALBRAITH suggested that in a "BB" district where adjacent to "LC", it would seem logical to permit extension of the wall to the sidewalk line. He pointed out several minor changes in the amendment as submitted which would clarify the meaning.

There was some discussion with respect to the observation of proper setbacks and KRATZER said he thought that setbacks on a parking lot should coincide with the physical setback of adjacent property. Another Commissioner suggested the setback be 20 feet or in line with adjacent structures, whichever would be the greater distance. GALBRAITH pointed out that the ordinance does provide that the setback can be as little as 15 feet, depending on adjacent structures.

C. ROBERT BELL, Attorney on an application for "BB" zoning to permit a commercial-type parking lot, said they were in favor of the suggested amendment, and it was his opinion the provisions of the ordinance as now existing would adequately handle the setback line under any circumstance. The Attorney pointed out that it is desirable to protect residential properties adjacent to such a parking lot, but in the past some of the conditions attached to approval of such a lot have been troublesome to enforce. He felt that the formula with respect to setbacks as provided in the ordinance would be appropriate.

GALBRAITH pointed out that off-street parking under the present ordinance is not permitted in the front yard setback area of "B" districts but that it is permitted in the front yard setback area of "BB" districts. The proposed amendment is intended to provide that in "B" districts a wall be constructed along the sides of such a lot at least 6 feet in height, except that such wall shall be reduced to 3 feet in height when adjacent to a street and shall not be closer to the front property line than the required

setback, and shall also be constructed across the front of the parking lot on the setback line, except for ingress and egress points. GALBRAITH explained further that the proposed amendment is intended to provide that in the "BB" districts where no front yard setback is required so far as off-street parking, the wall shall be reduced to 3 feet in height when located adjacent to a street or when located within the required front yard on an interior side lot line. The wall would only be 3 feet in height across the front (except for ingress and egress points) but would be on the front property line. GALBRAITH pointed out that in order to maintain the residential character of an area, in the "B" districts, the setback area should be retained as open landscaped area with the wall across the front on the setback line; and in the "BB" districts the parking could be located to the front property line, but the height of the wall along the lines and across the front reduced to 3 feet in order to be less offensive in a residential area.

No others appeared from the general public to discuss the proposed amendment.

> MOTION: MOONEY moved, BLASER seconded and it carried unanimously that the Planning Commission recommend to the Board of City Commissioners that the City Zoning Ordinance be amended as follows:

Section 28.04.070 - "B" Multiple-family dwelling district regulations.

A. USE REGULATIONS

Amend to read as follows:

13. Parking lots, whether or not a fee is charged, and when adjacent to an office, commercial or industrial district or immediately opposite said districts when separated by an alley, street, or public way, and provided that the following conditions prevail:

    a. Compliance with the requirements of Sections 28.04.140, 28.04.141, and 28.04.143.

    b. All parking lots shall be effectively screened on each side that adjoins any property situated in a residential district (excluding alleys, streets or intervening publicways), by a solid wall, constructed of masonry, architectural tile, wood or other similar material (excluding chainlink fence) not less than six (6) feet, or more

than eight (8) feet in height; however, said solid wall shall be reduced to three (3) feet in height when adjacent to a street and shall not be placed closer to the front property line than the required front setback; and on corner lots, said solid wall shall not be placed closer to the side lot line abutting the street than the required side yard setback. Parking lots shall be arranged and designed so as to prevent damage to the required solid wall.

c. Only such signs as are necessary for the proper operation of the parking lot shall be permitted and, in no event, shall signs exceed an aggregate total area of twelve (12) square feet, or exceed the height of ten (10) feet.

d. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

Section 28.04.080 - "BB" Office District Regulations

A. USE REGULATIONS

Add as follows:

11. Storage garage.

12. Parking lots, as provided in Section 28.04.070.A.13, except that the wall required in 13.b shall be reduced to three (3) feet in height when located adjacent to a street, or when located within the required front yard on an interior side lot line.

Section 28.04.090 - "LC" - Light Commercial district regulations

A. USE REGULATIONS.

1. Permitted Uses.

Amend to read as follows:

1.12 Storage garage; parking lots.

Section 28.04.140 - Off Street Parking regulations

Amend to read as follows:

1. Parking space.

1.1 For the purpose of this Chapter, in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not occupy any part of any required front yard (except that in conversions within the above-mentioned districts, the parking space may occupy the existing concrete or asphaltic drives when located within the required front yard); and on corner lots, no parking space shall be permitted in the required side yard adjacent to the street. The required yard areas shall be landscaped with grass, shrubs, trees, or ground cover, and shall be maintained in good condition.

Required off-street parking spaces shall be reserved for the sole use of the occupants of the building or lot, and the visitors thereto. Churches, theaters, stadiums, auditoriums and other similar places of public assembly may make arrangements for joint use of parking spaces with other uses as herein specified.

1.2 For the purpose of this Chapter, off-street parking shall be considered as an accessory use when located in the same zoning district with the use for which parking is provided. Parking not located in the same zoning district on which the main use is located must be located within the zoning district in which parking lots or storage garages are permitted as a main use; or be located in accordance with provisions of this Chapter relating to off-street parking exceptions.

1.3 Off-street parking space as required in this Section shall be provided for all new buildings and structures and for additions to existing buildings or structures. Off-street parking shall be required for any existing building or structure which is altered in any manner so as to change its use or to enlarge or increase capacity by adding or creating dwelling units, guest rooms, floor area, or seats. Existing parking area previously required shall not be used to satisfy required off-street parking for any new structures or additions to existing buildings, structures or uses of land. Such existing parking space shall be maintained and shall not be reduced so long as the main building, structure or use remains unless an equivalent number of such spaces are provided elsewhere as provided in this Chapter.

1.4 In no instance shall off-street parking required by this Chapter be located more than six hundred (600) feet (as measured along lines of public access) from the use which it serves.

Section 28.04.141 - Off-street parking lots - number and size of spaces.

Amend to read as follows:

1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the Superintendent of Central Inspection. Prior to the issuance of any building, use or occupancy permit, the Superintendent of Central Inspection shall submit the parking plan to the Traffic Engineer for his review and approval. The approval of the parking plan and layout shall be based on: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turn-arounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, of the Code of the City of Wichita, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn-arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred (200) square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 of the Code of the City of Wichita (driveways and curb cut requirements).

1.1 If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses.

28.04.143 - Off-street parking and loading area improvements.

Amend to read as follows:

1.1 Parking areas as required under Section 28.04.141, "Number and Size of Spaces", Paragraph 2.1, shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.

1.2 All off-street parking lots and loading areas and all driveways on private property providing ingress, except as provided in 1.1 above, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing, and shall be maintained in good condition and free of all weeds, dust, trash and other debris.

The Chairman declared the public hearing closed."

February 3, 1967

Planning Commission Members

Jack H. Galbraith, Senior Planner

DR 66-42 - Amendment to the City Zoning Ordinance to provide for commercial parking lots in districts other than "C" Commercial Districts

At its regular meeting of December 8, 1966, the Planning Commission instructed the staff to advertise for a public hearing for consideration of an amendment to the City Zoning Ordinance to provide for commercial parking lots in districts other than "C" Commercial.

Attached for your review and consideration at your meeting of February 9, 1967, is the proposed amendment to the City Zoning Ordinance which will permit parking lots, whether or not operated by an attendance, in the "B" Multiple family and "BB" Office districts, subject to certain conditions as to location, screening, setbacks and sign controls.

JHB:ber
Attachment

cc: Ralph Walz
Director of Public Works

Paul Graves
Traffic Engineer

Glen Lytle, Superintendent
of Central Inspection

C. L. McCaig, Supervisor
Building Construction

(____) (Published in The Wichita Beacon on February 3, 1967)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on February 23, 1967, at 2:00 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider the following change to Title 28, Code of the City of Wichita, Kansas:

Section 28.04.070 "B" multiple-family dwelling district regulations.

A. USE REGULATIONS.

Amend to read as follows:

13. Parking lots, whether or not a fee is charged, and when adjacent to an office, commercial or industrial district or immediately opposite said districts when separated by an alley, street, or public way, and provided that the following conditions prevail:

a. Compliance with the requirements of Sections 28.04.140, 28.04.141, and 28.04.143.

b. All parking lots shall be effectively screened on each side that adjoins any property situated in a residential district (excluding alleys, streets or intervening public ways), by a solid wall, constructed of masonry, architectural tile, wood or other similar material (excluding chain-

link fence) not less than six (6) feet, or more than eight (8) feet in height; however, said solid wall shall be reduced to three (3) feet in height when adjacent to a street and shall not be placed closer to the front property line than the required front setback; and on corner lots, said solid wall shall not be placed closer to the side lot line abutting the street than the required side yard setback. Parking lots shall be arranged and designed so as to prevent damage to the required solid wall.

c. Only such signs as are necessary for the proper operation of the parking lot shall be permitted and, in no event, shall signs exceed an aggregate total area of twelve (12) square feet.

d. The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

Section 28.04.080 "BB" office district regulations.

A. USE REGULATIONS.

Add as follows:

11. Garage, storage.

12. Parking lots, as provided in Section 28.04.070.A.13, except that the wall required in 13.b shall be reduced to three (3) feet in height when located adjacent to a street, or when located within the required front yard on an interior side lot line.

Section 28.04.090 "LC" light commercial district regulations.

A. USE REGULATIONS.

1. Permitted Uses.

Amend to read as follows:

1.12 Garage, storage; parking lots.

Section 28.04.140 Off-street parking regulations.

Amend to read as follows:

1. Parking Space.

1.1 For the purpose of this Chapter, in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not occupy any part of any required front yard (except that in conversions within the above-mentioned districts, the parking space may occupy the existing concrete or asphaltic drives when located within the required front yard); and on corner lots, no parking space shall be permitted in the required side yard adjacent to the street. The required yard areas shall be landscaped with grass, shrubs, trees, or ground cover, and shall be maintained in good condition.

Required off-street parking spaces shall be reserved for the sole use of the occupants of the building or lot, and the visitors thereto. Churches, theaters, stadiums, auditoriums and other similar places of public assembly may make arrangements for joint use of parking spaces with other uses as herein specified.

1.2 For the purpose of this Chapter, off-street parking shall be considered as an accessory use when located on the same tract with the use for which parking is provided. Parking not located on the same tract on which the main use is located must be located within the zoning district in which parking lots or storage garages are permitted as a main use; or be located in accordance with provisions of this Chapter relating to off-street parking exceptions.

1.3 Off-street parking space as required in this Section shall be provided for all new buildings and structures and for additions to existing buildings or structures. Off-street parking shall be required for any existing building or structure which is altered in any manner so as to change its use or to enlarge or increase capacity by adding or creating dwelling units, guest rooms, floor area, or

seats. Existing parking area previously required shall not be used to satisfy required off-street parking for any new structures or additions to existing buildings, structures or uses of land. Such existing parking space shall be maintained and shall not be reduced so long as the main building, structure or use remains unless an equivalent number of such spaces are provided elsewhere as provided in this Chapter.

1.4 In no instance shall off-street parking required by this Chapter be located more than six hundred (600) feet (as measured along lines of public access) from the use which it serves.

Section 28.04.141 Off-street parking lots - number and size of spaces.

Amend to read as follows:

1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the Superintendent of Central Inspection. Prior to the issuance of any building, use or occupancy permit, the Superintendent of Central Inspection shall submit the parking plan to the Traffic Engineer for his review and approval. The approval of the parking plan and layout shall be based on: arrangement of parking

spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turn-arounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped areas conflict with Chapter 11.22, Visibility at Intersections, of the Code of the City of Wichita, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn-arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred (200) square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 of the Code of the City of Wichita (driveways and curb cut requirements).

1.1 If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses.

28.04.143 Off-street parking and loading area improvements.

Amend to read as follows:

1.1 Parking areas as required under Section 28.04.141, "Number and Size of Spaces", Paragraph 2.1, shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.

1.2 All off-street parking lots and loading areas and all driveways on private property providing ingress, except as provided in 1.1 above, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing, and shall be maintained in good condition and free of all weeds, dust, trash and other debris.

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 revised Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS MY HAND AND SEAL this 19th day of January, 1967.

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

(SEAL)

Section 28.04.080 "BB" office district regulations.

A. USE REGULATIONS.

Add as follows:

11. Garage, storage.

12. Parking lots, as provided in Section 28.04.070.A13, except that the wall required in 13.b shall be reduced to three (3) feet in height when located adjacent to a street, or when located within the required front yard on an interior side lot line.

Section 28.04.090 "LC" light commercial district regulations.

A. USE REGULATIONS.

1. Permitted Uses.

Amend to read as follows:

1.12 Garage, storage; parking lots.

is this where we first want to permit parking lots. Where are storage lots first permitted

Section 28.04.140 Off-street parking regulations.

1.1 Parking Space: ? ~~take out~~

Amend to read as follows:

/.1 For the purpose of this Chapter, in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not

occupy any part of any required front yard (except that in conversions within the above-mentioned districts, the parking space may occupy the existing concrete or asphaltic drives when located within the required front yard); and on corner lots, no parking space shall be permitted in the required side yard adjacent to the street. The required yard areas shall be landscaped with grass, shrubs, trees, or ground cover, and shall be maintained in good condition.

~~Except as permitted in the "B" District,~~ Required off-street parking spaces shall be reserved for the sole use of the occupants of the building or lot, and the visitors thereto. Churches, theaters, stadiums, auditoriums and other similar places of public assembly may make arrangements for joint use of parking spaces with other uses as herein specified.

~~Section 29.04.140 Off-street parking regulations.~~

1.2

Amend to read as follows:

~~1.2~~ For the purpose of this Chapter, off-street parking shall be considered as an accessory use when located on the same tract with the use for which parking is provided. Parking not located on the same tract on which the main use is located must

be located within the zoning district in which parking ~~or storage~~ lots or storage garages are permitted as a main use; or be located in accordance with provisions of this Chapter relating to off-street parking exceptions.

P L N

Capa - or not

Section 28.04.141 Off-street parking lots - number and size of spaces.

S S

Amend to read as follows:

1. For any area used as off-street parking (except parking for single-family dwellings), a parking plan shall be submitted to the Superintendent of Central Inspection. Prior to the issuance of any building, use or occupancy permit, the Superintendent of Central Inspection shall submit the parking plan to the Traffic Engineer for his review and approval. The approval of the parking plan and layout shall be based on: arrangement of parking spaces; number, location and dimensions of all parking spaces; adequate aisle spaces and markings for channelization appropriate to the type of design; adequate turn arounds, if needed; the location and width of adequate means of ingress and egress; and where required or necessary, the location and height of required screening and the location of protective bumper guards. Where the required screening walls and landscaped

areas conflict with Chapter 11.22, Visibility at Intersections, of the Code of the City of Wichita, the parking lot shall be redesigned and the required screening relocated so as not to interfere with intersection visibility. The total net area of parking spaces required, not including aisles, turn arounds, and internal circulation, ingress and egress drives, shall be the total number of spaces required multiplied by two hundred (200) square feet. The approval of off-street parking areas shall be in accord with the provisions of Chapter 10.16 of the Code of the City of Wichita (driveways and curb cut requirements).

1.1 If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses.

P L A I

28.04.143 Off-street parking and loading area improvements.

Amend to read as follows:

1.1 Parking areas as required under Section 28.04.141, "Number and Size of Spaces", Paragraph 2.1, shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.

1.2 All off-street parking lots and loading areas and all driveways on private property providing ingress,

except as provided in 1.1 above, shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing, and shall be maintained in good condition and free of all weeds, dust, trash and other debris.

streets or intervening public ways), by a solid wall, constructed of masonry, architectural tile, wood or other similar material (excluding chainlink fence) not less than six (6) or more than eight (8) feet in height; however, said solid wall shall be reduced to three (3) feet in height when located adjacent to a street, or when located within the required front yard on an interior side lot line. Parking lots shall be arranged and designed so as to prevent damage to the required solid wall.

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 change to the revised Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS MY HAND AND SEAL this _____ day of _____, 19___.

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

(SEAL)

(1-t)

January 25, 1967

Mr. Robert Cornwell
1600 Wichita Plaza
Wichita, Kansas 67202

Subject: Z-0843 - Zone change from "A" to "BB" for an area on the west side of Mosley between Osie and Funston

Dear Mr. Cornwell:

At its regular meeting on December 22, 1966, the Metropolitan Area Planning Commission considered the above-captioned zone change request and deferred further consideration of this matter pending completion of the proposed off-street parking amendment to the City Zoning Ordinance.

At its regular meeting on December 8, 1966, the Planning Commission directed the Planning Department to advertise for public hearing for consideration of an amendment to the City Zoning Ordinance to provide for commercial parking lots in districts other than "C" Commercial. This proposed amendment has been prepared and advertised for public hearing on Thursday, February 9, 1967, at 2:00 p.m., Room 401, City Building Annex, 104 South Main. Enclosed is a copy of the proposed amendment for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs
Enclosure
cc: Ehrsam Wichita Foundry, Inc.
807 East Osie

January 25, 1967

Mr. Bruce B. Fitts
808 Brown Building
Wichita, Kansas 67202

Subject: Z-0838 - Zone change from "A" to "BB" for the west side of Volutsia between Douglas and English

Dear Mr. Fitts:

At its regular meeting on December 22, 1966, the Metropolitan Area Planning Commission considered the above-captioned zone change request and deferred further consideration of this matter pending completion of the proposed off-street parking amendment to the City Zoning Ordinance.

At its regular meeting on December 8, 1966, the Planning Commission directed the Planning Department to advertise for public hearing for consideration of an amendment to the City Zoning Ordinance to provide for commercial parking lots in districts other than "C" Commercial. This proposed amendment has been prepared and advertised for public hearing on Thursday, February 9, 1967, at 2:00 p.m., Room 401, City Building Annex, 104 South Main. Enclosed is a copy of the proposed amendment for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs
Enclosure

cc: Robert F. Gaudreau
16 Lakeside Boulevard, Eastborough
Wichita, Kansas 67207

W. B. Gaudreau
323 North Belmont
Wichita, Kansas 67208

Murray Regier
c/o Newton Loan & Abstract Co.
Newton, Kansas 67114

Millie M. Dye
146 North Battin
Wichita, Kansas 67208

L. D. Murray
R. R. 1
Tonkawa, Oklahoma 74653

December 9, 1966

Mr. C. Robert Bell
123 South Market
Wichita, Kansas 67202

Subject: Z-0831 - Zone change from "A" to "C" for the north side of Oakland between Hillside and Chautauqua

Dear Mr. Bell:

At its regular meeting on December 8, 1966, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Planning Commission was to defer further consideration of this case until the first meeting in February.

The Planning Department was instructed to advertise for a public hearing for consideration of an amendment to the City Zoning Ordinance to provide for commercial (paid) parking lots in districts other than "C" Commercial. We will keep you advised as to the staff's recommendation on this proposed ordinance change.

This zoning application will be scheduled for further consideration by the Planning Commission at its regular meeting at 2:00 p.m., February 9, 1967, in Room 401, City Building Annex, 104 South Main.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: W. L. Hartman
P. O. Box 54

Mr. Ford E. Evans, Jr.
123 South Market