

DR 69-25 - Amendment to Section 1 -
Districts and General Regulations of
County Zoning Resolution to include
the area between Goddard City Limits
and three miles beyond.

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C.

11-13-69

11-26-69

Approved

Approved

RESOLUTION

A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO MARCH 10, 1969, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, AND THE CITY OF VALLEY CENTER, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 14.C THEREOF

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. That upon the recommendation of the Metropolitan Area Planning Commission on November 13, 1969, after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution as adopted March 3, 1958, the following section of the Sedgwick County Zoning Resolution is hereby amended to read as follows:

SECTION 1 - DISTRICTS AND GENERAL REGULATIONS

1. That portion of Sedgwick County, Kansas, between the Wichita City Limits and three (3) miles beyond; and between the Haysville City Limits and three (3) miles beyond; and between the Derby City Limits and three (3) miles beyond; and between the Mulvane City Limits and three (3) miles beyond; and between the Valley Center City Limits and three (3) miles beyond; and between the Goddard City Limits and three (3) miles beyond, is hereby divided into eight (8) districts as follows:

<u>Symbol</u>	<u>Name</u>
"R" District	Rural Residential District
"R-1" District	Suburban Residential District
"AA" District	One-Family Dwelling District
"BB" District	Office District
"LC" District	Light Commercial District
"C" District	General Commercial District
"E" District	Light Industrial District
"F" District	Heavy Industrial District

2. The location and boundaries of the districts shall be as shown on the map entitled "Sedgwick County Zoning Plan", said map and all notations, dimensions and designations shown thereon are hereby declared to be a part of this resolution.
3. Where there is uncertainty as to the boundaries of any of the districts shown on the aforesaid map, the following shall apply:
 - A. The district boundary lines are intended to follow street, alley, lot or property lines as they exist at the time of the passage of this

Resolution, unless otherwise indicated by dimensions on the zoning map. In case of the vacation of a street, alley, watercourse or other right of way, the abutting zoning classification on each side thereof, shall automatically be extended to the center line of said vacated street, alley, watercourse or right of way.

- B. Where boundaries appear to approximately follow such aforesaid lines and are not more than ten (10) feet distance therefrom, such lines shall be construed to be the boundary.

4. General Regulations

- A. The regulations herein set forth do not apply to the use of land or the erection, construction, alteration, or use of buildings for strictly agricultural purposes. All residences shall conform to the provisions of these regulations.
- B. Except as hereinafter provided, it shall be unlawful to locate, erect, construct, reconstruct, enlarge or structurally alter any building except in conformity with the regulations of the district in which such building is located.
- C. Except as hereinafter provided, it shall be unlawful to use any land or building for any purpose other than is permitted in the district in which such land or building is located.
- D. No open space provided about any building for the purpose of complying with the provisions of this Resolution shall be considered as providing open space for any other building.
- E. No parcel of land held under one (1) ownership, with or without buildings, at the time this Resolution became effective shall be reduced nor shall any such parcel be subdivided, in any manner, below the minimum lot width and lot area required by this Resolution.
- F. Prior to the issuance of any occupancy or building permit, streets and utility easements must be dedicated as required to conform with the objectives of this State Statute and G. S. 13-1112 et seq., to secure safety from fire, to promote health and general welfare, to facilitate adequate provisions of transportation and other public requirements, and to conserve and protect property and building values.
- G. In no case shall there be more than one (1) main residential building on one (1) lot.

H. Within a period of no more than one hundred twenty (120) days subsequent to the inclusion of additional territory within the three-mile boundary, the Commission shall initiate action to assign the most suitable zoning classification to that territory; such zoning classification to be determined by the Governing Body of Sedgwick County after the appropriate public hearing as prescribed in Section 14.C of the Zoning Resolution, Sedgwick County, Kansas, effective March 3, 1958, and subsequent amendments thereto.

SECTION II. That Section 1 of the Sedgwick County Zoning Resolution, as adopted on March 3, 1958, and last amended on March 10, 1969, is hereby repealed.

SECTION III. This Resolution shall take effect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this Eleventh day of November, 1969.

Earl E. Rugh Chairman
Edmund Peters Commissioner
Tom Lott Commissioner

ATTEST:

Marie Warden by Betty K. Oswald Deputy
Magis Warden, County Clerk
(SEAL)

November 17, 1969

Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Re: DR 69-25 - Amendment to
County Zoning Resolution to
include area between Goddard
City Limits and three miles
beyond

Gentlemen:

As a result of establishing zoning in the 3-mile ring of Goddard, it is necessary that Section 1 - Districts and General Regulations of the County Zoning Resolution be amended to include the area between the Goddard City Limits and 3-miles beyond.

Attached for your information and consideration is a copy of the official notice of the proposed amendment to Section 1.

On November 13, 1969, the Metropolitan Area Planning Commission recommended to the County Commission that Section 1 of the County Zoning Resolution be amended as advertised.

We request that this matter be scheduled for your regular meeting of November 26, 1969.

Respectfully submitted,

Jack H. Galbraith
Senior Planner

JHG:ber

cc: Tom Craig, County Zoning Administrator
Betty McDonald, Deputy County Clerk
Kenneth Beck, County Counselor

RESOLUTION

A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO ~~JUNE 21, 1967~~ ^{March 10, 1969} FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, ~~AND~~ THE CITY OF MULVANE, ^{and the City of Valley Center,} ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 14.C THEREOF.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That upon the recommendation of the Metropolitan Area Planning Commission on ~~February 13, 1969~~ ^{November 13, 1969} after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution as adopted March 3, 1958, the following section of the Sedgwick County Zoning Resolution is hereby amended to read as follows:

SECTION 1 - DISTRICTS AND GENERAL REGULATIONS

- 1. That portion of Sedgwick County, Kansas, between the Wichita City Limits and three (3) miles beyond; and between the Haysville City Limits and three (3) miles beyond; and between the Derby City Limits and three (3) miles beyond; and between the Mulvane City Limits and three (3) miles beyond; and between the Valley Center City Limits and three (3) miles beyond; is hereby divided into eight (8) districts as follows:

Table with 2 columns: Symbol and Name. Rows include "R" District (Rural Residential District), "R-1" District (Suburban Residential District), "AA" District (One-Family Dwelling District), "BB" District (Office District), "LC" District (Light Commercial District), "C" District (General Commercial District), "E" District (Light Industrial District), and "F" District (Heavy Industrial District).

and between the Goddard City Limits and three (3) miles beyond,

- 2. The location and boundaries of the districts shall be as shown on the map entitled "Sedgwick County Zoning Plan", said map and all notations, dimensions and designations shown thereon are hereby declared to be a part of this Resolution.
- 3. Where there is uncertainty as to the boundaries of any of the districts shown on the aforesaid map, the following shall apply:
 - A. The district boundary lines are intended to follow street, alley, lot or property lines as they exist at the time of the passage of this Resolution, unless otherwise indicated by dimensions on the Zoning Map. In case of the vacation of a street, alley, watercourse or other right-of-way, the abutting zoning

classification on each side thereof, shall automatically be extended to the center line of said vacated street, alley, watercourse or right-of-way.

- B. Where boundaries appear to approximately follow such aforesaid lines and are not more than ten (10) feet distance therefrom, such lines shall be construed to be the boundary.

4. General Regulations.

- A. The regulations herein set forth do not apply to the use of land or the erection, construction, alteration, or use of buildings for strictly agricultural purposes. All residences shall conform to the provisions of these regulations.
- B. Except as hereinafter provided, it shall be unlawful to locate, erect, construct, reconstruct, enlarge or structurally alter any building except in conformity with the regulations of the district in which such building is located.
- C. Except as hereinafter provided, it shall be unlawful to use any land or building for any purpose other than is permitted in the district in which such land or building is located.
- D. No open space provided about any building for the purpose of complying with the provisions of this Resolution shall be considered as providing open space for any other building.
- E. No parcel of land held under one (1) ownership, with or without buildings, at the time this Resolution became effective shall be reduced nor shall any such parcel be subdivided, in any manner, below the minimum lot width and lot area required by this Resolution.
- F. Prior to the issuance of any occupancy or building permit, streets and utility easements must be dedicated as required to conform with the objectives of this State Statute and G. S. 13-1112 et seq., to secure safety from fire, to promote health and general welfare, to facilitate adequate provisions of transportation and other public requirements, and to conserve and protect property and building values.
- G. In no case shall there be more than one (1) main residential building on one (1) lot.

H. Within a period of no more than one hundred twenty (120 days subsequent to the inclusion of additional territory within the three-mile boundary, the Commission shall initiate action to assign the most suitable zoning classification to that territory; such zoning classification to be determined by the Governing Body of Sedgwick County after the appropriate public hearing as prescribed in Section 14.C of the Zoning Resolution, Sedgwick County, Kansas, effective March 3, 1958, and subsequent amendments thereto.

SECTION II: That Section 1 of the Sedgwick County Zoning Resolution, as adopted on March 3, 1958, and last amended on ~~June 21, 1967~~, is hereby repealed.

March 10, 1969

SECTION III: This Resolution shall take effect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this _____ day of _____, 1969.

_____ Chairman

_____ Commissioner

_____ Commissioner

ATTEST:

Marie Warden, County Clerk

(SEAL)

WICHITA-SEDGWICK COUNTY

DATE 11-7-69

METROPOLITAN AREA PLANNING DEPARTMENT



TO Metropolitan Area Planning Commission
FROM Jack H. Galbraith, Senior Planner J.H.G.
SUBJECT DR 69-25 - Amendment to Section 1 - Districts and
General Regulations of the County Zoning Resolution

As a result of establishing zoning in the three-mile ring of Goddard, it is necessary that Section 1 - Districts and General Regulations of the County Zoning Resolution be amended to include the area between the Goddard City Limits and three miles beyond.

1. That portion of Sedgwick County, Kansas, between the Wichita City Limits and three (3) miles beyond; and between the Haysville City Limits and three (3) miles beyond; and between the Derby City Limits and three (3) miles beyond; and between the Mulvane City Limits and three (3) miles beyond; and between the Valley Center City Limits and three (3) miles beyond; and between the Goddard City Limits and three (3) miles beyond is hereby divided into eight (8) districts as follows:

<u>Symbol</u>	<u>Name</u>
"R" District	Rural Residential District
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The underlined portion is that being amended. This matter is scheduled for public hearing at your regular meeting of November 13, 1969.

JHG:vjp