

DR 79-9 -Possible Amendment to
Zoning Ordinance Re: Amendments to
"R-5" and "R-6" to permit increased
density.

Pub. 6-15-79

Dec. #36-108

Geo #
36-108

ACTION

COMMITTEE	DATE
M.A.P.C. <u>Approved</u>	<u>4-26-79</u>
B.C.C./B. CO. C. <u>Deferred 2</u> <u>minutes</u>	<u>5-22-79</u>
B.C.C. <u>Approved</u>	<u>6-5-79</u>

Ord. #36-108

Publ. 6-15-79

Ord #
36-108

DR 79-9 - Possible Amendment to
Zoning Ordinance Re: Amendments to
"R-5" and "R-6" to permit increased
density.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 14, 1979

46
4

BCS/22 Refer 2WKS

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning

SUBJECT DR 79-9- Possible Amendment to Zoning Ordinance
Re: Increase permitted density in "R-5" and reduce
lot size requirements in "R-5" and "R-6" Districts

Attached hereto is a delineated copy of an amendment to the zoning ordinance. Please place this item on the agenda of May 22, 1979, for consideration by the City Commission.

BACKGROUND

In 1970, the "R-5" and "R-6" General Residence Districts were established to provide an alternative for multiple family development at lower densities than the 75 dwelling units per acre permitted by the "B" Multiple Family District. In 1978, when the staff met with representatives of the Wichita Area Builders Association to discuss the provisions of the proposed new zoning ordinance, their organization made several suggestions on the regulations of the "R-5" and "R-6" Districts. Those changes were made to the final draft of the zoning ordinance that was considered at the public hearings in May, 1979, even though the Wichita Area Builders Association did not endorse the adoption of the new ordinance.

As a companion amendment to DR 79-8, related to establishment of zoning on annexed territories, this amendment will increase the permitted density of the "R-5" District to 17.4 dwelling units per acre. This will then accommodate any property approved for multiple-family development under a conditional use permit, under the terms of the County Zoning Resolution, which limits a maximum permitted density of 15 dwelling units per acre.

The Wichita Area Builders Association also expressed their concern of the lot width and lot area requirements within the "R-5" and "R-6" Districts. It was stated that there was a need for development of two-family dwellings on lots of less than 10,000 square feet and also that the width of 60 feet for two family dwellings and 75 feet for multiple-family dwellings should be reduced. Taking into consideration the suggestions of the Wichita Area Builders Association and the comments at the public hearings, these adjustments are being proposed.

Copies of the proposed amendments were furnished to the Wichita Area Builders Association and the Wichita Board of Realtors prior to the public hearing before the Planning Commission meeting of April 24, 1979. Copies of excerpts of the minutes of that meeting are also attached.

SUMMARY

This amendment will make the following changes to the ordinance:

E. H. Denton, City Manager
Page 2
May 14, 1979

1. Reduce the lot area requirements for two-family dwellings from 5,000 to 3,000 square feet per dwelling unit and reduce the lot width from 60 feet to 50 feet for one and two-family dwellings in both the "R-5" and "R-6" Districts.
2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

*Bring
in
fill in*

*Use in
pinned over
area*

By a unanimous vote, the Planning Commission recommends that this amendment be adopted.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place the ordinance on first reading.
2. Return the amendment to the Planning Commission for reconsideration. The City Commission states the following reasons for such reconsideration.

Robert A. Lakin

Robert A. Lakin
Director of Planning

*Carroll
4-D*

RAL:GL:bh

cc: Don Anderson, Director of Housing and Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builders Association
Wichita Board of Realtors

Additions underlined

Deletions ~~marked-thru~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROVISIONS OF SECTIONS 28.04.065 and 28.04.067 OF THE CODE OF THE CITY OF WICHITA, KANSAS: PERTAINING TO THE REDUCTION OF LOT SIZE AND LOT AREA REQUIREMENTS FOR TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, AND REPEALING THE ORIGINAL SAID SECTIONS 28.04.065 AND 28.04.067 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 28.04.065 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"28.04.065 "R-5" general residence district. In the "R-5" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-5" general residence district shall conform to the following area and bulk regulations.

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

1. Any use permitted in the "A" two-family dwelling district.
2. Multiple-family dwellings.
3. Signs, as permitted by Section 28.04.139 of this code.
4. Off-street parking as permitted by Section 28.04.070.A.13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS.

1. Minimum lot areas:
 - a. Single-family dwellings: 6,000 square feet.
 - b. Two-family dwellings: 5,000 3,000 square feet per dwelling unit.

c. Multi-family dwellings: ~~3,500~~ 2,500 square feet per dwelling unit.

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

2. Minimum lot width:

a. Single-family dwellings: 60 50 feet.

b. Two-family dwellings: 75 50 feet.

c. Multi-family dwellings and all other permitted uses: 75 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet."

SECTION 28.04.067 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"28.04.067 "R-6" general residence district. In the general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-6" general residence district shall conform to the following area and bulk regulations.

A. USE REGULATIONS.

1. Uses permitted are identical with those of the "R-5" general residence district.

B. AREA REGULATIONS.

1. Minimum lot area:

- a. Single-family dwellings: 6,000 square feet.
- b. Two-family dwellings: ~~6,000~~ 3,000 square feet per dwelling unit.
- c. Multi-family dwellings: 1,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-family dwellings: ~~60~~ 50 feet.
- b. Two-family dwellings: ~~75~~ 50 feet.
- c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

- b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

- c. Minimum rear yard: 20 feet."

The original Sections 28.04.065 and 28.04.067 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this _____ day of _____,
1979.

Mayor

ATTEST:

Donald Gisick, City Clerk

Approved as to form:

John Dekker, Director of Law

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 26, 1979:

27. Case No. DR 79-9 - Possible Amendment to Zoning Ordinance
Re: Amendments to "R-5" and "R-6" to Permit Increased
Density

GLEN LYTLE, Special Assistant for Zoning, stated that these changes that have been made were changes that the Planning Commission made to the final draft of the proposed zoning ordinance one year ago after the Planning staff met with the Committee from the Wichita Area Builders Association. The amendment will permit an increase in the "R-5" District from 12.4 to 17.4 dwelling units per acre for multiple-family dwellings. Rather than requiring 3500 square feet per dwelling in the "R-5" District, it will now require 2500 square feet per dwelling unit. The other amendments that are suggested is a reduction in the lot size requirements from 60 feet to 50 feet for a Single Family dwelling or Two Family dwelling, and the reduction from 60 feet to 75 feet for Multiple Family dwellings. Lot area requirements for two-family dwellings would be reduced from 5,000 square feet to 3,000 square feet per dwelling unit. He said that these suggestions were made primarily by the Wichita Area Builders Association so that redevelopment of existing properties could be utilized by this particular district, and not necessarily apply to new areas where new subdivisions might require a greater lot widths.

JOEL POLLACK, commented that this was an area where they spent considerable time with Planning staff, and just found that it would make more meaningful to utilize infill to handle the areas that have already been zoned and platted, and make a more meaningful change with more flexibility, and was totally in favor of the amendment.

MOTION: That the amendment to the
Zoning ordinance be adopted. Bayouth
moved, Savina seconded.

COLE agreed with the concept, but saw a potential problem with too much difference in density between the "RB" and "R-5" District. He felt that what they have done by solving part of a problem, they have created more of a problem.

LYTLE commented that "RB" zoning was the same density as "R-6". The "R-6" has not been changed at all as far as the requirement was concerned.

VOTE ON THE MOTION: It carried
unanimously. Jones, Taylor and
Hennessy were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 17, 1979

TO E.H. Denton, City Manager

FROM Evelyn Pittman, Assistant CPO Coordinator

SUBJECT DR 79-9 Possible Amendment to
the Zoning Ordinance
Re: To Increase Density in the
"R-5" and "R-6" Districts

The Central Council requested a deferral of this item to allow the organization more time to consider the possible amendment (May 10, 1979, memo). In the event the deferral is not granted the following comments from the Citizen Participation Organization neighborhood councils are provided for consideration by the City Commission.

Five of the councils (A, G, H, I and J) recommend unconditional approval of DR 79-9.

Councils C, D, E, F and M were opposed to DR 79-9 because of the reduction in minimum lot size for "R-5" and "R-6" Districts. These councils feared that the smaller lots may lead to overcrowded conditions in these residential areas.

The remaining councils discussed the possible amendment and concluded that more time is needed to consider proposal before making recommendations.

Your assistance in providing this information to the City Commission for consideration on May 22, 1979, will be appreciated.

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator

EP:al

cc: Robert A. Lakin, Director of Planning



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 14, 1979

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning

SUBJECT DR 79-9- Possible Amendment to Zoning Ordinance
Re: Increase permitted density in "R-5" and reduce
lot size requirements in "R-5" and "R-6" Districts

Attached hereto is a delineated copy of an amendment to the zoning ordinance. Please place this item on the agenda of May 22, 1979, for consideration by the City Commission.

BACKGROUND

In 1970, the "R-5" and "R-6" General Residence Districts were established to provide an alternative for multiple family development at lower densities than the 75 dwelling units per acre permitted by the "B" Multiple Family District. In 1978, when the staff met with representatives of the Wichita Area Builders Association to discuss the provisions of the proposed new zoning ordinance, their organization made several suggestions on the regulations of the "R-5" and "R-6" Districts. Those changes were made to the final draft of the zoning ordinance that was considered at the public hearings in May, 1979, even though the Wichita Area Builders Association did not endorse the adoption of the new ordinance.

As a companion amendment to DR 79-8, related to establishment of zoning on annexed territories, this amendment will increase the permitted density of the "R-5" District to 17.4 dwelling units per acre. This will then accommodate any property approved for multiple-family development under a conditional use permit, under the terms of the County Zoning Resolution, which limits a maximum permitted density of 15 dwelling units per acre.

The Wichita Area Builders Association also expressed their concern of the lot width and lot area requirements within the "R-5" and "R-6" Districts. It was stated that there was a need for development of two-family dwellings on lots of less than 10,000 square feet and also that the width of 60 feet for two family dwellings and 75 feet for multiple-family dwellings should be reduced. Taking into consideration the suggestions of the Wichita Area Builders Association and the comments at the public hearings, these adjustments are being proposed.

Copies of the proposed amendments were furnished to the Wichita Area Builders Association and the Wichita Board of Realtors prior to the public hearing before the Planning Commission meeting of April 24, 1979. Copies of excerpts of the minutes of that meeting are also attached.

SUMMARY

This amendment will make the following changes to the ordinance:

E. H. Denton, City Manager
Page 2
May 14, 1979

1. Reduce the lot area requirements for two-family dwellings from 5,000 to 3,000 square feet per dwelling unit and reduce the lot width from 60 feet to 50 feet for one and two-family dwellings in both the "R-5" and "R-6" Districts.
2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

By a unanimous vote, the Planning Commission recommends that this amendment be adopted.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place the ordinance on first reading.
2. Return the amendment to the Planning Commission for reconsideration. The City Commission states the following reasons for such reconsideration.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:GL:bh

cc: Don Anderson, Director of Housing and Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builders Association
Wichita Board of Realtors

Additions underlined

Deletions marked ~~with~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROVISIONS OF SECTIONS 28.04.065 and 28.04.067 OF THE CODE OF THE CITY OF WICHITA, KANSAS: PERTAINING TO THE REDUCTION OF LOT SIZE AND LOT AREA REQUIREMENTS FOR TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, AND REPEALING THE ORIGINAL SAID SECTIONS 28.04.065 AND 28.04.067 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 28.04.065 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"28.04.065 "R-5" general residence district. In the "R-5" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-5" general residence district shall conform to the following area and bulk regulations.

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

1. Any use permitted in the "A" two-family dwelling district.

2. Multiple-family dwellings.

3. Signs, as permitted by Section 28.04.139 of this code.

4. Off-street parking as permitted by Section 28.04.070.A.13.

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

B. AREA REGULATIONS.

1. Minimum lot areas:

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

b. Two-family dwellings: 5,000 3,000 square feet per dwelling unit.

c. Multi-family dwellings: ~~3,600~~ 2,500 square feet per dwelling unit.

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

2. Minimum lot width:

a. Single-family dwellings: 60 50 feet.

b. Two-family dwellings: 75 50 feet.

c. Multi-family dwellings and all other permitted uses: 75 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet."

SECTION 28.04.067 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"28.04.067 "R-6" general residence district. In the general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-6" general residence district shall conform to the following area and bulk regulations.

A. USE REGULATIONS.

1. Uses permitted are identical with those of the "R-5" general residence district.

B. AREA REGULATIONS.

1. Minimum lot area:

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

b. Two-family dwellings: ~~5,000~~ 3,000 square feet
per dwelling unit.

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

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

2. Minimum lot width:

a. Single-family dwellings: ~~60~~ 50 feet.

b. Two-family dwellings: ~~75~~ 50 feet.

c. Multi-family dwellings and all other permitted
uses: ~~75~~ 60 feet.

3. Minimum lot depth: 100 feet.

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a. Minimum front yard: 25 feet, except that on
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width, but not less than six feet nor be required to exceed
25 feet. Residential buildings which have the entrances
to two or more units facing the side yard shall have a
minimum side yard of ten feet on the side of the building
on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet."

The original Sections 28.04.065 and 28.04.067 of the Code
of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City
of Wichita, Kansas, and shall be effective upon its passage and
publication once in the official city paper.

ADOPTED at Wichita, Kansas, this _____ day of _____,

1979.

Mayor

ATTEST:

Donald Gisick, City Clerk

Approved as to form:

John Dekker, Director of Law

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 26, 1979:

27. Case No. DR 79-9 - Possible Amendment to Zoning Ordinance
Re: Amendments to "R-5" and "R-6" to Permit Increased
Density

GLEN LYTLE, Special Assistant for Zoning, stated that these changes that have been made were changes that the Planning Commission made to the final draft of the proposed zoning ordinance one year ago after the Planning staff met with the Committee from the Wichita Area Builders Association. The amendment will permit an increase in the "R-5" District from 12.4 to 17.4 dwelling units per acre for multiple-family dwellings. Rather than requiring 3500 square feet per dwelling in the "R-5" District, it will now require 2500 square feet per dwelling unit. The other amendments that are suggested is a reduction in the lot size requirements from 60 feet to 50 feet for a Single Family dwelling or Two Family dwelling, and the reduction from 60 feet to 75 feet for Multiple Family dwellings. Lot area requirements for two-family dwellings would be reduced from 5,000 square feet to 3,000 square feet per dwelling unit. He said that these suggestions were made primarily by the Wichita Area Builders Association so that redevelopment of existing properties could be utilized by this particular district, and not necessarily apply to new areas where new subdivisions might require a greater lot widths.

JOEL POLLACK, commented that this was an area where they spent considerable time with Planning staff, and just found that it would make more meaningful to utilize infill to handle the areas that have already been zoned and platted, and make a more meaningful change with more flexibility, and was totally in favor of the amendment.

MOTION: That the amendment to the zoning ordinance be adopted. Bayouth moved, Savina seconded.

COLE agreed with the concept, but saw a potential problem with too much difference in density between the "RB" and "R-5" District. He felt that what they have done by solving part of a problem, they have created more of a problem.

LYTLE commented that "RB" zoning was the same density as "R-6". The "R-6" has not been changed at all as far as the requirement was concerned.

VOTE ON THE MOTION: It carried unanimously. Jones, Taylor and Hennessy were absent.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 14, 1979

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning

SUBJECT DR 79-9- Possible Amendment to Zoning Ordinance
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E. H. Denton, City Manager

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2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

By a unanimous vote, the Planning Commission recommends that this amendment be adopted.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place the ordinance on first reading.
2. Return the amendment to the Planning Commission for reconsideration. The City Commission states the following reasons for such reconsideration.

Robert A. Lakin

Robert A. Lakin
Director of Planning

RAL:GL:bh

cc: Don Anderson, Director of Housing and Economic Development
Robert Feldner, Superintendent of Central Inspection
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A. USE REGULATIONS. Permitted uses shall include only the following:

1. Any use permitted in the "A" two-family dwelling district.
2. Multiple-family dwellings.
3. Signs, as permitted by Section 28.04.139 of this code.
4. Off-street parking as permitted by Section 28.04.070.A.13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS.

1. Minimum lot areas:
 - a. Single-family dwellings: 6,000 square feet.
 - b. Two-family dwellings: ~~5,000~~ 3,000 square feet per dwelling unit.

c. Multi-family dwellings: ~~3,500~~ 2,500 square feet per dwelling unit.

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

2. Minimum lot width:

a. Single-family dwellings: ~~60~~ 50 feet.

b. Two-family dwellings: ~~75~~ 50 feet.

c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

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A. USE REGULATIONS.

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B. AREA REGULATIONS.

1. Minimum lot area:

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- b. Two-family dwellings: ~~5,000~~ 3,000 square feet per dwelling unit.
- c. Multi-family dwellings: 1,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-family dwellings: ~~60~~ 50 feet.
- b. Two-family dwellings: ~~75~~ 50 feet.
- c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

- b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

- c. Minimum rear yard: 20 feet."

The original Sections 28.04.065 and 28.04.067 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this _____ day of _____,
1979.

Mayor

ATTEST:

Donald Gisick, City Clerk

Approved as to form:

John Dekker, Director of Law

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 26, 1979:

27. Case No. DR 79-9 - Possible Amendment to Zoning Ordinance
Re: Amendments to "R-5" and "R-6" to Permit Increased
Density

GLEN LYTLE, Special Assistant for Zoning, stated that these changes that have been made were changes that the Planning Commission made to the final draft of the proposed zoning ordinance one year ago after the Planning staff met with the Committee from the Wichita Area Builders Association. The amendment will permit an increase in the "R-5" District from 12.4 to 17.4 dwelling units per acre for multiple-family dwellings. Rather than requiring 3500 square feet per dwelling in the "R-5" District, it will now require 2500 square feet per dwelling unit. The other amendments that are suggested is a reduction in the lot size requirements from 60 feet to 50 feet for a Single Family dwelling or Two Family dwelling, and the reduction from 60 feet to 75 feet for Multiple Family dwellings. Lot area requirements for two-family dwellings would be reduced from 5,000 square feet to 3,000 square feet per dwelling unit. He said that these suggestions were made primarily by the Wichita Area Builders Association so that redevelopment of existing properties could be utilized by this particular district, and not necessarily apply to new areas where new subdivisions might require a greater lot widths.

JOEL POLLACK, commented that this was an area where they spent considerable time with Planning staff, and just found that it would make more meaningful to utilize infill to handle the areas that have already been zoned and platted, and make a more meaningful change with more flexibility, and was totally in favor of the amendment.

MOTION: That the amendment to the
zoning ordinance be adopted. Bayouth
moved, Savina seconded.

COLE agreed with the concept, but saw a potential problem with too much difference in density between the "RB" and "R-5" District. He felt that what they have done by solving part of a problem, they have created more of a problem.

LYTLE commented that "RB" zoning was the same density as "R-6". The "R-6" has not been changed at all as far as the requirement was concerned.

VOPE ON THE MOTION: It carried
unanimously. Jones, Taylor and
Hennessy were absent.

May 14, 1979

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 79-9- Possible Amendment to Zoning Ordinance
Re: Increase permitted density in "R-5" and reduce
lot size requirements in "R-5" and "R-6" Districts

Attached hereto is a delineated copy of an amendment to the zoning ordinance. Please place this item on the agenda of May 22, 1979, for consideration by the City Commission.

BACKGROUND

In 1970, the "R-5" and "R-6" General Residence Districts were established to provide an alternative for multiple family development at lower densities than the 75 dwelling units per acre permitted by the "B" Multiple Family District. In 1978, when the staff met with representatives of the Wichita Area Builders Association to discuss the provisions of the proposed new zoning ordinance, their organization made several suggestions on the regulations of the "R-5" and "R-6" Districts. Those changes were made to the final draft of the zoning ordinance that was considered at the public hearings in May, 1979, even though the Wichita Area Builders Association did not endorse the adoption of the new ordinance.

As a companion amendment to DR 79-8, related to establishment of zoning on annexed territories, this amendment will increase the permitted density of the "R-5" District to 17.4 dwelling units per acre. This will then accommodate any property approved for multiple-family development under a conditional use permit, under the terms of the County Zoning Resolution, which limits a maximum permitted density of 15 dwelling units per acre.

The Wichita Area Builders Association also expressed their concern of the lot width and lot area requirements within the "R-5" and "R-6" Districts. It was stated that there was a need for development of two-family dwellings on lots of less than 10,000 square feet and also that the width of 60 feet for two family dwellings and 75 feet for multiple-family dwellings should be reduced. Taking into consideration the suggestions of the Wichita Area Builders Association and the comments at the public hearings, these adjustments are being proposed.

Copies of the proposed amendments were furnished to the Wichita Area Builders Association and the Wichita Board of Realtors prior to the public hearing before the Planning Commission meeting of April 24, 1979. Copies of excerpts of the minutes of that meeting are also attached.

SUMMARY

This amendment will make the following changes to the ordinance:

E. H. Denton, City Manager

Page 2

May 14, 1979

1. Reduce the lot area requirements for two-family dwellings from 5,000 to 3,000 square feet per dwelling unit and reduce the lot width from 60 feet to 50 feet for one and two-family dwellings in both the "R-5" and "R-6" Districts.
2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

By a unanimous vote, the Planning Commission recommends that this amendment be adopted.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place the ordinance on first reading.
2. Return the amendment to the Planning Commission for reconsideration. The City Commission states the following reasons for such reconsideration.

Robert A. Lakin
Director of Planning

RAL:GL:bh

cc: Don Anderson, Director of Housing and Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builders Association
Wichita Board of Realtors

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 18, 1979

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Glen E. Lytle, Special Assistant for Zoning

SUBJECT DR 79-9 Possible Amendment to the Zoning Ordinance
Re: To Increase Density in the "R-5" and "R-6" Districts

Attached hereto is a delineated copy of a possible amendment to the zoning ordinance that has been advertised for public hearing before the Planning Commission at your meeting of April 26, 1979.

BACKGROUND

In 1970, the "R-5" and "R-6" General Residence Districts were established to provide an alternative for multiple-family development at lower densities than the 75 dwelling units per acre permitted by the "B" Multiple Family District. In 1978, when the staff met with representatives of the Wichita Area Builders Association to discuss the provisions of the proposed new zoning ordinance, their organization made several suggestions on the regulations of the "R-5" and "R-6" Districts. Those changes were made to the final draft of the zoning ordinance that was considered at the public hearings in May 1978, even though the Wichita Area Builders Association did not endorse the adoption of the new ordinance.

As a companion amendment to DR 79-8, related to establishment of zoning on annexed territories, this amendment will increase the permitted density of the "R-5" District to 17.4 dwelling units per acre. This will then accommodate any property approved for multiple-family development under a conditional use permit, under the terms of the County Zoning Resolution, which limits a maximum permitted density of 15 dwelling units per acre.

The Wichita Area Builders Association also expressed their concern of the lot width and lot area requirements within the "R-5" and "R-6" Districts. It was stated that there was a need for development of two-family dwellings on lots of less than 10,000 square feet and also that the width of 60 feet for two-family dwellings and 75 feet for multiple-family dwellings should be reduced. Taking into consideration the suggestions of the Wichita Area Builders Association and the comments at the public hearings, adjustments are being proposed.

Page 2
April 18, 1979
MAPC
Re: DR 79-9

SUMMARY

This amendment will make the following changes:

1. Reduce the lot area requirements for two-family dwellings from 5,000 to 3,000 square feet per dwelling unit and reduce the lot width from 60 feet to 50 feet for one and two-family dwellings in both the "R-5" and "R-6" Districts.
2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

RECOMMENDATION

Make any changes deemed to be in the best interest of the public and forward the amendment to the Governing Body with a recommendation for adoption.


Glen E. Lytle
Special Assistant for Zoning

GEL:bbc

cc: Robert A. Lakin, Director of Planning
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builders Assn., 730 N. Main 67203
Wichita Board of Realtors, 717 N. Emporia 67214

Additions underlined
Deletions ~~marked-thru~~

DR 79-9
April 2, 1979

Possible Amendment to the Zoning
Ordinance of the City of Wichita, Kansas
scheduled for public hearing before the
MAPC on Thursday, April 26, 1979

It is proposed to amend sections 28.04.065 and 28.04.067 General Residence Districts to increase the permitted density for multiple-family dwellings in the "R-5" district and reducing the lot size and area requirements for two-family dwellings and lot widths for dwellings in both districts.

Section 28.04.065 shall be amended to read as follows:

28.04.065 "R-5" general residence district. In the "R-5" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-5" general residence district shall conform to the following area and bulk regulations.

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

1. Any use permitted in the "A" two-family dwelling district.
2. Multiple-family dwellings.
3. Signs, as permitted by Section 28.04.139 of this code.
4. Off-street parking as permitted by Section 28.04.070.A.13.
5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA REGULATIONS.

1. Minimum lot areas:
 - a. Single-family dwellings: 6,000 square feet.
 - b. Two-family dwellings: ~~5,000~~ 3,000 square feet per dwelling unit.
 - c. Multi-family dwellings: ~~3,500~~ 2,500 square feet per dwelling unit.
 - d. All other permitted uses: 6,500 square feet.
2. Minimum lot width:
 - a. Single-family dwellings: ~~60~~ 50 feet.
 - b. Two-family dwellings: ~~75~~ 50 feet.
 - c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.
3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
 - b. Minimum side yard:
 - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

- (2) All other permitted uses: 25 feet.
- c. Minimum rear yard: 20 feet.

Section 28.04.067 shall be amended to read as follows:

28.04.067 "R-6" general residence district. In the "R-6" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-6" general residence district shall conform to the following area and bulk regulations.

- A. USE REGULATIONS.
 - 1. Uses permitted are identical with those of the "R-5" general residence district.
- B. AREA REGULATIONS.
 - 1. Minimum lot area:
 - a. Single-family dwellings: 6,000 square feet.
 - b. Two-family dwellings: ~~6,000~~ 3,000 square feet per dwelling unit.
 - c. Multi-family dwellings: 1,500 square feet per dwelling unit.
 - d. All other permitted uses: 6,500 square feet.
 - 2. Minimum lot width:
 - a. Single-family dwellings: ~~60~~ 50 feet.
 - b. Two-family dwellings: ~~75~~ 50 feet.
 - c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.
 - 3. Minimum lot depth: 100 feet.
- C. BULK REGULATIONS.
 - 1. Maximum structure height: 35 feet.
 - 2. Yard requirements:
 - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
 - b. Minimum side yard:
 - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.
 - (2) All other permitted uses: 25 feet.
 - c. Minimum rear yard: 20 feet.

April 18, 1979

Wichita-Sedgwick County Metropolitan Area Planning Commission
Glen E. Lytle, Special Assistant for Zoning

DR 79-9 Possible Amendment to the Zoning Ordinance
Re: To Increase Density in the "R-5" and "R-6" Districts

Attached hereto is a delineated copy of a possible amendment to the zoning ordinance that has been advertised for public hearing before the Planning Commission at your meeting of April 26, 1979.

BACKGROUND

In 1970, the "R-5" and "R-6" General Residence Districts were established to provide an alternative for multiple-family development at lower densities than the 75 dwelling units per acre permitted by the "B" Multiple Family District. In 1978, when the staff met with representatives of the Wichita Area Builders Association to discuss the provisions of the proposed new zoning ordinance, their organization made several suggestions on the regulations of the "R-5" and "R-6" Districts. Those changes were made to the final draft of the zoning ordinance that was considered at the public hearings in May 1978, even though the Wichita Area Builders Association did not endorse the adoption of the new ordinance.

As a companion amendment to DR 79-8, related to establishment of zoning on annexed territories, this amendment will increase the permitted density of the "R-5" District to 17.4 dwelling units per acre. This will then accommodate any property approved for multiple-family development under a conditional use permit, under the terms of the County Zoning Resolution, which limits a maximum permitted density of 15 dwelling units per acre.

The Wichita Area Builders Association also expressed their concern of the lot width and lot area requirements within the "R-5" and "R-6" Districts. It was stated that there was a need for development of two-family dwellings on lots of less than 10,000 square feet and also that the width of 60 feet for two-family dwellings and 75 feet for multiple-family dwellings should be reduced. Taking into consideration the suggestions of the Wichita Area Builders Association and the comments at the public hearings, adjustments are being proposed.

Page 2
April 18, 1979
MAPC
Re: DR 79-9

SUMMARY

This amendment will make the following changes:

1. Reduce the lot area requirements for two-family dwellings from 5,000 to 3,000 square feet per dwelling unit and reduce the lot width from 60 feet to 50 feet for one and two-family dwellings in both the "R-5" and "R-6" Districts.
2. Reduce the lot area requirement for multi-family dwellings in the "R-5" District from 3,500 square feet to 2,500 square feet per dwelling unit. This will increase the permitted density from 12.4 to 17.4 dwelling units per acre.
3. Reduce the lot width requirements for multi-family dwellings from 75 feet to 60 feet in both the "R-5" and "R-6" Districts.

RECOMMENDATION

Make any changes deemed to be in the best interest of the public and forward the amendment to the Governing Body with a recommendation for adoption.

Glen E. Lytle
Special Assistant for Zoning

GEL:bbc

cc: Robert A. Lakin, Director of Planning
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builders Assn., 730 N. Main 67203
Wichita Board of Realtors, 717 N. Emporia 67214

Additions underlined
Deletions marked-thru

DR 79-9
April 2, 1979

Possible Amendment to the Zoning
Ordinance of the City of Wichita, Kansas
scheduled for public hearing before the
MAPC on Thursday, April 26, 1979

It is proposed to amend sections 28.04.065 and 28.04.067 General Residence Districts to increase the permitted density for multiple-family dwellings in the "R-5" district and reducing the lot size and area requirements for two-family dwellings and lot widths for dwellings in both districts.

Section 28.04.065 shall be amended to read as follows:

28.04.065 "R-5" general residence district. In the "R-5" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-5" general residence district shall conform to the following area and bulk regulations.

- A. USE REGULATIONS. Permitted uses shall include only the following:
1. Any use permitted in the "A" two-family dwelling district.
 2. Multiple-family dwellings.
 3. Signs, as permitted by Section 28.04.139 of this code.
 4. Off-street parking as permitted by Section 28.04.070.A.13.
 5. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.
- B. AREA REGULATIONS.
1. Minimum lot areas:
 - a. Single-family dwellings: 6,000 square feet.
 - b. Two-family dwellings: ~~5,000~~ 3,000 square feet per dwelling unit.
 - c. Multi-family dwellings: ~~3,500~~ 2,500 square feet per dwelling unit.
 - d. All other permitted uses: 6,500 square feet.
 2. Minimum lot width:
 - a. Single-family dwellings: ~~60~~ 50 feet.
 - b. Two-family dwellings: ~~75~~ 50 feet.
 - c. Multi-family dwellings and all other permitted uses: ~~75~~ 60 feet.
 3. Minimum lot depth: 100 feet.
- C. BULK REGULATIONS.
1. Maximum structure height: 35 feet.
 2. Yard requirements:
 - a. Minimum front yard: 25 feet, except that on corner lots one of the two front yards may be reduced to no less than 15 feet.
 - b. Minimum side yard:
 - (1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

- (2) All other permitted uses: 25 feet.
- c. Minimum rear yard: 20 feet.

Section 28.04.067 shall be amended to read as follows:

28.04.067 "R-6" general residence district. In the "R-6" general residence district, no building or premises shall be used and no building shall be hereafter erected, enlarged, converted or altered, unless otherwise provided in this chapter, except for one or more of the following uses. All buildings erected, enlarged, converted or altered in the "R-6" general residence district shall conform to the following area and bulk regulations.

A. USE REGULATIONS.

1. Uses permitted are identical with those of the "R-5" general residence district.

B. AREA REGULATIONS.

1. Minimum lot area:

- a. Single-family dwellings: 6,000 square feet.
- b. Two-family dwellings: 5,000 3,000 square feet per dwelling unit.
- c. Multi-family dwellings: 1,500 square feet per dwelling unit.
- d. All other permitted uses: 6,500 square feet.

2. Minimum lot width:

- a. Single-family dwellings: 60 50 feet.
- b. Two-family dwellings: 75 50 feet.
- c. Multi-family dwellings and all other permitted uses: 75 60 feet.

3. Minimum lot depth: 100 feet.

C. BULK REGULATIONS.

1. Maximum structure height: 35 feet.

2. Yard requirements:

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

b. Minimum side yard:

(1) Residential Buildings: 10 percent of the lot width, but not less than six feet nor be required to exceed 25 feet. Residential buildings which have the entrances to two or more units facing the side yard shall have a minimum side yard of ten feet on the side of the building on which such entrances are located.

(2) All other permitted uses: 25 feet.

c. Minimum rear yard: 20 feet.

April 23, 1979

Ted Hill, County Counselor

Glen E. Lytle, Special Assistant for Zoning

**DR's 79-8 and 79-9 - Amendments to City of Wichita
Zoning Ordinance.**

For your information, attached hereto are two proposed amendments to the City of Wichita zoning ordinance that are scheduled for public hearing before the MAPC at their meeting of April 26, 1979. Although these amendments do not affect the County Zoning Resolution, it will better accommodate existing development, or proposed development, when such territories are annexed into the City of Wichita by honoring previous zoning commitments made by the MAPC and the Board of County Commissioners.

**Glen E. Lytle
Special Assistant
for Zoning**

GEL:el

Attachments

April 10, 1979

Mr. John Oliphant, Exec. Director
Wichita Area Builders Association
730 North Main, Suite 1
Wichita, Kansas 67203

Re: DR 79-8 and
✓DR 79-9

Dear Mr. Oliphant:

Enclosed herewith are two proposed amendments to the City of Wichita Zoning Ordinance that have been advertised for public hearing before the Wichita-Sedgwick County Metropolitan Area Planning Commission at their meeting of April 26, 1979. I am sending these amendments to you earlier than usual so that your organization might consider the amendments and make some comment on them at the public hearing.

DR 79-8 is an amendment that particularly relates to establishing appropriate zoning on territory annexed to the City of Wichita that has previously been approved for development under a conditional use permit under the County zoning resolution. At the present time, two-family and multi-family dwellings are permitted in the "AA" single family district in the county as conditional uses. The present City of Wichita ordinance places "AA" single-family zoning on all territory annexed that was in the "AA" district in the county. The proposed amendment will give consideration to the type of development and place the areas for two-family dwellings in the "A" two-family district and the areas for multiple-family dwellings in the "R-5" general residence district when such territory has been approved for same as a conditional use under the terms of the Sedgwick County Zoning Resolution. The amendment will also permit the owner of a property covered by a conditional use permit to apply for a zoning change at no fee for a period of one year from the date of annexation. This provision is included to accommodate those uses, such as airports, cemeteries, hospitals, etc., that the owner may wish to request a heavier use district than the zoning district placed on the property at the time of annexation.

Page Two
Mr. John Oliphant
April 10, 1979

DR 79-9 is an amendment to the "R-5" and "R-6" General Residence Districts, providing for an increase in the permitted density for two-family dwellings in both districts and an increase in the permitted density for multiple-family dwellings in the "R-5" district. This is a companion amendment to DR 79-8 so that the density of the "R-5" district will be compatible to the permitted maximum density (15 d.u./acre) that can be developed as a conditional use under the terms of the Sedgwick County Zoning Resolution.

This amendment will also reduce the required lot area for two-family dwellings from 5,000 square feet to 3,000 square feet per dwelling, and reduce the required lot width from 60 feet to 50 feet. It also will reduce the required lot area for multiple-family dwellings in the "R-5" district from 3,500 square feet to 2,500 square feet per dwelling which relates to a permitted density increase from 12.4 to 17.4 dwelling units per net acre.

These changes in the "R-5" and "R-6" General Residence Districts are those that were discussed with your zoning committee approximately one year ago. Although your organization did not endorse the adoption of a new zoning ordinance, the committee gave us the impression that these changes in the "R-5" and "R-6" Districts were in the best interest of the community. Should you or those of your organization wish to discuss these changes prior to the public hearing, please let us know and we will be happy to meet with you at your convenience.

Sincerely,

Glen E. Lytle
Special Assistant
for Zoning

GEL:el

Enclosures

(89455 First Published in the Daily Record April 3, 1979)]]

**OFFICIAL NOTICE
TO WHOM IT MAY CONCERN AND TO ALL
PERSONS INTERESTED.**

NOTICE IS HEREBY GIVEN, that on Thursday, April 26, 1979, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes in Title 28, the Code of the City of Wichita, Kansas:

Amendments to Sections 28 04 065 and 28 04 067 of the Zoning Ordinance pertaining to the "R-5" and "R-6" General Residence Districts, providing for changes in the bulk regulations thereby permitting an increase in the residential density for multiple-family dwellings in the "R-5" district and reducing the lot size requirements in both districts for two-family dwellings.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the 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, and any protest against any of the provisions of the proposed changes of the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 2nd day of April, 1979.

ROBERT A. LAKIN, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
(Seal)
(35)

(Published in The Daily Record on April 3, 1979.)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED.

NOTICE IS HEREBY GIVEN, that on Thursday, April 26, 1979, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes in Title 28, the Code of the City of Wichita, Kansas:

Amendments to Sections 28.04.065 and 28.04.067 of the Zoning Ordinance pertaining to the "R-5" and "R-6" General Residence Districts, providing for changes in the bulk regulations thereby permitting an increase in the residential density for multiple-family dwellings in the "R-5" district and reducing the lot size requirements in both districts for two-family dwellings.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the 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, and any protest against any of the provisions of the proposed changes of the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 2nd day of April, 1979.

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

(SEAL)

(Published in The Daily Record on April 3, 1979.)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED.

NOTICE IS HEREBY GIVEN, that on Thursday, April 26, 1979, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes in Title 28, the Code of the City of Wichita, Kansas:

Amendments to Sections 28.04.065 and 28.04.067 of the Zoning Ordinance pertaining to the "R-5" and "R-6" General Residence Districts, providing for changes in the bulk regulations thereby permitting an increase in the residential density for multiple-family dwellings in the "R-5" district and reducing the lot size requirements in both districts for two-family dwellings.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the 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, and any protest against any of the provisions of the proposed changes of the zoning ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 2nd day of April, 1979.

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

(SEAL)