

DR 88-4: POSSIBLE AMENDMENT TO THE SEDGWICK COUNTY ZONING RESOLUTION CONCERNING SALE OF SEVERED CROPS AND HORSE RELATED ACTIVITIES.

ACTION

DATE

S/D COMMITTEE

S/D COMMITTEE	DATE
M.A.P.C.	9-29-88
M.A.P.C. M.A.P.C.	10-13-88
M.C.C.#8-88-C.	10-27-88
B.C.O.C.	Approved, except that 11-23-88 area was reduced to 10 acres.
B.C.O.C.	Approved CORRECTIVE RESOLUTION. 4-5-89

R#113-1989

Published in The Daily Reporter on April 24, 1989

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet; and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (2) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "P" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 5th day of April, 1989.

Commissioners present and voting were:

DAVID BAYOUTH Aye

PAUL W. HANCOCK Aye

BERNARD A. HENTZEN Aye

BILLY Q. McCRAY Aye

MARK P. SCHROEDER Aye



done this 5th day of April, 1989.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Paul W. Hancock
PAUL W. HANCOCK, Chairman

Bernard A. Hentzen
BERNARD A. HENTZEN, Chairman Pro Tem

David Bayouth
DAVID BAYOUTH, Commissioner

Billy Q. McCray
BILLY Q. McCRAY, Commissioner

Mark P. Schroeder
MARK P. SCHROEDER, Commissioner

Don Wright
DON WRIGHT, County Clerk

APPROVED AS TO FORM ONLY:

Richard A. Buson
RICHARD A. BUSON
Assistant County Counselor

STATE OF KANSAS)
Sedgwick County) ss.

Rebecca E. Frock _____, being first duly sworn, Deposes

and says: That he is _____ General Manager _____ of

THE DAILY REPORTER

a daily Newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a daily basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

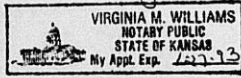
Said newspaper is a daily published Monday through Friday and has been so published continuously and uninterrupted in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Derby, Kansas, in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive week _____, the first publication thereof being made as aforesaid on the _____ 24th _____ day of April _____, 1989, with subsequent publications being made on the following dates:

- _____, 19____
- _____, 19____
- _____, 19____
- _____, 19____
- _____, 19____
- _____, 19____

Rebecca E. Frock
Subscribed and sworn to before me this _____ 25th _____ day of _____ April _____, 1989

Virginia M. Williams
Notary Public



Printer's fee \$ 58.65
Additional copies \$ _____

(Published in The Daily Reporter on April 24, 1989)

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 17, 1984 and subsequently amended, Section 4 - "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4 "R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.
 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
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 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
- k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- l. Nursery or greenhouse for wholesaling and research purposes only.
- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION 11. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on

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RESOLUTION

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SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4 - "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4 "R" RURAL RESIDENTIAL DISTRICT

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4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - see Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "CC", "E", or "P" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "CC", "E", or "P" Districts.
a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
a. Airport or aircraft landing field.
b. Cemetery.
c. Churches.
d. Club, private, non-profit and chartered by the State of Kansas.
e. Columbarium, crematory or mausoleum.
f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
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k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
l. Nursery or greenhouse for wholesaling and research purposes only.
m. Public or private park or playground.
n. Radio or television transmitters.
o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION 11. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on

- 7. Home occupations - See Section 3.
8. Accessory structures.
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SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.
SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.
SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 26, 1989.
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 24th day of April, 1989.

Commissioners present and voting were:

sworn, Deposer of TER and published in and as, with a general publication. on Friday and in said county prior to the first at the post office of and was published in 1 consecutive publication thereof being day of frequent publications, 19, 19, 19, 19, 25th, 19 89, Notary Public

(Published in The Daily Reporter on April 24, 1989)

RESOLUTION

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 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 1. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.
 - o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
 - p. Storage and sale of firewood on tracts less than

7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "P" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "P" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:

- a. Airport or aircraft landing field.
- b. Cemetery.
- c. Club, private, non-profit and chartered by the State of Kansas.
- d. Columbarium, crematory or mausoleum.
- e. Correctional institutions.
- f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
- g. Educational and religious institutions.
- h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
- i. Government buildings and premises.
- j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
- k. Hospitals or sanitariums, except animal hospitals.
- l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
- m. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the Sedgwick County Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners

5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "P" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "P" Districts.
- a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.

- k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- l. Nursery or greenhouse for wholesaling and research purposes only.
- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5 - "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

**SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT**

The following regulations shall apply to all "R-1" Districts:

- A. **USES PERMITTED.**
1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
 2. One-family dwellings.
 3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
 4. Exploration for, and extraction of, oil and natural gas.
 5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
 6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.

k. Hospitals or sanitariums, except animal hospitals.

1. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
- m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 5th day of April, 1989.

Commissioners present and voting were:

DAVID BAYOUTH	<u>Aye</u>
PAUL W. HANCOCK	<u>Aye</u>
BERNARD A. HENTZEN	<u>Aye</u>
BILLY Q. MCCRAY	<u>Aye</u>
MARK F. SCHROEDER	<u>Aye</u>

... OF ...
... DE ...
... THIS 5th day of April, 1989.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Paul W. Hancock
PAUL W. HANCOCK, Chairman

Bernard A. Hentzen
BERNARD A. HENTZEN, Chairman Pro Tem

David Bayouth
DAVID BAYOUTH, Commissioner

Billy Q. McCray
BILLY Q. MCCRAY, Commissioner

Mark F. Schroeder
MARK F. SCHROEDER, Commissioner

ATTEST: (SEAL)
/s/ Don Wright, County Clerk
APPROVED AS TO FORM ONLY:
/s/ Richard A. Eason
Assistant County Counselor
(A 24)

R#113-1989

Published in The Daily Reporter on April 24, 1989

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 1. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 5th day of April, 1989.

Commissioners present and voting were:

DAVID BAYOUTH	<u> Aye </u>
PAUL W. HANCOCK	<u> Aye </u>
BERNARD A. HENTZEN	<u> Aye </u>
BILLY Q. McCRAY	<u> Aye </u>
MARK F. SCHROEDER	<u> Aye </u>



APPROVED, this 5th day of April, 1989.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Paul W. Hancock
PAUL W. HANCOCK, Chairman

Bernard A. Hentzen
BERNARD A. HENTZEN, Chairman Pro Tem

David Bayouth
DAVID BAYOUTH, Commissioner

Billy Q. McCray
BILLY Q. McCRAY, Commissioner

Mark F. Schroeder
MARK F. SCHROEDER, Commissioner

Don Wright
DON WRIGHT, County Clerk

APPROVED AS TO FORM ONLY:

Richard A. Euson
RICHARD A. EUSON
Assistant County Counselor

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

February 2, 1989

TO: Richard Euson, Assistant County Counselor
FROM: Robert L. Young, Principal Planner
SUBJECT: Corrective Resolution for Recently Adopted Amendment to the County Zoning Regulation Concerning Firewood Sales.

Attached is a resolution that has been drafted to correct an error that occurred in the resolution (No. 3-1989) previously adopted by the Board of Sedgwick County Commissioners on November 23, 1988. The original resolution added firewood sales in the "R" and "R-1" residential districts. That resolution inadvertently omitted "churches" from and added "correctional institutions" to the conditional uses permitted in the "R" rural residential district. When we drafted the correcting resolution, we also noticed that an incorrect cross-reference number has been cited concerning the use of farm buildings for non-agricultural storage purposes. This citation has been in the County Zoning Resolution since the Resolution was expanded to a countywide jurisdiction by the Commission on December 12, 1984. I have included a delineated copy of the correcting resolution which identifies the corrections to be made.

Would you please review the resolution as to form and if it is acceptable, would you please secure the signatures of the county commissioners and return a copy to our office for publication?

RLY:blw
Attachments

FILE COPY

~~Deletions marked thru~~
Additions underlined

Published in The Daily Reporter on _____, 1989

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
- 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - ~~d.e~~ Club, private, non-profit and chartered by the State of Kansas.
 - ~~e.d~~ Columbarium, crematory or mausoleum.
 - ~~e.v~~ ~~Correctional institutions.~~
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-56.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
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 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

- 1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
- 2. One-family dwellings.
- 3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
- 4. Exploration for, and extraction of, oil and natural gas.
- 5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
- 6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
- 7. Home occupations - See Section 3.
- 8. Accessory structures.
- 9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "IC", "C", "E", or "F" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-56.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1989.

_____, Chairman
Paul W. Hancock

_____, Chairman pro tem
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

_____, Commissioner
Billy Q. McCray

_____, Commissioner
David Bayouth

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1989.

_____, Chairman
Paul W. Hancock

_____, Chairman pro tem
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

_____, Commissioner
Billy Q. McCray

_____, Commissioner
David Bayouth

ATTEST:

Don Wright, County Clerk
(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

STATE OF KANSAS)
Sedgwick County) ss.

REBECCA E. FROCK, being first duly sworn, Deposits

and says: That he is GENERAL MANAGER of

THE DAILY REPORTER

a daily Newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a daily basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a daily published Monday through Friday and has been so published continuously and uninterrupted in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Derby, Kansas, in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive WEEK, the first publication thereof being made as aforesaid on the 20TH day of JANUARY, 1989, with subsequent publications being made on the following dates:

- _____ 19 _____
- _____ 19 _____
- _____ 19 _____
- _____ 19 _____
- _____ 19 _____

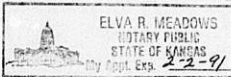
Elva R. Meadows

Subscribed and sworn to before me this 23RD

day of JANUARY, 19 89

Elva R. Meadows

Notary Public



Printer's fee \$ 68.61

Additional copies \$ _____

(Published in The Daily Reporter on January 23, 1989)

RESOLUTION
R3-1989
A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS." AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4, A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17-C THEREOF.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 17, 1988, after notice and public hearing as provided by law and authority granted by Section 17-C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984, and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4 "R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture; including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking areas when located and developed as required in Section 13.B.
 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding / Breeding / Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners.

- stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.
 10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
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 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
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 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding / Breeding / Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - c. Additional conditions determined appropriate by the Board of County Commissioners.
 - n. Library or museum, public.
 - o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - p. Nursery or greenhouse for wholesaling and research purposes only.
 - q. Philanthropic institutions, homes for senior citizens and institutional homes

publication of said notice; and has been admitted at the post office of Derby, Kansas, in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive WEEK, the first publication thereof being made as aforesaid on the 20TH day of JANUARY, 1989, with subsequent publications being made on the following dates:

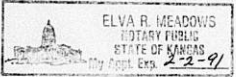
- _____ 19 _____
- _____ 19 _____
- _____ 19 _____
- _____ 19 _____
- _____ 19 _____

Subscribed and sworn to before me this 23RD

day of JANUARY, 19 89

Elva R. Meadows

Notary Public



Printer's fee \$ 68.61

Additional copies \$ _____

SECTION 17.C
GRANTED IN SECTION 17.C
THEREOF.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS: SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4 "RURAL RESIDENTIAL DISTRICT": "USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL
DISTRICT
A. USES PERMITTED.

1. Agriculture: Including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not exceed more than two hundred (200) feet, and is contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.
 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17.A-5).
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding / Breeding / Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.
 - o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
 - p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5 "R-1 SUBURBAN RESIDENTIAL DISTRICT": Subsection A "USES PERMITTED": shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN
RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

- A. USES PERMITTED.**
1. Agriculture: Including forestry and the raising and wholesaling of nursery

plants and driving tees operated for commercial purposes, open to anyone who applies.

6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.
 10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17.A-5).
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding / Breeding / Training) subject to the following conditions:
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - c. Additional conditions determined appropriate by the Board of County Commissioners.
 - n. Library or museum, public.
 - o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - p. Nursery or greenhouse for wholesaling and research purposes only.
 - q. Philanthropic institutions, homes for senior citizens and institutional homes.
 - r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
 - s. Public or private park or playground.
 - t. Radio or television transmitters.
 - u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
 - v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 23rd day of November, 1988.

/s/ Mark F. Schroeder, Chairman
/s/ Billy Q. McCray, Chairman pro tem
/s/ David Bayouth, Commissioner
/s/ Tom Scott, Commissioner
/s/ Bernard A. Hentzen, Commissioner

ATTEST: (SEAL)
/s/ Den Wright, County Clerk
(J20)

(Published in The Daily Reporter on January 20, 1989)

RESOLUTION
R43-1988

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS," AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985, BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: Including forestry and the raising and wholesaling of nursery stock, the raising and retail sale of Christmas trees, and the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any signs used to eliminate said signs shall be so arranged as to reflect the light away from adjoining premises.

2. One-family dwellings.

3. Exploration for, and extraction of, oil and natural gas.

4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.

5. Home occupations - See Section 3.

6. Kennels (hobby).

7. Accessory structures.

8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

a. Public parking area when located and developed as required in Section 13.B.
9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.

a. Airport or aircraft landing field.
b. Cemetery.

c. Club, private, non-profit and chartered by the State of Kansas.

d. Columbarium, crematory or mausoleum.

e. Correctional institutions.

f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).

g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A.5.)

h. Government buildings and premises.

i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.

j. Kennels (Boarding / Breeding / Training) subject to the following conditions:

(1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.

(2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

(3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.

k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1980, and subsequent amendments thereto.

l. Nursery or greenhouse for wholesaling and research purposes only.

m. Public or private park or playground.

n. Radio or television transmitters.

o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.

p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5-"R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED"; shall be amended to read as follows:

SECTION 5

"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: Including forestry and the raising and wholesaling of nursery

stock; the raising and retail sale of Christmas trees, and the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.

2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.

4. Exploration for, and extraction of, oil and natural gas.

5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.

6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.

7. Home occupations - See Section 3.

8. Accessory structures.

9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:

a. Airport or aircraft landing field.

b. Cemetery.

c. Club, private, non-profit and chartered by the State of Kansas.

d. Columbarium, crematory or mausoleum.

e. Correctional institutions.

f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)

g. Educational and religious institutions.

h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A.5.)

i. Government buildings and premises.

j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.

k. Hospitals or sanitariums, except animal hospitals.

l. Kennels (Hobby) subject to the following conditions:

(1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.

(2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

(3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.

m. Kennels (Boarding / Breeding / Training) subject to the following conditions:

a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.

b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

c. Additional conditions determined appropriate by the Board of County Commissioners.

n. Library or museum, public.

o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.

p. Nursery or greenhouse for wholesaling and research purposes only.

q. Philanthropic institutions, homes for senior citizens and institutional homes.

r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.

s. Public or private park or playground.

t. Radio or television transmitters.

u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.

v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 24th day of November, 1988.

/s/ Mark F. Schroeder, Chairman

/s/ Billy Q. McCray, Chairman pro tem

/s/ David Bayouth, Commissioner

/s/ Tom Scott, Commissioner

/s/ Bernard A. Hentzen, Commissioner

ATTEST: (SEAL)

/s/ Don Wright, County Clerk

(J 20)

R #3-1989

Published in The Daily Reporter on January 20, 1989

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.

- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located


behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

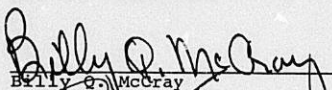
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.


SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 23d day of November, 1988.


Mark F. Schroeder, Chairman


Billy G. McCray, Chairman pro tem


David Bayouth, Commissioner



_____, Commissioner
Tom Scott

Bernard A. Heitzen, Commissioner
Bernard A. Heitzen

Don Wright
Don Wright, County Clerk 11-28-84
(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold
for Robert R. Arnold, County Counselor

RECEIVED

JAN 3 1988

METROPOLITAN PLANNING
DISTRICT #1
 ROUTE

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: December 6, 1988

TO: Richard Euson, Assistant County Counselor
FROM: Robert L. Young, Principal Planner *R. L. Young*
SUBJECT: Approval as to form amended resolution amending the
Sedgwick County Zoning Resolution

During their November 23, 1988 meeting, the Board of Sedgwick County Commissioners took action to adopt the resolution amending the County Zoning Resolution to allow firewood sales in the "R" and "R-1" zoning districts. In their action, the Board of Sedgwick County Commissioners reduced the proposed 20-acre minimum site size to 10 acres. We have incorporated this change into the attached resolution. The County Clerk's office has returned the original unsigned version of the resolution. Would you review the attached resolution as to form. If it is found to be in proper form, please secure the signatures of the Commissioners and return a signed copy to our office for publication.

Thanks.

RLY:rme
Attachment

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.

- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located

behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Don Wright, County Clerk
(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

MAD

IF APPROVED, FOR SIGNATURE BY
THE BOARD OF COUNTY COMMISSIONERS;
IF NOT APPROVED, THESE RESOLUTIONS
SHOULD BE DESTROYED.

Published in The Daily Reporter on _____, 1988

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.

- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - i. Government buildings and premises.
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 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located

behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 27, 1988

4. Case No. DR 88-4 - Possible amendment to the Sedgwick County zoning resolution concerning the sale of severed crops and horse-related activities.

DISCUSSION:

YOUNG stated that this item has been before the Commission in a formal public hearing in September and deferred to this date for further clarification of some of the terms, most notably, the term of rodeo grounds. He said that staff has met with a member of the Commission and the County Zoning Administrator and is prepared now to propose to the Commission that they further clarify rodeos with the suggested wording under the conditional use provisions of both the "R" and "R-1" zoning districts:

"or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes"

YOUNG said that staff felt that would avoid situations where clubs or individuals have facilities on their property opened for training purposes and not really opened to the public.

YOUNG said that during their discussion another subject came up. The County Zoning Administrator pointed out that in the earlier proposal to add firewood sales along with Christmas tree sales to the definition of agriculture, no means were provided for them to put signs on the property other than what they would normally be allowed to do if they happen to be a home occupation. YOUNG said that the County Zoning Administrator suggested, and staff concurs, that the same phraseology be added that is already in the text for churches, and that the following wording be added to the term "agriculture" in the permitted use lists in the "R" and "R-1" zoning districts:

"Signs in relation to such use shall not exceed twelve square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises."

GARDNER asked if they wanted to specify whether they should have lace doilies on the edge of the signs for beautification purposes.

YOUNG said that he would ask that question of the Commissioner.

GARDNER asked if anybody had to approve the colors, contrast and coordination on the signs.

RON WORLEY, County Zoning Administrator, assured the Commissioner that all signs would be purple and white.

MOTION: That the Planning Commission approve the recommended language. Parsons moved, Goebel seconded and it carried unanimously. Brinegar was absent.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: November 4, 1988

TO: Board of Sedgwick County Commissioners

FROM: Marvin S. Krout, Director of Planning

SUBJECT: DR 88-4 - Possible amendment to the Sedgwick County Zoning Resolution to allow firewood sales in the "R" and "R-1" zoning districts

Attached is a delineated copy of a proposed resolution which would amend the Sedgwick County Zoning Resolution to allow the sale of firewood in the "R" and "R-1" zoning districts. In addition, the resolution further clarifies the term "agriculture" to include the raising and selling of nursery stock and Christmas trees and adds rodeo arenas to the existing conditional use lists. This item is scheduled for consideration by the Board of Sedgwick County Commissioners during the regularly scheduled meeting of November 23, 1988.

BACKGROUND:

Earlier this year, the Metropolitan Area Planning Commission reviewed a request for the establishment of the "C" General Commercial district and the approval of an associated Conditional Use application for a firewood sales operation on south Rock Road. Upon concluding their review, it was the general consensus of the Planning Commission that although firewood sales would appear to be an appropriate use on larger tracts in the outlying area, the large spot of "C" General Commercial zoning needed to permit such a use was not appropriate. Accordingly, the Planning Commission took action to recommend to the Board of Sedgwick County Commissioners that the zone change request and associated Conditional Use application be denied.

The Board of Sedgwick County Commissioners subsequently reviewed the request and took action to return the matter for reconsideration by the MAPC with instruction to draft a proposed amendment to the County Zoning Resolution that would accommodate firewood sales in the outlying rural area.

A proposed amendment was drafted that allows the sale and storage of firewood as an outright permitted use on tracts 20 acres or more in size in the "R" and "R-1" zoning districts and as a conditional use in the "R" and "R-1" districts on tracts less

DR 88-4
November 4, 1988
Page 2

than 20 acres in size. The draft also expands the term "agricultural" to specifically include forestry and the raising and wholesaling of nursery stock and the raising and retailing of Christmas trees on tracts 20 acres or more in size zoned the "R" or "R-1" districts. The term "rodeo arenas" was also included with horse riding academies as requiring conditional use permits in the "R" and "R-1" districts. Nurseries and greenhouses in the "R" and "R-1" districts have always been limited to wholesaling and research purposes. These terms have been added to the amending resolution.

The Metropolitan Area Planning Commission conducted a public hearing on the proposed amendment during their September 29, 1988 meeting. The matter was deferred for four weeks with direction to staff to provide further clarification of the term "rodeo arenas". The term was further clarified to apply to arenas used for public entertainment or commercial purposes excluding those used for training purposes.

A clause was also added to allow signs up to 12 square feet in size associated with agricultural uses in the "R" and "R-1" districts.

At the conclusion of the public hearing, the Planning commission took action to recommend that the proposed amendment be adopted.

RECOMMENDATION: It is recommended that the proposed amendment to the Sedgwick County Zoning Resolution be adopted.

MSK:RLY:rme
Attachment

cc: Ron Worley, County Zoning Administrator
Wichita Board of Realtors, c/o Lynda Tousley, 540 S. Broadway, 67202
Wichita Area Builders Association, c/o Wesley E. Galyon, President CEO, 730 N. Main, Suite 1, 67203
Building Owners & Managers Association, c/o Joyce Smith, Executive Director, J.F.S. Management, 250 N. Rock Road, Suite 395, 67206
Ernest L. Nutsch, 13501 E. 63rd St. South, Derby, KS 67037
Robert D. Morrison, 4439 S. Rock Road, Derby, KS 67037
Mrs. William Kenyon, 4361 S. Rock Road, Derby, KS 67037

Deletions ~~marked thru~~
Additions underlined

Published in The Daily Reporter on _____, 1988

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4

"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than

two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.

a. Airport or aircraft landing field.

b. Cemetery.

c. Club, private, non-profit and chartered by the State of Kansas.

d. Columbarium, crematory or mausoleum.

e. Correctional institutions.

f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).

g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)

h. Government buildings and premises.

i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.

j. Kennels (Boarding/Breeding/Training) subject to the following conditions:

(1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.

(2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

(3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.

k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.

l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
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SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
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7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is

continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

David Bayouth, Commissioner

Tom Scott, Commissioner

Bernard A. Hentzen, Commissioner

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TC FORM:

Robert R. Arnold, County Counselor

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 4, 1988

TO: Richard Euson, Assistant County Counselor

FROM: Robert L. Young, Principal Planner *R.L.Y.*
Current Plans Division

SUBJECT: Review of resolution amending the Sedgwick County
Zoning Resolution

Attached for your review and approval as to form is a delineated copy of a resolution amending the Sedgwick County Zoning Resolution to allow firewood sales in the "R" and "R-1" zoning districts. During their meeting of October 27, 1988, the Planning Commission took action to recommend that the amendments contained in the resolution be adopted by the Board of Sedgwick County Commissioners. This item will be scheduled for consideration by the Board of Sedgwick County Commissioners during their November 23, 1988 meeting. If you find that the resolution is not in proper form, please let me know before the November 23 meeting. Otherwise, we will forward the resolution in its undelineated form for signatures with our regular agenda material prior to the November 23, 1988 meeting.


Thanks.

RLY:rme
Attachment

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 26, 1988

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning 

SUBJECT: Amendment to County Zoning Resolution concerning
firewood sales and horse related activities

During the last meeting of the Planning Commission, this item was deferred for further clarification of the term "rodeo arenas". After review by Commissioner Gardner, the Sedgwick County Zoning Administrator and Planning Department staff, it is recommended that the following wording be added after the term "horse riding academy" in the lists of conditional uses in the "R" and "R-1" zoning districts in the Sedgwick County Zoning Resolution:

"or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes"

The Sedgwick County Zoning Administrator also suggests that provisions for signs similar to those associated with churches be established for agricultural uses in the "R" and "R-1" district. This would also provide consistency with the size of signs allowed under the new rural home occupation provisions of the Resolution. It is therefore recommended that the following wording be added to the term "agriculture" in the permitted use lists in the "R" and "R-1" zoning districts:

"including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises."

MSK:RLY:rme

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 12, 1988

TO: Metropolitan Area Planning Commission
FROM: Marvin S. Krout, Director of Planning *MSK*
SUBJECT: Amendment to County Zoning Resolution for Firewood
Sales and Horse-Related Activities

During the last meeting of the Planning Commission, the proposal to amend the County zoning resolution to allow firewood sales and horse-related activities as conditional uses in the "R" and "R-1" districts was deferred to the October 13, 1988, meeting. The purpose of the deferral was to provide further clarification of the term "rodeo arenas" to accommodate private use by individuals and organizations. After further review, it is suggested that the following clarification be added to the list of conditional uses under the "R" and "R-1" zoning districts:

"rodeo grounds for public entertainment or commercial purposes".

If further clarification is determined necessary, the following clause is suggested:

"except non-public membership activities of agricultural organizations limited to two such events on the site within one calendar year."

MSK:RLY:jcm

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

October 6, 1988

TO: Richard Euson, Assistant County Counselor
FROM: Robert L. Young, Principal Planner, Current Plans *RLY*
SUBJECT: Draft of Delineated Resolutions to Amend the Sedgwick County Zoning Resolution

Attached are two delineated resolutions that were drafted to amend the Sedgwick County Zoning Resolution. These resolutions were considered by the Metropolitan Area Planning Commission during their regular meeting on Thursday, September 29, 1988. The Planning Commission took action to recommend that the resolution concerning Rural Home Occupations be adopted by the Board of Sedgwick County Commissioners. The Planning Commission deferred action on the resolution concerning firewood sales in the "R" and "R-1" zoning districts pending clarification of the term "rodeo". We expect the Planning Commission to review and take action on this resolution during their meeting of October 13, 1988.

If the Planning Commission takes action on the resolution on that date, we anticipate scheduling both resolutions for consideration by the Board of Sedgwick County Commissioners during their October 26, 1988 meeting.

In preparation for that event, would you please review these resolutions for legal sufficiency and advise us of any deficiencies you may discover? We will forward the standard undelineated copies to your office for signature purposes when the agenda material is transmitted for scheduling. If you have any questions concerning this matter, please contact me at 268-4421.

RLY:blw
Attachments

FILE COPY

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 20, 1988

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning

SUBJECT: Public Hearing on Amendment to allow Firewood Sales in the "R" and "R-1" Districts (DR 88-4)

Background: Attached is a copy of a delineated resolution containing proposed amendments to the Sedgwick County Zoning Resolution. A public hearing has been scheduled for the consideration of these amendments during the September 29, 1988 meeting of the Metropolitan Area Planning Commission.

In June of this year, the Metropolitan Area Planning Commission reviewed a request for the establishment of the "C" General Commercial district and the approval of an associated Conditional Use application for a firewood sales operation on south Rock Road. Upon concluding this review, it was the general consensus of the Planning Commission that although firewood sales would appear to be an appropriate use on larger tracts in the outlying area, the large spot of "C" General Commercial zoning needed to permit such a use was not appropriate. Accordingly, the Planning Commission took action to recommend to the Board of Sedgwick County Commissioners that the zone change request and associated Conditional Use application be denied.

The Board of Sedgwick County Commissioners subsequently reviewed the request and took action to return the matter for reconsideration by the MAPC with instruction to draft a proposed amendment to the County Zoning Resolution that would accommodate firewood sales in the outlying rural area.

After discussion by the amendment review subcommittee of the Planning Commission, a proposed amendment has been drafted that would allow the sale and storage of firewood as an outright permitted use on tracts 20 acres or more in size in the "R" and "R-1" zoning districts and as a conditional use in the "R" and "R-1" districts on tracts less than 20 acres in size. The draft also expands the agricultural use category to specifically include forestry and the raising and wholesaling of nursery stock and the raising and retailing of Christmas trees on tracts 20 acres or more in size zoned the "R" or "R-1" districts. For purposes of clarification, rodeo arenas are included with horse

Metropolitan Area Planning Commission
(DR 88-4)
September 20, 1988

riding academies as conditional uses in the "R" and "R-1" districts and nurseries and greenhouses in these districts are limited to wholesaling and research purposes only.

RECOMMENDATION: It is recommended that the Metropolitan Area Planning Commission make a recommendation to the Board of Sedgwick County Commissioners that the amending resolution be adopted.

MSK:RLY:rme
Attachment

cc: Ron Worley, County Zoning Administrator
Wichita Board of Realtors, c/o Lynda Tousley, 540 S.
Broadway, 67202
Wichita Area Builders Association, c/o Wesley E. Galyon,
President CEO, 730 N. Main, Suite 1, 67203
Building Owners & Managers Association, c/o Joyce Smith,
Executive Director, J.F.S. Management, 250 N. Rock Road,
Suite 395, 67206

Deletions ~~marked-thru~~
Additions underlined

Published in The Daily Reporter on _____, 1988

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4 "R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.
 - o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.

P. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
 - a. Airport or aircraft landing field.
 - b. Cemetery.

- c. Club, private, non-profit and chartered by the State of Kansas.
- d. Columbarium, crematory or mausoleum.
- e. Correctional institutions.
- f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
- g. Educational and religious institutions.
- h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
- i. Government buildings and premises.
- j. Horse riding academy or rodeo arena.
- k. Hospitals or sanitariums, except animal hospitals.
- l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
- m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

c. Additional conditions determined appropriate by the Board of County Commissioners.

- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 14, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

DR 88-4

Send copy of agenda
material on Seidwood
Sales to:

✓ Mr. Robert D. Morrison
4439 So. Rock Rd.
Derby, Kans. 67037

✓ Mr. William Kengen
4361 E. Rock Rd.
Derby, Kans. 67037

✓ Mr. Ernest L. Nutsch
13501 E. 63rd St. S.
Derby, Kans. 67037

+ the copies on
last page.

Daley

(Published in The Daily Reporter on
September 7, 1968)

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

NOTICE IS HEREBY GIVEN THAT ON
THURSDAY, SEPTEMBER 23, 1968, the
Wichita-Sedgwick County Metropolitan
Area Planning Commission, in the City
Council Chambers, First Floor, City Hall,
435 North Main Street, Wichita, Kansas,
beginning at 1:30 p.m., will consider the
following changes to the Zoning
Regulations for the unincorporated areas
of Sedgwick County, Kansas:

An amendment to Section 3, "HOME
OCCUPATIONS", E. "PARTICULAR
HOME OCCUPATIONS PROHIBITED"
and the addition of a new subsection F,
entitled "RURAL HOME OC-
CUPATIONS PERMITTED" which
would permit the establishment of a
broad range of uses as home occupations
on tracts that are twenty (20) acres or
more in size and zoned the "R" Rural
Residential District or the "R-1" Subur-
ban Residential District.

An amendment to Section 4, "R"
RURAL RESIDENTIAL DISTRICT, A,
"USES PERMITTED", subsections 1 and
9, and Section 5, "R-1" SUBURBAN
RESIDENTIAL DISTRICT, A, "USES
PERMITTED", subsections 1 and 10,
which would permit the raising and
wholesaling of nursery stock and the
raising and retailing of Christmas trees
on land zoned the "R" Rural Residential
or the "R-1" Suburban Residential Dis-
tricts and the storage and sale of firewood
on tracts twenty (20) acres or more in
size. The amendment would also permit
rodeo arenas, greenhouses for wholesal-
ing and research purposes and storage
and sale of firewood on tracts less than
twenty (20) acres in size as conditional
uses in the "R" Rural Residential and
"R-1" Suburban Residential Districts.

Copies of the proposed amendments are
available upon request from the Wichita-
Sedgwick County Metropolitan Area Plan-
ning Department, and all persons in-
terested 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
Sedgwick County Zoning Resolution will be
considered by the Commission as provided.

WITNESS MY HAND this 7th day of
September, 1968.
Marvin S. Krost, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
(S 7)

(Published in The Daily Reporter on _____, 1988)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on September ²⁹ 15, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Council Meeting Room, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, in a meeting beginning at 1:30 p.m., will consider the following changes to the Zoning Regulations for the unincorporated areas of Sedgwick County, Kansas:

An amendment to Section 3, "HOME OCCUPATIONS", E. "PARTICULAR HOME OCCUPATIONS PROHIBITED" and the addition of a new subsection F. entitled "RURAL HOME OCCUPATIONS PERMITTED" which would permit the establishment of a broad range of uses as home occupations on tracts that are twenty (20) acres or more in size and zoned the "R" Rural Residential district.

An amendment to Section 4., "R RURAL RESIDENTIAL DISTRICT, A. USES PERMITTED", subsections 1. and 9., and Section 5, "R-1 SUBURBAN RESIDENTIAL DISTRICT, A. USES PERMITTED" Subsections 1. and 10. which would permit the raising and wholesaling of nursery stock and the raising and retailing of Christmas trees on land zoned the "R" Rural Residential or the "R-1" Suburban Residential district and the storage and sale of firewood on tracts twenty (20) acres or more in size. The amendment would also permit rodeo arenas, greenhouses for wholesaling and research purposes and storage and sale of firewood on tracts less than twenty (20) acres in size as conditional uses in the "R" Rural Residential and "R-1" Suburban Residential Districts.

Copies of the proposed amendments are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department, 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 Sedgwick County Zoning Resolution will be considered by the Commission as law provided.

WITNESS MY HAND this _____ day of _____, 1988.

MARVIN S. KROUT, Secretary
Wichita-Sedgwick County Metropolitan
Area Planning Commission

8-4-88

AMEND "R" AND "R-1" DISTRICTS

A. USES PERMITTED

1. AGRICULTURE: including forestry and the raising and wholesaling of nursery stock; the raising and retail sales of Christmas trees; and the storage and sale of firewood on tracts 20 acres or more in size.

8. Conditional Uses:

i. Horseriding academy or rodeo arena.

k. Greenhouse for wholesaling and research purposes only.

o. Storage and sale of firewood on tracts less than 20 acres in size.

6/30/88

DR 88-4 Possible
amendment to the Edg. Co.
Zoning Resolution concerning
sale of several crops and
horse related activities.

RESOLUTION

RESOL # 247-1984 PERTAINING TO

~~A ~~CHIEF CLERK~~ RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" (AS PUBLISHED IN 2000 FORM BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 17, 1985); BY AMENDING SECTIONS 13.F.1. AND 14.C.4. OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS", ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C. THEREOF.~~

BY SAID RESCC., PURSUANT TO

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on November 23, 1987, after notice and public hearing as provided by law under authority granted by Section 17.C. of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984, and subsequently amended, SECTION 13 - "SUPPLEMENTAL REGULATIONS"; SUBSECTION F.1. "SPECIAL PERMIT" shall be amended to read as follows:

F. SPECIAL PERMIT. The Governing Body may, by special permit and subject to such restrictions as it deems appropriate, in addition to the conditions as set forth herein, permit the following uses to be located in any zoning district. The Governing Body shall not issue a special permit for any of the uses listed herein until the Metropolitan Area Planning Commission holds a public hearing and makes a recommendation to the Governing Body; and until the provisions of Section 17.A. and 17.C. of the Zoning Regulations have been complied with.

F3 is now Resource Recovery Facility

1. Any public structure, installation or use erected and used by any department of a City, County, the State, or the Federal Government, or any building or other structure erected and used by any public utility or improvement district, ~~(subject to F-3 below)~~ except that service panels, cabinets, vaults and other minor structures accessory to public entities and utilities, the above ground portion of which does not exceed 150 cubic feet in size and six feet in height, are permitted in any district without a special permit provided the structural surfaces are not used for advertising/display purposes and all required setbacks are observed.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on November 23, 1987, after notice and public hearing as provided by law under authority granted by Section 17.C. of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984, SECTION 14.C.4 "Projections Allowed into Yards and Courts" shall be amended to read as follows:

4. Projections Allowed into Yards and Courts:

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 20, 1988

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning

SUBJECT: Public Hearing on Amendment to allow Firewood Sales in
the "R" and "R-1" Districts (DR 88-4)

Background: Attached is a copy of a delineated resolution containing proposed amendments to the Sedgwick County Zoning Resolution. A public hearing has been scheduled for the consideration of these amendments during the September 29, 1988 meeting of the Metropolitan Area Planning Commission.

In June of this year, the Metropolitan Area Planning Commission reviewed a request for the establishment of the "C" General Commercial district and the approval of an associated Conditional Use application for a firewood sales operation on south Rock Road. Upon concluding this review, it was the general consensus of the Planning Commission that although firewood sales would appear to be an appropriate use on larger tracts in the outlying area, the large spot of "C" General Commercial zoning needed to permit such a use was not appropriate. Accordingly, the Planning Commission took action to recommend to the Board of Sedgwick County Commissioners that the zone change request and associated Conditional Use application be denied.

The Board of Sedgwick County Commissioners subsequently reviewed the request and took action to return the matter for reconsideration by the MAPC with instruction to draft a proposed amendment to the County Zoning Resolution that would accommodate firewood sales in the outlying rural area.

After discussion by the amendment review subcommittee of the Planning Commission, a proposed amendment has been drafted that would allow the sale and storage of firewood as an outright permitted use on tracts 20 acres or more in size in the "R" and "R-1" zoning districts and as a conditional use in the "R" and "R-1" districts on tracts less than 20 acres in size. The draft also expands the agricultural use category to specifically include forestry and the raising and wholesaling of nursery stock and the raising and retailing of Christmas trees on tracts 20 acres or more in size zoned the "R" or "R-1" districts. For purposes of clarification, rodeo arenas are included with horse

Metropolitan Area Planning Commission
(DR 88-4)
September 20, 1988

riding academies as conditional uses in the "R" and "R-1" districts and nurseries and greenhouses in these districts are limited to wholesaling and research purposes only.

RECOMMENDATION: It is recommended that the Metropolitan Area Planning Commission make a recommendation to the Board of Sedgwick County Commissioners that the amending resolution be adopted.

MSK:RLY:rme
Attachment

cc: Ron Worley, County Zoning Administrator
Wichita Board of Realtors, c/o Lynda Tousley, 540 S.
Broadway, 67202
Wichita Area Builders Association, c/o Wesley E. Galyon,
President CEO, 730 N. Main, Suite 1, 67203
Building Owners & Managers Association, c/o Joyce Smith,
Executive Director, J.F.S. Management, 250 N. Rock Road,
Suite 395, 67206

Deletions ~~marked-thru~~
Additions underlined

Published in The Daily Reporter on _____, 1988

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4 "R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.
 - o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.

p. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
 - a. Airport or aircraft landing field.
 - b. Cemetery.

- c. Club, private, non-profit and chartered by the State of Kansas.
- d. Columbarium, crematory or mausoleum.
- e. Correctional institutions.
- f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
- g. Educational and religious institutions.
- h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
- i. Government buildings and premises.
- j. Horse riding academy or rodeo arena.
- k. Hospitals or sanitariums, except animal hospitals.
- l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
- m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 14, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4
"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
- 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - d. Club, private, non-profit and chartered by the State of Kansas.
 - e. Columbarium, crematory or mausoleum.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-6.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
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 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
- b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1989.

_____, Chairman
Paul W. Hancock

_____, Chairman pro tem
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

_____, Commissioner
Billy Q. McCray

_____, Commissioner
David Bayouth

ATTEST:

Don Wright, County Clerk
(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A- "USES PERMITTED" shall be amended to read as follows:

SECTION 4

"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.

- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet, in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.

10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.
 - a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located

behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:
▲
▲

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

(_____) Published in The Daily Reporter on June 15, 1988 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, JULY 7, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Council Chambers, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following changes to the Zoning Regulations for the unincorporated areas of Sedgwick County, Kansas:

That Section 2 (DEFINITIONS) be amended to include descriptions of adult dogs, hobby kennels, boarding, breeding and training kennels, and kennel screening as follows:

ADULT DOG: A dog over 12 months of age.

KENNEL: (a) Hobby-Premises housing from five to ten adult dogs owned by the property resident.

(b) Boarding/Breeding/Training-Premises housing five or more adult dogs, three or more of which are owned by person(s) other than the property resident and premises housing over ten adult dogs.

KENNEL SCREENING: Screening shall be provided by structures, solid or semi-solid fencing, landscape materials, earth berms or natural site features maintained for the purpose of concealing the viewing of animals behind such fence, landscape material, berm, and/or natural feature from activities on adjoining properties. If fencing is used, it shall not be less than four (4) nor more than eight (8) feet in height. If fences over six (6) feet in height, landscape materials or earth berms are used, a plan shall be submitted for approval to the Director of Planning and the Sedgwick County Zoning Administrator. Fences used for screening may have no more than 5% of open surface. Landscape material must provide the desired screening effect within the first growing season, following installation and throughout the year every year thereafter.

That Section 4-A ("R" RURAL RESIDENTIAL DISTRICT - USES PERMITTED) be amended to include Hobby Kennels.

That Section 4-A-8 ("R" RURAL RESIDENTIAL DISTRICT - USES PERMITTED - Conditional uses) be amended to include boarding, breeding, and training kennels subject to minimum site size and screening requirements.

That Section 5-A-10 ("R-1" SUBURBAN RESIDENTIAL DISTRICT - USES PERMITTED - Conditional uses), and Section 9-A-66 ("LC" LIGHT COMMERCIAL DISTRICT - USES PERMITTED - Conditional uses) be amended to include hobby kennels and boarding, breeding, and training kennels subject to minimum site size and screening requirement.

That Section 10-A ("C" GENERAL COMMERCIAL DISTRICT - USES PERMITTED) be amended to include hobby kennels and boarding, breeding, and training kennels subject to minimum site size and screening requirements.

Copies of the proposed amendments are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department, 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 Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS MY HAND this 14th day of June, 1988.

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Published in The Daily Reporter on _____, 1989

RESOLUTION

A CORRECTING RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION 1. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 4- "RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4

"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.

- a. Public parking area when located and developed as required in Section 13.B.
- 9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
 - a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Churches.
 - ~~d.e.~~ Club, private, non-profit and chartered by the State of Kansas.
 - ~~e.d.~~ Columbarium, crematory or mausoleum.
 - ~~e.---~~~~Correctional-institutions.~~
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-56.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.

- m. Public or private park or playground.
- n. Radio or television transmitters.
- o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- p. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 27, 1988, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 12, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 10 acres or more in size. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not

exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:

- a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
 - g. Educational and religious institutions.
 - h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-56.)
 - i. Government buildings and premises.
 - j. Horse riding academy or rodeo arena for public entertainment or commercial purposes not including those developed for training purposes.
 - k. Hospitals or sanitariums, except animal hospitals.
 - l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - m. Kennels (Boarding/Breeding/Training) subject to the following conditions.

- a. Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
 - o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - p. Nursery or greenhouse for wholesaling and research purposes only.
 - q. Philanthropic institutions, homes for senior citizens and institutional homes.
 - r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
 - s. Public or private park or playground.
 - t. Radio or television transmitters.
 - u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
 - v. Storage and sale of firewood on tracts less than 10 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 12, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

SECTION V. That this resolution is passed for the purpose of correcting an error in Sections I. and II. of Resolution #3-1989 which was adopted November 23, 1988, and published in The Daily Reporter, January 20, 1989.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1989.

Paul W. Hancock , Chairman

Bernard A. Hentzen , Chairman pro tem

Mark F. Schroeder , Commissioner

Billy Q. McCray , Commissioner

David Bayouth , Commissioner

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 20, 1988

TO: Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning

SUBJECT: Public Hearing on Amendment to allow Firewood Sales in the "R" and "R-1" Districts (DR 88-4)

Background: Attached is a copy of a delineated resolution containing proposed amendments to the Sedgwick County Zoning Resolution. A public hearing has been scheduled for the consideration of these amendments during the September 29, 1988 meeting of the Metropolitan Area Planning Commission.

In June of this year, the Metropolitan Area Planning Commission reviewed a request for the establishment of the "C" General Commercial district and the approval of an associated Conditional Use application for a firewood sales operation on south Rock Road. Upon concluding this review, it was the general consensus of the Planning Commission that although firewood sales would appear to be an appropriate use on larger tracts in the outlying area, the large spot of "C" General Commercial zoning needed to permit such a use was not appropriate. Accordingly, the Planning Commission took action to recommend to the Board of Sedgwick County Commissioners that the zone change request and associated Conditional Use application be denied.

The Board of Sedgwick County Commissioners subsequently reviewed the request and took action to return the matter for reconsideration by the MAPC with instruction to draft a proposed amendment to the County Zoning Resolution that would accommodate firewood sales in the outlying rural area.

After discussion by the amendment review subcommittee of the Planning Commission, a proposed amendment has been drafted that would allow the sale and storage of firewood as an outright permitted use on tracts 20 acres or more in size in the "R" and "R-1" zoning districts and as a conditional use in the "R" and "R-1" districts on tracts less than 20 acres in size. The draft also expands the agricultural use category to specifically include forestry and the raising and wholesaling of nursery stock and the raising and retailing of Christmas trees on tracts 20 acres or more in size zoned the "R" or "R-1" districts. For purposes of clarification, rodeo arenas are included with horse

Metropolitan Area Planning Commission
(DR 88-4)
September 20, 1988

riding academies as conditional uses in the "R" and "R-1" districts and nurseries and greenhouses in these districts are limited to wholesaling and research purposes only.

RECOMMENDATION: It is recommended that the Metropolitan Area Planning Commission make a recommendation to the Board of Sedgwick County Commissioners that the amending resolution be adopted.

MSK:RLY:rme
Attachment

cc: Ron Worley, County Zoning Administrator
Wichita Board of Realtors, c/o Lynda Tousley, 540 S.
Broadway, 67202
Wichita Area Builders Association, c/o Wesley E. Galyon,
President CEO, 730 N. Main, Suite 1, 67203
Building Owners & Managers Association, c/o Joyce Smith,
Executive Director, J.F.S. Management, 250 N. Rock Road,
Suite 395, 67206

Deletions ~~marked thru~~
Additions underlined

Published in The Daily Reporter on _____, 1988

RESOLUTION

A RESOLUTION AMENDING THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS" AS PUBLISHED IN BOOK FORM BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, EDITION OF OCTOBER 5, 1983 AND ADOPTED BY THE BOARD OF SEDGWICK COUNTY COMMISSIONERS ON DECEMBER 12, 1984 AND BECAME EFFECTIVE JANUARY 1, 1985; BY AMENDING SECTIONS 4-A, AND 5-A OF THE "ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS"; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 17.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 4-"RURAL RESIDENTIAL DISTRICT"; Subsection A-"USES PERMITTED" shall be amended to read as follows:

SECTION 4

"R" RURAL RESIDENTIAL DISTRICT

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Exploration for, and extraction of, oil and natural gas.
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
5. Home occupations - See Section 3.
6. Kennels (hobby).
7. Accessory structures.
8. Transitional Use: The following use shall be permitted on a lot in the "R" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E" or "F" District, provided such transitional use does not extend more than two hundred (200) feet, and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts.
 - a. Public parking area when located and developed as required in Section 13.B.

9. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E.
- a. Airport or aircraft landing field.
 - b. Cemetery.
 - c. Club, private, non-profit and chartered by the State of Kansas.
 - d. Columbarium, crematory or mausoleum.
 - e. Correctional institutions.
 - f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated).
 - g. Farm buildings may be used for nonagricultural storage until such time as they are within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
 - h. Government buildings and premises.
 - i. Horse riding academy or rodeo arena.
 - j. Kennels (Boarding/Breeding/Training) subject to the following conditions:
 - (1) Five acre minimum lot size unless all animals are harbored indoors with no discernible noise or odor at the property line.
 - (2) Outside runs, holding pens or other open-air type enclosures and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.
 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
 - k. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
 - l. Nursery or greenhouse for wholesaling and research purposes only.
 - m. Public or private park or playground.
 - n. Radio or television transmitters.
 - o. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.

p. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION II. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on _____, after notice and public hearing as provided by law under authority granted by Section 17.C of the Zoning Regulations for the unincorporated area of Sedgwick County, Kansas as adopted on December 14, 1984 and subsequently amended, Section 5- "R-1 SUBURBAN RESIDENTIAL DISTRICT"; Subsection A "USES PERMITTED"; shall be amended to read as follows:

SECTION 5
"R-1" SUBURBAN RESIDENTIAL DISTRICT

The following regulations shall apply to all "R-1" Districts:

A. USES PERMITTED.

1. Agriculture: including forestry and the raising and wholesaling of nursery stock; the raising and retail sale of Christmas trees; and, the storage and sale of firewood on tracts 20 acres or more in size.
2. One-family dwellings.
3. Churches and related church school facilities, provided a minimum thirty (30) foot side yard is maintained. Signs in relation to such use shall not exceed twelve (12) square feet in area and any lights used to illuminate said signs shall be so arranged as to reflect the light away from adjoining premises.
4. Exploration for, and extraction of, oil and natural gas.
5. Golf courses, except miniature golf courses and driving tees operated for commercial purposes, open to anyone who applies.
6. Public schools through the twelfth grade, and private schools having a curriculum equivalent to and substantially the same as that of a similar public school, but not including private kindergartens or nursery schools accommodating ten (10) or more students, provided a minimum fifty (50) foot side yard is maintained.
7. Home occupations - See Section 3.
8. Accessory structures.
9. Transitional Use: The following use shall be permitted on a lot in the "R-1" District where such lot abuts upon a lot in the "BB", "OC", "LC", "C", "E", or "F" District, provided such transitional use does not exceed more than two hundred (200) feet and is continuous and contiguous to the "BB", "OC", "LC", "C", "E", or "F" Districts:
 - a. Public parking area when located and developed as required in Section 13.B.
10. Conditional Uses: The following uses may also be permitted if their location is first approved by the Commission as provided for in Section 13.E:
 - a. Airport or aircraft landing field.
 - b. Cemetery.

- c. Club, private, non-profit and chartered by the State of Kansas.
- d. Columbarium, crematory or mausoleum.
- e. Correctional institutions.
- f. Development of natural resources and extraction of raw materials such as rock, gravel, sand, etc. This may include concrete and asphalt mixing plants and accessory construction yards and buildings, as a temporary use, when requested as a part of the conditional use application, and operated as an accessory use to an extraction of raw materials operation. (River beds governed by the Kansas Statutes Annotated.)
- g. Educational and religious institutions.
- h. Farm buildings may be used for nonagricultural storage until such time as there are located within a 500 foot radius a total of 5 residential units. (See also Section 17-A-5.)
- i. Government buildings and premises.
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- k. Hospitals or sanitariums, except animal hospitals.
- l. Kennels (Hobby) subject to the following conditions:
 - (1) Two acre minimum lot size unless all animals are harbored indoors with no discernible noise or odors at the property line.
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 - (3) Additional conditions determined appropriate by the Board of Sedgwick County Commissioners.
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 - b. Outside runs, holding pens or other open-air type enclosure and shelters shall be located behind the front yard setback line and no closer than 200 feet from a dwelling other than the owner's and no closer than 50 feet from adjoining property lines. Screening shall be provided except for those facilities located 600 feet or more from adjoining property lines.

- c. Additional conditions determined appropriate by the Board of County Commissioners.
- n. Library or museum, public.
- o. Mobile home parks and trailer courts; provided that the applicant shall first have met all applicable conditions established in the Trailer Code as adopted by the Board of County Commissioners, Sedgwick County, Kansas, on February 3, 1960, and subsequent amendments thereto.
- p. Nursery or greenhouse for wholesaling and research purposes only.
- q. Philanthropic institutions, homes for senior citizens and institutional homes.
- r. Private kindergartens, nurseries, children's homes, accommodating ten (10) or more enrollees.
- s. Public or private park or playground.
- t. Radio or television transmitters.
- u. Storage of concrete and asphalt for recycling, as a temporary use, including a portable rock crusher.
- v. Storage and sale of firewood on tracts less than 20 acres in size.

SECTION III. That Sections 4-A and 5-A of the "Sedgwick County Zoning Regulations for the Unincorporated area of Sedgwick County, Kansas" as adopted on December 14, 1984 and subsequently amended are hereby repealed.

SECTION IV. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman pro tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor