

DR 78-20 - Possible Amendment to
County Zoning Resolution, Re:
Permit mobile home as a temporary
second dwelling.

ACTION

DATE

COMMITTEE _____
7/6/78

M.A.P.C. *Approved*

B.C.C./B. CO. C. *Approved* 8-2-78

closed

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 20, 1978

TO Board of County Commissioners

FROM Robert A. Lakin, Director of Planning

SUBJECT DR-78-20-Amendment to County Zoning Resolution--
Re: Permission to allow a mobile home as a temporary
second dwelling unit on a lot.

Attached hereto is a resolution amending the Sedgwick County Zoning Resolution that was advertised and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission at a public hearing on Thursday, July 6, 1978.

SUMMARY

The present Sedgwick County Zoning Resolution establishes that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

The proposed amendment will allow the placement of a mobile home on a temporary basis subject to the following:

1. The Board of Zoning Appeals shall determine the time limit.
2. A hardship must exist.
3. The mobile home shall not be located closer to adjacent property lines than that required for a permanent structure.
4. Any mobile home that will not be connected to a public water supply and a municipal type sewerage system shall have been evaluated by the Wichita-Sedgwick County Department of Community Health for compliance with health regulations.
5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

Board of County Commissioners
July 20, 1978
Page 2

RECOMMENDATION

It was recommended by the Wichita-Sedgwick County Metropolitan Area Planning Commission by a 9-0 vote that this resolution be adopted.


Robert A. Lakin
Director of Planning

RAL:GL:ch
Attachment
cc Ted Hill, County Counselor
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Bldg, Plng & Zoning
Wichita Area Builders Association
Wichita Board of Realtors

(_____) Published in the Wichita Beacon on _____

RESOLUTION

A RESOLUTION AMENDING THE ZONING RESOLUTION OF SEDGWICK COUNTY, KANSAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO DECEMBER 28, 1977, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS; BY AMENDING SECTION 11 OF THE SEDGWICK COUNTY, KANSAS ZONING RESOLUTION; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 14.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on July 6, 1978, after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, and subsequently amended, SECTION 11 - "SUPPLEMENTAL REGULATIONS" shall be amended by adding Subsection H as follows:

- H. Mobile Homes. The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
1. The Board of Zoning Appeals shall determine a reasonable time limit for each individual case.
 2. The applicant shall show due cause that hardship exists and that the hardship cannot reasonably be alleviated without the granting of the variance.
 3. The location of the mobile home shall conform to all setback requirements of the district in which located.
 4. The lot area for the mobile home need not comply with the area requirements of the zoning district provided that the mobile home is connected to a public water supply and a municipal type sewerage system. Whenever a property is not served by a public water supply and/or a municipal type sewerage system, an evaluation of the feasibility of adding an additional dwelling unit on the property shall be made by the Wichita-Sedgwick County Department of Community Health. This evaluation and recommendation shall be made prior to the filing of an application for a mobile home under the terms of this variance.
 5. The Board of Zoning Appeals may include additional conditions as they deem necessary to provide protection to adjacent property during the temporary use.
 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

SECTION II. This resolution shall take affect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this ____ day of _____, 1978.

EVERETT PATRICK, CHAIRMAN

JOHN HALE, COMMISSIONER

TOM SCOTT, COMMISSIONER

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

June 20, 1978

DK-78-20

Possible Amendment to the
Sedgwick County Zoning Resolution Scheduled for
Public Hearing before the MAPC - Thursday, July 6, 1978

Recommended amendment to Section 11 of the Supplemental Regulations.
Add Paragraph H to Section 11 as follows:

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(SEAL)

APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

WICHITA-SEDGWICK COUNTY

DATE

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July 20, 1978

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FROM Robert A. Lakin, Director of Planning
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Board of County Commissioners
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Director of Planning

RAL:GL:ch
Attachment

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Grover McLure, Sedgwick County Director of Public Works
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TOM SCOTT, COMMISSIONER

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

June 20, 1978

DK-10-20

Possible Amendment to the
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Public Hearing before the MAPC - Thursday, July 6, 1978

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WICHITA-SEDGWICK COUNTY

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RAL:GL:ch

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ATTEST:

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APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

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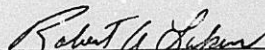
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4. The lot area for the mobile home need not comply with the area requirements of the zoning district provided that the mobile home is connected to a public water supply and a municipal type sewerage system. Whenever a property is not served by a public water supply and/or a municipal type sewerage system, an evaluation of the feasibility of adding an additional dwelling unit on the property shall be made by the Wichita Sedgewick County Department of Community Health.

This evaluation and recommendation shall be made prior to the filing of an application for a mobile home under the terms of this variance.

5. The Board of Zoning Appeals may include additional conditions as they deem necessary to provide protection to adjacent property during the temporary use.

6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

SECTION 11. This resolution shall take effect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this 2nd day of August, 1978.

EVERETT PATRICK, CHAIRMAN
JOHN HALE, COMMISSIONER
TOM SCOTT, COMMISSIONER

ATTEST:
Dorothy K. White, County Clerk
by Judy Smith, Deputy County Clerk
(SEAL)

APPROVED AS TO FORM BY:
James W. Patterson, Assistant for
Theodore H. Hill, County Counselor

R# 124-1978

(more given) Published in the Wichita Beacon on Aug 10, 1978

RESOLUTION

A RESOLUTION AMENDING THE ZONING RESOLUTION OF SEDGWICK COUNTY, KANSAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO DECEMBER 28, 1977, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK, COUNTY, KANSAS; BY AMENDING SECTION 11 OF THE SEDGWICK COUNTY, KANSAS ZONING RESOLUTION; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 14.C THEREOF.


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

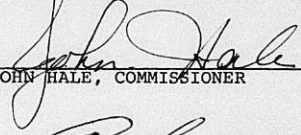
SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on July 6, 1978, after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, and subsequently amended, SECTION 11 - "SUPPLEMENTAL REGULATIONS" shall be amended by adding Subsection H as follows:


- H. **Mobile Homes.** The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
1. The Board of Zoning Appeals shall determine a reasonable time limit for each individual case.
 2. The applicant shall show due cause that hardship exists and that the hardship cannot reasonably be alleviated without the granting of the variance.
 3. The location of the mobile home shall conform to all setback requirements of the district in which located.
 4. The lot area for the mobile home need not comply with the area requirements of the zoning district provided that the mobile home is connected to a public water supply and a municipal type sewerage system. Whenever a property is not served by a public water supply and/or a municipal type sewerage system, an evaluation of the feasibility of adding an additional dwelling unit on the property shall be made by the Wichita-Sedgwick County Department of Community Health. This evaluation and recommendation shall be made prior to the filing of an application for a mobile home under the terms of this variance.
 5. The Board of Zoning Appeals may include additional conditions as they deem necessary to provide protection to adjacent property during the temporary use.
 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

SECTION II. This resolution shall take affect and be enforced from and after its adoption and publication in the official County paper.

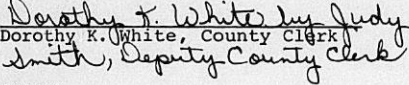
PASSED AND ADOPTED this 2nd day of August, 1978.


EVERETT PATRICK, CHAIRMAN

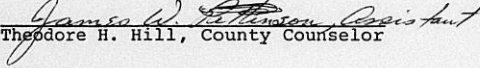

JOHN HALE, COMMISSIONER


TOM SCOTT, COMMISSIONER

ATTEST:


Dorothy K. White, County Clerk
Smith, Deputy County Clerk
(SEAL)

APPROVED AS TO FORM BY:


Theodore H. Hill, County Counselor

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 20, 1978

TO Board of County Commissioners
FROM Robert A. Lakin, Director of Planning

SUBJECT DR-78-20-Amendment to County Zoning Resolution
Re: Permission to allow a mobile home as a temporary
second dwelling unit on a lot.

Attached hereto is a resolution amending the Sedgwick County Zoning Resolution that was advertised and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission at a public hearing on Thursday, July 6, 1978.

SUMMARY

The present Sedgwick County Zoning Resolution establishes that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

The proposed amendment will allow the placement of a mobile home on a temporary basis subject to the following:

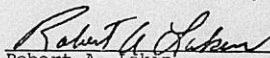
1. The Board of Zoning Appeals shall determine the time limit.
2. A hardship must exist.
3. The mobile home shall not be located closer to adjacent property lines than that required for a permanent structure.
4. Any mobile home that will not be connected to a public water supply and a municipal type sewerage system shall have been evaluated by the Wichita-Sedgwick County Department of Community Health for compliance with health regulations.
5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

MAPC
90

Board of County Commissioners
July 20, 1978
Page 2

RECOMMENDATION

It was recommended by the Wichita-Sedgwick County Metropolitan Area Planning Commission by a 9-0 vote that this resolution be adopted.


Robert A. Lakin
Director of Planning

RAL:GL:ch
Attachment

cc Ted Hill, County Counselor
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Bldg, Plng & Zoning
Wichita Area Builders Association
Wichita Board of Realtors

() Published in the Wichita Beacon on _____

RESOLUTION

A RESOLUTION AMENDING THE ZONING RESOLUTION OF SEDGWICK COUNTY, KANSAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO DECEMBER 28, 1977, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS; BY AMENDING SECTION 11 OF THE SEDGWICK COUNTY, KANSAS ZONING RESOLUTION; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 14.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on July 6, 1978, after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, and subsequently amended, SECTION 11 - "SUPPLEMENTAL REGULATIONS" shall be amended by adding Subsection H as follows:

- H. **Mobile Homes.** The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
1. The Board of Zoning Appeals shall determine a reasonable time limit for each individual case.
 2. The applicant shall show due cause that hardship exists and that the hardship cannot reasonably be alleviated without the granting of the variance.
 3. The location of the mobile home shall conform to all setback requirements of the district in which located.
 4. The lot area for the mobile home need not comply with the area requirements of the zoning district provided that the mobile home is connected to a public water supply and a municipal type sewerage system. Whenever a property is not served by a public water supply and/or a municipal type sewerage system, an evaluation of the feasibility of adding an additional dwelling unit on the property shall be made by the Wichita-Sedgwick County Department of Community Health. This evaluation and recommendation shall be made prior to the filing of an application for a mobile home under the terms of this variance.
 5. The Board of Zoning Appeals may include additional conditions as they deem necessary to provide protection to adjacent property during the temporary use.
 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

SECTION II. This resolution shall take affect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this ____ day of _____, 1978.

EVERETT PATRICK, CHAIRMAN

JOHN HALE, COMMISSIONER

TOM SCOTT, COMMISSIONER

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

DK-78-20

June 20, 1978

Possible Amendment to the
Sedgwick County Zoning Resolution Scheduled for
Public Hearing before the MAPC - Thursday, July 6, 1978

Recommended amendment to Section 11 of the Supplemental Regulations.
Add Paragraph H to Section 11 as follows:

- H. Mobile Homes. The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
1. The Board of Zoning Appeals shall determine a reasonable time limit for each individual case.
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 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 20, 1978

TO Board of County Commissioners
FROM Robert A. Lakin, Director of Planning
SUBJECT DR-78-20-Amendment to County Zoning Resolution--
Re: Permission to allow a mobile home as a temporary
second dwelling unit on a lot.

Attached hereto is a resolution amending the Sedgwick County Zoning Resolution that was advertised and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission at a public hearing on Thursday, July 6, 1978.

SUMMARY

The present Sedgwick County Zoning Resolution establishes that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

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5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

Board of County Commissioners
July 20, 1978
Page 2

RECOMMENDATION

It was recommended by the Wichita-Sedgwick County Metropolitan Area Planning Commission by a 9-0 vote that this resolution be adopted.


Robert A. Lakin
Director of Planning

RAL:GL:ch
Attachment

cc Ted Hill, County Counselor
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Bldg, Plng & Zoning
Wichita Area Builders Association
Wichita Board of Realtors

(_____) Published in the Wichita Beacon on _____

RESOLUTION

A RESOLUTION AMENDING THE ZONING RESOLUTION OF SEDGWICK COUNTY, KANSAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO DECEMBER 28, 1977, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS; BY AMENDING SECTION 11 OF THE SEDGWICK COUNTY, KANSAS ZONING RESOLUTION; ALL IN ACCORDANCE WITH THE AUTHORITY GRANTED IN SECTION 14.C THEREOF.

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

SECTION I. That upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission on July 6, 1978, after notice and public hearing as provided by law under authority granted by Section 14.C of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, and subsequently amended, SECTION 11 - "SUPPLEMENTAL REGULATIONS" shall be amended by adding Subsection H as follows:

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 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

SECTION II. This resolution shall take affect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this ____ day of _____, 1978.

EVERETT PATRICK, CHAIRMAN

JOHN HALE, COMMISSIONER

TOM SCOTT, COMMISSIONER

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

APPROVED AS TO FORM BY:

Theodore H. Hill, County Counselor

June 20, 1978

DK-78-20

Possible Amendment to the
Sedgwick County Zoning Resolution Scheduled for
Public Hearing before the MAPC - Thursday, July 6, 1978

Recommended amendment to Section 11 of the Supplemental Regulations.
Add Paragraph H to Section 11 as follows:

- H. Mobile Homes. The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
1. The Board of Zoning Appeals shall determine a reasonable time limit for each individual case.
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(Published in The Wichita Beacon on June 20, 1978)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on July 6, 1978, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgwick County, Kansas:

That Section 12 (EXCEPTIONS) be amended to allow repair, reconstruction and expansion of nonconforming structures and nonconforming uses of land subject to certain limitations.

That Section 11 (SUPPLEMENTAL REGULATIONS) be amended to allow the placement of a mobile home as a temporary second dwelling as a variance from the limitation of one main residential structure on a lot.

That Section 11 (SUPPLEMENTAL REGULATIONS) be amended to allow parking within the required front yard setback of the "R", "R-1" and "AA" Residential zoning districts, and to modify the standards for the surfacing of off street parking and loading areas.

Copies of the proposed amendments are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department, Tenth Floor, 455 North Main, Wichita, Kansas.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes to the Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 16th day of June, 1978.

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

(SEAL)

July 20, 1978

Board of County Commissioners

Robert A. Lakin, Director of Planning

DR-78-20-Amendment to County Zoning Resolution--
Re: Permission to allow a mobile home as a temporary
second dwelling unit on a lot.

Attached hereto is a resolution amending the Sedgwick County Zoning Resolution that was advertised and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission at a public hearing on Thursday, July 6, 1978.

SUMMARY

The present Sedgwick County Zoning Resolution establishes that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

The proposed amendment will allow the placement of a mobile home on a temporary basis subject to the following:

1. The Board of Zoning Appeals shall determine the time limit.
2. A hardship must exist.
3. The mobile home shall not be located closer to adjacent property lines than that required for a permanent structure.
4. Any mobile home that will not be connected to a public water supply and a municipal type sewerage system shall have been evaluated by the Wichita-Sedgwick County Department of Community Health for compliance with health regulations.
5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

Board of County Commissioners
July 20, 1978
Page 2

RECOMMENDATION

It was recommended by the Wichita-Sedgwick County Metropolitan Area Planning Commission by a 9-0 vote that this resolution be adopted.

Robert A. Lakin
Director of Planning

RAL:GL:ch
Attachment

cc Ted Hill, County Counselor
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Bldg, Png & Zoning
Wichita Area Builders Association
Wichita Board of Realtors

July 7, 1978

Mr. Syd Werbin
Bldg., Planning & Inspection
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: DR 78-20 - Amendment to Sedgwick
County Zoning Resolution regarding per-
mission of mobile home as a temporary
second dwelling unit on a lot

Dear Syd:

I wanted you and Mr. McLure to be advised that the Planning Commission considered the above-captioned case at their meeting of July 6, 1978, and recommended to the Board of County Commissioners that the amendment be approved.

This case will be considered by the County Commission at its regular meeting of August 2, 1978, and if you any have comments or questions prior to that meeting, we would appreciate hearing from you.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Grover McLure, Director of Public Works, Sedgwick
County Courthouse, 525 No. Main, 67203

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 30, 1978

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM G. E. Lytle, Special Assistant for Zoning
SUBJECT DR-78-20 -- Possible amendment to the Sedgwick County Zoning Resolution regarding permission of mobile home as a temporary second dwelling unit on a lot.

The attached delineated amendment to the Sedgwick County Zoning Resolution has been advertised for a public hearing before the Planning Commission at the meeting of July 6, 1978.

BACKGROUND

The Sedgwick County Zoning Resolution established that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

SUMMARY

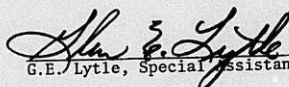
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5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

RECOMMENDATION

Make whatever changes the MAPC deems to be in the public interest and forward a recommendation to the Board of County Commissioners.

MAPC/DR-78-20
June 30, 1978
Page 2


G.E. Lytle, Special Assistant for Zoning

GEL:vn
Attachment

cc: Robert A. Lakin, Director of Planning
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Building, Planning & Inspections, Sedgwick County
Theodore H. Hill, County Counselor
Vera Stevens, Administrative Assistant, Sedgwick County Zoning
Jim Aiken, Director of Environmental Health
Wichita Area Builders Association, 730 North Main, Wichita, KS 67203
Wichita Board of Realtors, 717 North Emporia, Wichita, KS 67214

June 20, 1978

DR-78-20

Possible Amendment to the
Sedgwick County Zoning Resolution Scheduled for
Public Hearing before the MAPC - Thursday, July 6, 1978

Recommended amendment to Section 11 of the Supplemental Regulations.
Add Paragraph H to Section 11 as follows:

- H. Mobile Homes. The Board of Zoning Appeals may vary the number of residential buildings on a lot by permitting the placement of a mobile home on a temporary basis subject to the following conditions and requirements:
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 5. The Board of Zoning Appeals may include additional conditions as they deem necessary to provide protection to adjacent property during the temporary use.
 6. The mobile home shall be removed from the property within 30 days after any change in the circumstances used as a basis for a variance.

June 30, 1978

Wichita-Sedgwick County Metropolitan Area Planning Commission

G. E. Lytle, Special Assistant for Zoning

DR-78-20 -- Possible amendment to the Sedgwick County Zoning Resolution regarding permission of mobile home as a temporary second dwelling unit on a lot.

The attached delineated amendment to the Sedgwick County Zoning Resolution has been advertised for a public hearing before the Planning Commission at the meeting of July 6, 1978.

BACKGROUND

The Sedgwick County Zoning Resolution established that only one main residential structure be placed on a lot. There are also minimum lot area requirements for residential units in each of the zoning districts. There is presently no provision in the regulations to accommodate the placement of a second residential structure on a lot.

SUMMARY

The proposed amendment will allow the placement of a mobile home on a temporary basis subject to the following:

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5. The Board of Zoning Appeals may also include additional conditions that may be deemed necessary to provide protection to adjacent property.

RECOMMENDATION

Make whatever changes the MAPC deems to be in the public interest and forward a recommendation to the Board of County Commissioners.

MAPC/DR-78-20
June 30, 1978
Page 2

G.E. Lytle, Special Assistant for Zoning

GEL:vn

Attachment

cc: Robert A. Lakin, Director of Planning
Grover McLure, Sedgwick County Director of Public Works
Syd Werbin, Director of Building, Planning & Inspections, Sedgwick County
Theodore H. Hill, County Counselor
Vera Stevens, Administrative Assistant, Sedgwick County Zoning
Jim Aiken, Director of Environmental Health
Wichita Area Builders Association, 730 North Main, Wichita, KS 67203
Wichita Board of Realtors, 717 North Emporia, Wichita, KS 67214

WICHITA-SEDGWICK COUNTY

DATE

June 23, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Syd Werbin, Director of Building, Planning & Inspections

FROM Glen E. Lytle, Special Assistant for Zoning

SUBJECT Possible amendments to the Sedgwick County Zoning Resolution: DR's-78-19; 78-20, and 78-21.

Attached hereto are delineated copies of three possible amendments to the Sedgwick County Zoning Resolution that have been advertised for public hearing before the Wichita/Sedgwick County Metropolitan Area Planning Commission at the meeting of July 6, 1978. Please review these amendments and if you have any comments or concerns, I would appreciate receiving your comments as soon as possible.

DR-78-19. This is an amendment to Section 12 relating to nonconforming uses. This has been completely rewritten and will replace all of Section 12 (B). The proposed amendment will allow nonconforming uses to continue indefinitely. It also will allow a nonconforming structure to be rebuilt, repaired or altered, subject to limitations as set forth in the regulations. It also allows for expansion of nonconforming uses. These are categorized into two groups. (1) Nonconforming uses in the residential districts are permitted a 50% expansion as a use by right, and up to 100% expansion by the Board of Zoning Appeals. (2) Nonconforming uses in the nonresidential districts will be permitted 100% expansion as a use by right, and up to 200% expansion by the Board of Zoning Appeals. Also included are descriptions of the manner in which a building or use is to be considered abandoned.

DR-78-20. This amendment is for the allowance of a second residential structure on a lot, providing it is a mobile home and will be there only temporarily. This will be to handle situations of hardship such as the need to provide for care of elderly parents or disabled persons for a limited time.

DR-78-21. This amendment will allow parking within the front yard setback of the residential zoning districts, and establishes limitations on the amount of surfacing permitted and the type of parking. It also provides for parking in the front yard setbacks in new subdivisions wherein the subdivision regulation allows lesser street widths providing additional offstreet parking is provided. The amendment also revises the surfacing standards for parking and loading areas.

Syd Werbin
June 23, 1978
Page Two

If you have any questions on these proposed amendments, please give me a call at 268-4421.



Glen E. Lytle
Special Assistant for Zoning

cc:
Grover McLure, Director of County Public Works
Theodore Hill, County Counselor
Vera Stevens, Administrative Assistant

GEL:et

Published in The Wichita Beacon on June 20, 1978.

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

NOTICE IS HEREBY GIVEN that on July 6, 1978, the Wichita-Sedgewick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgewick County, Kansas:

That Section 12 (EXCEPTIONS) be amended to allow repair, reconstruction and expansion of non-conforming structures and nonconforming uses of land subject to certain limitations.

That Section II (SUPPLEMENTAL REGULATIONS) be amended to allow the placement of a mobile home as a temporary second dwelling as a variance from the limitation of one main residential structure on a lot.

That Section II (SUPPLEMENTAL REGULATIONS) be amended to allow parking within the required front yard setback of the "R", "R-1" and "AA" Residential zoning districts, and to modify the standards for the surfacing of off street parking and loading areas.

Copies of the proposed amendments are available upon request from the Wichita-Sedgewick County Metropolitan Area Planning Department, Tenth Floor, 455 North Main, Wichita, Kansas.

The proposed amendment will have to be discussed and considered by the said Wichita-Sedgewick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes to the Sedgewick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 14th day of June, 1978.

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

(SEAL)

(Published in The Wichita Beacon on June 20, 1978)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on July 6, 1978, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgwick County, Kansas:

That Section 12 (EXCEPTIONS) be amended to allow repair, reconstruction and expansion of nonconforming structures and nonconforming uses of land subject to certain limitations.

That Section II (SUPPLEMENTAL REGULATIONS) be amended to allow the placement of a mobile home as a temporary second dwelling as a variance from the limitation of one main residential structure on a lot.

That Section II (SUPPLEMENTAL REGULATIONS) be amended to allow parking within the required front yard setback of the "R", "R-1" and "AA" Residential zoning districts, and to modify the standards for the surfacing of off street parking and loading areas.

Copies of the proposed amendments are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department, Tenth Floor, 455 North Main, Wichita, Kansas.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes to the Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 16th day of June, 1978.

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

(SEAL)

WICHITA-SEDGWICK COUNTY

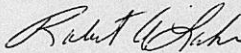
DATE

May 8, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Jack H. Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning
SUBJECT County Zoning Resolution

As soon as the public hearings of the City Zoning Ordinance are over, please have someone on your staff to prepare amendments to the County Zoning Resolutions which parallel the recommended nonconforming provisions of the proposed City ordinance. At the same time we're carrying that through, we probably also ought to make the adjustments on the off-street parking definitions so that the four off-street parking space requirements on the street standards can be accommodated. I told the County Commissioners that we would start that within two weeks of the time that we finish the City hearings. Let me know if you have any problems with it.



Robert A. Lakin
Director of Planning

RAL:rme

Also include amendment to allow a mobile home on any property as a temporary use.

*RAL -
Staff mtg. 5/22/78*