

RESOLUTION NO. 205-2011

A RESOLUTION AMENDING THE SECTIONS LISTED BELOW OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE (JULY 9, 2009 EDITION), AS ADOPTED BY REFERENCE BY SEDGWICK COUNTY RESOLUTION NO. 137-09, IN SECTION IV-A.4, AND SECTION V-I.2.p, PERTAINING TO PARKING REQUIREMENTS AND ADMINISTRATIVE ADJUSTMENTS FOR REMOTE PARKING STANDARDS.

WHEREAS, the Board of County Commissioners (“Board”) is authorized by K.S.A. 12-741 et seq. to adopt zoning regulations for the unincorporated area of Sedgwick County, Kansas, upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission (“MAPC”); and,

WHEREAS, upon the recommendation of the MAPC the Board has adopted by Resolution No. 137-09 a standard code entitled the “Wichita-Sedgwick County Unified Zoning Code, July 9, 2009 Edition”; and,

WHEREAS, the MAPC has held public hearings as required by law and has made recommendations to the Board for the amendment of such regulations; and,

WHEREAS, the Board desires to adopt the recommendations of the MAPC and to enact and adopt the recommended amendments to the “Wichita-Sedgwick County Unified Zoning Code, July 9, 2009 Edition”; and,

WHEREAS, the Board is authorized by K.S.A. 12-3301 et. seq. to adopt by reference certain standard codes after notice and hearing.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS;

SECTION 1. The Board hereby adopts and enacts the following amendments the “Wichita-Sedgwick County Unified Zoning Code, July 9 Edition.” Said Code is hereby referred to as the “UZC.”

SECTION 2. The Board finds that notice of public hearing of the amendments was published once in the official county paper as required by K.S.A. 12-3303.

SECTION 3.

(A) Section IV-A.4 of the Wichita-Sedgwick County Unified Zoning Code (July 9, 2009 Edition) as adopted by reference by Resolution No. 137-09, is hereby amended as follows:

LAND USE	NUMBER OF SPACES REQUIRED
RESIDENTIAL	
Accessory Apartment	One per accessory apartment
Assisted Living	.35 per unit
Boarding House	One per housekeeping unit plus one per each

	boarder/lodger
Dormitory	One per two occupants based on maximum design capacity
Duplex	One per Dwelling Unit
Fraternity or Sorority	One per resident and house parent, plus 1 guest space per four residents; 1 per 250 sq. ft. if not used for residential purposes
Group Home	One per Dwelling Unit
Group Residence, Limited or General	One per bedroom
Manufactured Home	1 per Dwelling Unit
Manufactured Home Park	1 per Dwelling Unit
Manufactured Home Subdivision	1 per Dwelling Unit
Multi-family	1.25 per efficiency and one-bedroom Dwelling Unit; 1.75 per two bedroom or larger Dwelling Unit
Single-family	One per Dwelling Unit
PUBLIC AND CIVIC	
Auditorium, Athletic field or stadium, outdoor	.33 per seat
Auditorium, Athletic field or stadium, indoor	.33 per seat
Cemetery	Parking study
Church, Place of Worship or Theatre (live performance)	One per four seats based on room or space with maximum seating capacity
Community Assembly, concentrated (e.g. auction rooms, auditoriums, lodge rooms, reviewing stands, etc. which typically do not have fixed seats, but if chairs are provided they are not accompanied by a table)	One per 21 sq. ft. used for community assembly
Community Assembly, less concentrated-assembly areas that may have fixed seats and tables (e.g. bingo parlors, conference rooms, exhibit rooms, stages, etc.)	One per 45 square feet used for community assembly
Correctional Facility	One per employee in the largest working shift, plus one per each resident who is permitted to drive
Correctional Placement Residence, Limited or General	One per employee in the largest working shift, plus one per each resident who is permitted to drive
Day Care Center, Limited, General	One per teacher/employee, plus one per vehicle used in center, plus one per ten children based on enrollment above 12
Day Reporting Center	One per 333 square feet
Golf Course	Four per hole, plus one per practice tee, plus one per 400 square feet of pro shop concession area
Government Service	One per 333 square feet

Hospital and Convalescent Care Facilities	One per five beds, plus one per employee in the largest working shift
Library	One per 400 square feet
Neighborhood Swimming Pool	One per 110 square feet of pool area, plus one per 100 square feet of clubhouse area excluding restrooms and dressing rooms
Nursing Facility	One per five beds plus one per employee
Parks and Recreation	Parking study
Recycling Collection Station, Private, Public	None required so long as collection boxes do not take up required parking spaces; if required spaces are occupied by collection boxes then additional spaces equal to the minimum required shall be provided
Recycling Processing Center	One per employee for commercial use; one per 1,000 square feet for public dropoff
Reverse Vending Machine	.5 per machine
School, Elementary	One per teacher /employee, plus five visitor spaces
School, Middle	One per teacher/employee, plus ten visitor spaces
School, High	One per teacher/employee, plus one per five students
Safety Service	One per employee per largest shift
University or College	One per employee, plus one per three students
Utility, Major	One per employee
Utility, Minor	None required
COMMERCIAL	
Airport or Airstrip	Parking study
Animal Care, Limited	One per 333 square feet
Animal Care, General	One per 333 square feet
Automated Teller Machine	If located on a site with another office or commercial use 0 additional spaces are required; if the ATM is a stand-alone use then one per ATM is required; queuing is required per Sec. IV-A.11
Bank or Financial Institution	One per 333 square feet
Bed and Breakfast Inn	Same as Hotel / Motel
Billiard center or pool hall	One per 125 square feet of customer area
Bowling center	Four per lane
Broadcast/Recording Studio	One per 333 square feet
Car Wash (with dryer)	Queuing requirements only
Car Wash (without dryer)	Two per stall
Construction Sales and Service	One per 500 square feet for sales area plus warehouse parking standard
Convenience Store	One per 333 square feet

Dance Hall	One per 45 square feet
Farmers Market in the City	One per 333 square feet of exhibition and sales area
Flea market	One per 333 square feet exhibition and sales area
Funeral Home	One per three seats
Go-cart / skateboard track	One per 800 square feet of track area
Golf, miniature	One per hole
Golf driving range or batting cage	One per tee or cage
Health club / fitness center	One per 150 square feet
Heliport	Parking study
Hotel or Motel	One per guest room, plus one per 250 square feet used for retail purposes, professional and service facilities, offices, meeting rooms, recreational spaces (space designated for storage closet or utility need not be included in computation); one per five occupants required for tavern and drinking establishment, club or restaurant that is contained within a hotel / motel
Kennel, Hobby	One per outside employee
Kennel, Boarding, Breeding or Training	Parking study required
Marine Facility, Recreational	Parking study required
Medical Service	One per 333 square feet
Microbrewery	One per 500 square feet
Monument Sales	One per 333 square feet
Museum/gallery	One per 333 square feet
Nightclub in the City	One per two occupants
Nightclub in the County	One per two occupants
Nursery and Garden Center	One per 333 square feet of office/sales area plus one per 2,500 square feet of plant display area
Office, General	One per 333 square feet
Pawnshop	One per 333 square feet
Personal Care Service	One per 333 square feet
Personal Improvement Service	One per 333 square feet
Post Office Substation	One per 333 square feet of office area plus warehouse standard
Printing and Copying, Limited or General	One per 333 square feet
Recreation and Entertainment, Indoor	Parking study
Recreation and Entertainment, Outdoor	Parking study
Recreational Vehicle Campground	One per camping space
Restaurant	One per three seats
Retail, General, (except "large item," below)	One per 333 square feet for the first 400,000 square feet, plus one per 250 square feet for

	Building Floor Area between 400,001 and 600,000 square feet, plus one per 225 square feet for Building Floor Area over 600,000 square feet
Retail, General, large item (e.g. furniture, appliances, carpet, and machinery)	One per 500 square feet
Riding Academy or Stable	Parking study
Rodeo in the City	Parking study
Secondhand Store	One per 333 square feet
Service Station	One per 333 square feet of sales area
Sexually Oriented Business in the City	Retail, nightclub or theater standard depending on underlying use
Sexually Oriented Business in the County	Retail, nightclub or theater standard depending on underlying use
Skating rink	One per 333 square feet rink, plus one per 75 square feet of observation deck area
Swimming pool, public	One per 70 square feet of pool area, plus one per 100 square feet of associated building assembly area, plus one per three spectators
Tattooing and Body Piercing Facility in the City	One per 333 square feet
Tattooing and Body Piercing Facility in the County	One per 333 square feet
Tavern and Drinking Establishment	One per two occupants, except no additional parking for initial 16 occupants in outdoor seating area
Tennis / racquetball courts	Three per court
Theater, indoor	One per three seats
Vehicle and Equipment Sales, Outdoor	One per 500 square feet of building floor area, plus two spaces for the first 10,000 square feet of lot area used for sales or storage purposes, plus one space for each 10,000 square feet of lot area used for sales, display or storage purposes thereafter (Parking Spaces required per the Lot Area calculation shall be located near the entrance of the business and shall be signed for "Customer Parking Only")
Vehicle Repair, General	One per 500 square feet, plus three spaces
Vehicle Repair, Limited	One per 333 square feet, plus three spaces
Vocational School	One per teacher/employee, plus one per three students
Warehouse, Self-Service Storage	One per employee plus one per 8,000 square feet of floor area but in no case shall there be less than five spaces
Wireless Communication Facility	None required
INDUSTRIAL, MANUFACTURING AND EXTRACTIVE	

Asphalt or Concrete Plant, Limited	One per employee parking on-site
Asphalt or Concrete Plant, General	One per employee plus office standard
Basic Industry	One per employee plus office or warehouse standard
Construction Burn Site, Limited	None required
Construction Burn Site, General	One per employee
Freight Terminal	One per 333 square feet of office use plus warehouse standard
Gas and/or Fuel Storage and Sales	One per employee plus office use
Hazardous Operations	Parking study
Landfill	One per employee plus office use
Manufacturing, limited or general	One per 500 square feet
Mining or Quarrying	One per employee plus office use
Oil and Gas Drilling	None required
Research Services	One per 333 square feet
Rock Crushing	One per employee
Solid Waste Incinerator	One per employee plus office use
Storage, Outdoor, as a Principal Use	One per 10,000 square feet
Transfer Station	One per employee plus office use
Vehicle Storage Yard	One per 10,000 square feet
Warehousing	One per 2,000 square feet of the first 20,000 square feet of building floor area, plus one per 5,000 square feet of building floor area over 20,000 square feet
Welding or Machine Shop	One per 500 square feet
Wholesale or Business Services	One per 2,500 square feet of warehouse storage
Wrecking/Salvage Yard	One per 333 square feet of office or retail sales area, plus 1 per 2,000 square feet of building floor area used for warehousing of salvaged parts; plus one per 43,500 square feet of outdoor storage area
AGRICULTURAL	
Agriculture	None required
Agricultural Processing	Parking study
Agricultural Research	Parking study
Agricultural Sales and Service	One per 500 square feet, plus two spaces per 10,000 square feet of vehicle and equipment sales area
Grain Storage	Parking study

1. Unless noted otherwise, "square feet" means "gross floor area" or "gross leasable area," whichever is determined by OCI to be the appropriate category on which to make the calculation.
2. Parking study indicates that the applicant may submit a parking demand analysis that substantiates the number of spaces proposed by the applicant. If an analysis is not submitted, staff will select a use that is most similar to the proposed use and use that parking standard.

(B) Section V-I.2.p of the Wichita-Sedgwick County Unified Zoning Code (July 9, 2009 Edition) as adopted by reference by Resolution No. 137-09, is hereby amended to read as follows:

p. permit remote off-site parking to be located more than 600 feet from the supported Use; and permit such parking to be separated by an arterial street, expressway, or freeway from the supported Use.

SECTION 4. This Resolution shall take effect and be in force from and after its adoption and publication in the official county newspaper.

Commissioners present and voting were:

DAVID M. UNRUH	<u>AYE</u>
TIM R. NORTON	<u>AYE</u>
RICHARD RANZAU	<u>AYE</u>
JAMES B. SKELTON	<u>AYE</u>
KARL PETERJOHN	<u>Absent</u>

DATED this 12 day of October, 2011.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

David M. Unruh
DAVID M. UNRUH, CHAIRMAN

ATTEST:

Kelly B. Arnold
Kelly B. Arnold,
County Clerk



APPROVED AS TO FORM ONLY:

Robert W. Parnacott
ROBERT W. PARNACOTT
Assistant County Counselor