

RESOLUTION NO. _____

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.

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" (the UZC); 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 UZC; and,

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, set out in Section 3 of this resolution, to the UZC. Except as amended hereafter, the remainder of the UZC shall remain in effect.

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. 12-757; and a public hearing was held by the Wichita-Sedgwick County Metropolitan Area Planning Commission on August 18, 2016.

SECTION 3. The following sections of the UZC, as identified, are amended as follows:

Article II, Section II-B. DEFINITIONS

1. Letter "A"

h. Agriculture means the use of any land for the purpose of growing plants, crops, trees and other agricultural or forestry products or for the purpose of raising livestock. *Agriculture also includes the roadside selling of products produced on land owned, leased or legally controlled by the producer (farmer, rancher, horticulturalist, viticulture, apiary or similar agricultural pursuits). The definition shall include, as a permitted Accessory use, the sale of nursery stock, firewood, Christmas trees and other plants and produce raised on-site. In the unincorporated County only, Agriculture shall also include an expanded range of uses which allows members of the general public, for recreational, entertainment or educational purposes, to view, participate or otherwise enjoy activities related to agricultural uses. Typical activities include, but are not limited to: Farmer's Market which permits the sale of agricultural products by other producers; U-pick it activities; flower arranging; canning/cooking; gardening demonstrations; winery tours and tastings; corn mazes; agriculture related interpretive facilities; agricultural exhibits and tours; agriculturally related educational and learning workshops or experiences; horseback riding; non-commercial camping; bonfire/campfire themed events; service of food and beverages; hayrides; pumpkin patch sales and any other uses determined by the Zoning Administrator to be similar.*

Definitions, Article II, Section II-B

4. Letters "D" through "F"

n. Event Center in the County means premises that are frequently rented out for public or private activities that are not repeated on a weekly basis, and that are not open to the public on a daily basis at times other than when an event is scheduled.

o. Family means an individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants) not related by blood or marriage, living together as a single housekeeping unit in a Dwelling Unit.

p. Farmer's Market means an outdoor place or market area with a formalized location where more than one Kansas farmer or grower gathers to sell agricultural products they have grown or raised. Other activities and other sellers may be accommodated at the market, but the sale of agricultural products shall be the focal point of the market activity. Other products that may be sold would typically include dried flowers, crafts and handicrafts that are made in the home, original artwork and certain prepared foods, as approved by applicable agencies, such as baked goods, preserves, pickles and cheese.

q. Fence means an artificially constructed barrier erected to enclose, screen or separate areas, constructed of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials.

r. Floor Area means the area of all floor space allowed for occupancy included within the surrounding exterior walls of a Building or portion thereof, exclusive of vent shafts and courts. The Floor Area of a Building not provided with surrounding exterior walls shall be the usable area confined by structural support columns and a roof Structure under the horizontal projection of the roof or floor above. For purposes of computing the Floor Area for lot coverage or maximum building coverage when restricted under this Code only, open and / or unenclosed areas under the horizontal projection of the roof not exceeding a maximum width of ten feet from the exterior walls shall not be included in the calculation of Floor Area.

s. Floor Area Ratio ("FAR") means the relative comparison of building area to land area that is determined by dividing total floor area of all buildings on a platted lot or tract by the total area of the lot or tract.

t. Freight Terminal means a building or area in which freight brought by motor trucks or rail is assembled and / or stored for routing in intrastate or interstate shipment by motor truck or rail.

u. Funeral Home means an establishment engaged in preparing the human deceased for burial or cremation and arranging and managing funerals.

Article III, Section III-B. BASE DISTRICT REGULATIONS

2. RR Rural Residential District ("RR")

b. Permitted Uses. The following Uses shall be permitted by-right in the RR District.

(2) Public and Civic Uses

Church or Place of Worship, subject to Sec. III-D.6.nn
Community Assembly, subject to Sec. III-D.6.nn
Day Care, Limited, subject to Sec. III-D.6.i
Golf Course
Parks and Recreation
Recycling Collection Station, Private, subject to Sec. III-D.6.q.
Utility, Minor

(3) Commercial Uses

Bed and Breakfast Inn
Event Center in the County, subject to Sec. III-D.6.nn.
Farmer's Market in the County, subject to Sec. III-D.6.nn
Kennel, Hobby, subject to Sec. III-D.6.k
Wireless Communication Facility, subject to Sec. III-D.6.g.

- c. **Conditional Uses.** The following Uses shall be permitted in the RR District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(2) Public and Civic Uses

Cemetery
Correctional Facility, subject to Sec. III-D.6.h
Correctional Placement Residence, Limited and General, subject to Sec. III-D.6.h
Day Care, General, subject to Sec. III-D.6.i
Government Service
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa
Safety Service
School, Elementary, Middle and High
Utility, Major

(3) Commercial Uses

Airport or Airstrip
Animal Care, Limited and General
Kennel, Boarding/Breeding/Training, subject to Sec. III-D.6.k
Parking Area, Ancillary, subject to Sec. III-D.6.p
Recreation and Entertainment, Indoor and Outdoor, subject to Sec. III-D.6.o
Recreation Vehicle Campground
Riding Academy or Stable

(4) Industrial, Manufacturing and Extractive Uses

Asphalt or Concrete Plant, General
Landfill
Mining or Quarrying
Oil and Gas Drilling
Rock Crushing
Solid Waste Incinerator, subject to Sec. III-D.6.v
Transfer Station
Vehicle Storage Yard, subject to Sec. III-D.6.mm

14. LC Limited Commercial District ("LC")

- b. **Permitted Uses.** The following uses shall be permitted by-right in the LC District.

(3) Commercial Uses

Animal Care, Limited
Automated Teller Machine
Bank or Financial Institution
Bed and Breakfast Inn

Broadcast / Recording Studio
 Car Wash, subject to Sec. III-D.6.f
 Construction Sales and Service, subject to Sec. III-D.6.bb
 Convenience Store
 Entertainment Established in the City, subject to Sec. III-D.6.w
 Event Center in the City, subject to Sec. III-D.6.w
Event Center in the County
 Farmer's Market in the City, subject to Sec. III-D.6.jj
Farmer's Market in the County
 Funeral Home
 Hotel or Motel
 Marine Facility, Recreational
 Medical Service
 Nightclub in the City, subject to Sec. III-D.6.w
 Night club in the County, subject to Sec. III-D.6.ff
 Nursery and Garden Center, subject to Sec. III-D.6.z
 Office, General
 Parking Area, Commercial, subject to Sec. III-D.6.cc
 Pawn Shop
 Personal Care Service
 Personal Improvement Service
 Post Office Substation
 Printing and Copying, Limited
 Recreation and Entertainment, Indoor
 Restaurant
 Retail, General
 Secondhand Store
 Service Station
 Sexually Oriented Business in the County, subject to Sec. III-D.6.ff
 Tavern and Drinking Establishment, subject to Sec. III-D.6.w
 Teen Club in the City, subject to Sec. III-D.6.w
 Vehicle Repair, Limited
 Vocational School
 Wireless Communication Facility, subject to Sec. III-D.6.g

- c. Conditional Uses.** The following Uses shall be permitted in the LC District if reviewed and approved by the Planning Commission in accordance with the procedures and standards in Sec. V-D.

(5) Agricultural Uses

None allowed by Conditional Use

16. GC General Commercial District ("GC")

- b. **Permitted Uses.** The following Uses shall be permitted by-right in the GC District.

(2) Public and Civic Uses

Auditorium or Stadium
Cemetery
Church or *Place of Worship*
Community Assembly
Correctional Placement Residence, Limited and General, subject to Sec. III-D.6.h.
Day Care, Limited and General, subject to Sec. III-D.6.i
Golf Course
Government Service
Hospital
Library
Nursing Facility
Parks and Recreation
Recycling Collection Station, Private, subject to Sec. III-D.6.q
Recycling Collection Station, Public, subject to Sec. III-D.6.r
Reverse Vending Machine, subject to Sec. III-D.6.u
Safety Service
School, Elementary, Middle and High
University or College
Utility, minor

(3) Commercial Uses

Animal Care, Limited and General
Automated Teller Machine
Bed and Breakfast Inn
Broadcast / Recording Studio
Car Wash, subject to Sec. III-D.6.f
Construction Sales and Service
Convenience Store
Entertainment Establishment in the City, subject to Sec. III-D.6.2w
Event Center in the City, subject to Sec. III-D.6.w
Event Center in the County
Farmer's Market in the City, subject to Sec. III-D.6.jj
Farmer's Market in the County
Funeral Home
Hotel or Motel
Kennel, Hobby and Boarding / Breeding / Training, subject to Sec. III-D.6.k
Marine Facility, Recreational
Medical Service
Microbrewery
Monument Sales
Nightclub in the City, subject to Sec. III-D.6.w

Nightclub in the County, subject to Sec. III-D.6.ff
 Nursery and Garden Center
 Office, General
 Parking Area, Commercial
 Pawnshop
 Personal Care Service
 Personal Improvement Service
 Post Office Substation
 Printing and Copying, Limited
 Printing and Publishing, General
 Recreation and Entertainment, Indoor and Outdoor
 Recreation Vehicle Campground
 Restaurant
 Retail, General
 Rodeo in the City, subject to Sec. III-D.6.kk
 Riding Academy or Stable
 Secondhand Store
 Service Station
 Sexually Oriented Business in the County, subject to Sec. III-D.6.ff
 Tattooing and Body Piercing Facility, subject to Sec. III-D.6.ee
 Tavern and Drinking Establishment, subject to Sec. III-D.6.w
 Teen Club in the City, subject to Sec. III-D.6.w
 Vehicle and Equipment Sales
 Vehicle Repair, Limited and General
 Vocational School
 Warehouse, Self-Service Storage
 Wireless Communication Facility, subject to Sec. III-D.6.g

20. LI Limited Industrial District ("LI")

b. Permitted Uses. The following uses shall be permitted by-right in the LI District.

(3) Commercial Uses

Animal Care, Limited and General
 Automated Teller Machine
 Bank or Financial Institution
 Broadcast / Recording Studio
 Car Wash, subject to Sec. III-D.6.f
 Construction Sales and Service
 Convenience Store
 Entertainment Establishment in the City, subject to Sec. III-D.6.w
 Event Center in the City, subject to Sec. III-D.6.w
Event Center in the County
 Farmer's Market in the City, subject to Sec. III-D.6.jj
Farmer's Market in the County
 Funeral Home

Hotel or Motel
 Kennel, Hobby and Boarding / Breeding / Training, subject to Sec. III-D.6.k
 Marine Facility, Recreational
 Medical Service
 Microbrewery
 Monument Sales
 Nightclub in the City, subject to Sec. III-D.6.w
 Nightclub in the County, subject to Sec. III-D.6.ff
 Nursery and Garden Center
 Office, General
 Parking Area, Commercial
 Pawnshop
 Personal Care Service
 Personal Improvement Service
 Post Office Substation
 Printing and Copying, Limited
 Printing and Publishing, General
 Recreation and Entertainment, Indoor and Outdoor
 Restaurant
 Retail, General
 Rodeo in the City, subject to Sec. III-D.6.kk
Riding Academy or Stable
 Secondhand Store
 Service Station
 Sexually Oriented Business, subject to Sec. III-D.6.ff
 Tattooing and Body Piercing Facility, subject to Sec. III-D.6.ee
 Tavern and Drinking Establishment, subject to Sec. III-D.6.w
 Teen Club in the City, subject to Sec. III-D.6.w
 Vehicle and Equipment Sales
 Vehicle Repair, Limited and General
 Vocational School
 Warehouse, Self-Service Storage
 Wireless Communication Facility, subject to Sec. III-D.6.g

21. GI General Industrial District (“GI”)

b. Permitted Uses. The following Uses shall be permitted by-right in the GI District.

(3) Commercial Uses

Animal Care, Limited and General
 Automated Teller Machine
 Bank or Financial Institution
 Broadcast / Recording Studio

Car Wash, subject to Sec. III-D.6.f
Construction Sales and Service
Convenience Store
Entertainment Establishment in the City, subject to Sec. III-D.6.w
Event Center in the City, subject to Sec. III-D.6.w
Event Center in the County
Farmer's Market in the City, subject to Sec. III-D.6.jj
Farmer's Market in the County
Funeral Home
Hotel or Motel
Kennel, Hobby and Boarding / Breeding / Training, subject to Sec. III-D.6.k
Marine Facility, Recreational
Medical Service
Microbrewery
Monument Sales
Nightclub in the City, subject to Sec. III-D.6.w
Nightclub in the County, subject to Sec. III-D.6.ff
Nursery and Garden Center
Office, General
Parking Area, Commercial
Pawnshop
Personal Care Service
Personal Improvement Service
Post Office Substation
Printing and Copying, Limited
Printing and Publishing, General
Recreation and Entertainment, Indoor and Outdoor
Restaurant
Retail, General
Rodeo in the City, subject to Sec. III-D.6.kk
Riding Academy or Stable
Secondhand Store
Service Station
Sexually Oriented Business, subject to Sec. III-D.6.ff
Tattooing and Body Piercing Facility, subject to Sec. III-D.6.ee
Tavern and Drinking Establishment, subject to Sec. III-D.6.w
Teen Club in the City, subject to Sec. III-D.6.w
Vehicle and Equipment Sales
Vehicle Repair, Limited and General
Vocational School
Warehouse, Self-Service Storage
Wireless Communication Facility, subject to Sec. III-D.6.g

Article III, Section III-D

P = Permitted Use

C = Conditional Use

| USE TYPE | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | |
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| | S | S | | | | M | M | | | | | | | | | | | | | |
| | F | F | S | T | F | F | | | | | | | | | | | | | | A |
| | R 2 | 1 | F | F | 1 | 2 | M | N | G | N | L | O | G | IP | C | B | L | G | F | conditions |
| | R 0 | 0 | 5 | 3 | 8 | 9 | B | H | O | O | R | C | W | C | A | IP | D | I | I | B |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | | | |
| Single-Family | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | | | P |
| Duplex | | | | | P | P | P | P | | P | P | P | P | P | | | P | | | P |
| Multi-Family | | | | | C | P | P | P | | C | P | P | P | P | | | P | | | P |
| Manufactured Home | P | P | P | | | | | P | | | | | | | | | | | | P |
| Manufactured Home Subdivision | | | | | | | | P | | | | | | | | | | | | P |
| Manufactured Home Park | | | | | | | | P | | | | | | | | | | | | P |
| Accessory Apartment | C | C | C | C | C | P | P | P | C | C | P | P | P | P | | | P | | | P |
| Assisted Living | | | | | C | P | P | P | C | C | P | P | P | P | | | P | | | P |
| Group Home | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | | | P |
| Group Residence, Limited | C | C | C | C | C | C | C | P | | C | P | P | P | P | | | P | | | P |
| Group Residence, General | C | C | | | | | | C | | | P | | P | P | | | P | | | P |
| PUBLIC AND CIVIC | | | | | | | | | | | | | | | | | | | | |

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| Auditorium or Stadium | | | | | | | | | | | | | | | | P | P | | P | P | P | P | P | |
| Cemetery | C | C | C | C | C | C | C | C | P | | | P | | P | | P | | | P | P | P | P | | |
| Church or Place of Worship | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | | | P | P | P | P | | D.6.nn |
| Community Assembly | P | C | C | C | C | C | C | C | P | C | C | P | C | P | P | P | | | P | P | P | P | P | D.6.nn |
| Correctional Facility | C | C | | | | | | | | | | | | | | | | | P | P | P | P | | D.6.h |
| Correctional Placement Residence, Limited | C | C | | | | | | | | | C | P | P | P | | P | | | P | P | P | P | | D.6.h |
| Correctional Placement Residence, General | C | C | | | | | | | | | | P | | P | | P | | | P | P | P | P | | D.6.h |
| Day Care, Limited | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | P | C | P | D.6.i |
| Day Care, General | C | C | C | C | C | P | P | P | P | C | P | P | P | P | P | P | | | P | P | P | C | P | D.6.i |
| Day Reporting Center | | | | | | | | | | | | | | | | | | | | | C | C | P | D.6.ii |
| Golf Course | P | P | P | P | P | P | P | P | P | P | P | P | | P | | P | | | P | P | P | P | | |
| Government Service | C | C | C | C | C | C | C | C | C | | C | C | C | P | P | P | P | P | P | P | P | P | | |
| Hospital | | C | | | | | | | P | P | | P | | P | | P | | | P | P | P | P | | |
| Library | C | C | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | P | P | P | |
| Neighborhood Swimming Pool | C | C | C | C | C | C | C | C | C | C | C | C | C | C | | C | | | | | | | P | D.6.aa |
| Nursing Facility | | | | | | | | | P | | | P | | P | | P | | | P | P | C | P | | |
| Parks and Recreation | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | D.6.ii. |
| Recycling Collection Station, Private | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | D.6.q |
| | | | | | | | | | | | | | | | | | P | | | | | P | | |

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| Recycling Collection Station, Public | | | | | | | | | | | | | | | P | P | P | | P | P | P | P | | D.6.r | |
| Recycling Processing Center | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | D.6.s |
| Reverse Vending Machine | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | | D.6.u |
| Safety Service | C | C | C | C | C | C | C | C | C | C | C | C | C | P | P | P | P | P | P | P | P | P | P | | |
| School, Elementary, Middle & High | C | P | P | P | P | P | P | P | P | P | C | P | P | P | | P | | | P | C | C | P | | | |
| University or College | | | | | | | | P | | C | P | | P | P | P | | P | P | P | P | P | P | | | |
| Utility, Major | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | | |
| Utility, Minor | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport or Airstrip | C | C | | | | | | | | | | | | | C | | C | C | | C | C | P | | | |
| Animal Care, Limited | C | | | | | | | | | | C | | P | P | P | | P | P | P | P | P | | D.6.c | | |
| Animal Care, General | C | | | | | | | | | | | | C | P | P | | P | P | P | P | P | | | | |
| Automated Teller Machine | | | | | | | | | | P | P | P | P | P | P | | P | P | P | P | P | | | | |
| Bank or Financial Institution | | | | | | | | | | | C | P | P | P | P | | P | P | P | P | P | | | | |
| Bed and Breakfast Inn | P | C | C | C | C | C | C | C | | | P | P | P | | P | | P | | | | P | | | | |
| Broadcast/Recording Studio | | | | | | | | | | | P | P | P | P | P | | P | P | P | P | P | | | | |
| Car Wash | | | | | | | | | | | | | | P | | P | P | P | P | P | P | | D.6.f | | |
| Construction Sales and Service | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | D.6.bb | | |
| Convenience Store | | | | | | | | | | | | | | P | | P | | P | P | P | P | | | | |

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| Entertainment Establishment in the City | | | | | | | | | | | | | | | P | P | | | P | P | P | P | D.6.w |
| Event Center in the City | | | | | | | | | | | | | | | P | P | | | P | P | P | P | D.6.w |
| Event Center in the County | P | | | | | | | | | | | | | | P | P | | | P | P | P | | D.6.nn |
| Farmer's Market in the City | | | | | | | | | | | | | | | P | P | P | | P | P | P | P | D.6.jj |
| Farmer's Market in the County | P | | | | | | | | | | | | | | P | P | | | P | P | P | | D.6.nn |
| Funeral Home | | | | | | | | | | | P | | | | P | P | P | | P | P | P | P | |
| Heliport | | | | | | | | C | | | C | C | C | C | C | C | C | C | C | C | C | P | See 9.24 City Code |
| Hotel or Motel | | | | | | | | | | | P | | | | P | P | P | | P | P | P | P | D.6.j |
| Kennel, Hobby | P | C | | | | | | | | | | | | | C | P | | | | | | P | D.6.k |
| Kennel, Boarding/Breeding/Training | C | C | | | | | | | | | | | | | C | P | | | | P | P | P | D.6.k |
| Marine Facility, Recreational | | | | | | | | P | | | P | | | | P | P | | | P | P | P | P | |
| Medical Service | | | | | | | | P | | | P | P | P | P | P | P | | | P | P | P | P | |
| Microbrewery | | | | | | | | | | | | | | | | P | | | P | P | P | P | |
| Monument Sales | | | | | | | | | | | | | | | C | P | P | P | P | P | P | P | |
| Nightclub in the City | | | | | | | | | | | | | | | P | P | | | P | P | P | P | D.6.w |
| Nightclub in the County | | | | | | | | | | | | | | | P | P | | | P | P | P | | D.6.ff |
| Nurseries and Garden Centers | | | | | | | | | | | | | | | P | P | P | | P | P | P | P | D.6.z |
| Office, General | | | | | | | | | | | P | P | P | P | P | P | | P | P | P | P | P | |
| Parking Area and/or Accessory Drive, Ancillary | C | C | C | C | C | C | C | C | C | C | | | | | | | | | | | | P | D.6.p |
| Parking Area, Commercial | | | | | | | | | | | | | | | P | P | P | | P | P | P | P | D.6.cc |

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| Tavern and Drinking Establishment | | | | | | | | | | | | | | | P | P | | | P | P | P | P | D.6.w |
| Teen Club in the City | | | | | | | | | | | | | | | P | P | | | P | P | P | P | D.6.w |
| Vehicle and Equipment Sales, Outdoor | | | | | | | | | | | | | | | C | P | | | P | P | P | P | D.6.x+D.6.bh |
| Vehicle Repair, Limited | | | | | | | | | | | | | | | P | P | | | P | P | P | P | |
| Vehicle Repair, General | | | | | | | | | | | | | | | | P | | | P | P | P | P | |
| Vocational School | | | | | | | | | | | | | C | | P | P | P | | P | P | P | P | |
| Warehouse, Self-Service Storage | | | | | | | | | | | | | C | | C | P | P | P | P | P | P | P | D.6.y |
| Wireless Communication Facility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | P | P | D.6.g |

INDUSTRIAL, MANUFACTURING AND EXTRACTIVE

| | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| Asphalt or Concrete Plant, Limited | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | D.6.d |
| Asphalt or Concrete Plant, General | C | C | | | | | | | | | | | | C | | C | | | | C | P | P | |
| Basic Industry | | | | | | | | | | | | | | | | | | | | | C | P | |
| Construction Burn Site, Limited | P | P | | | | | | | | | | | | | | | | | | P | P | P | C.12 |
| Construction Burn Site, General | C | C | | | | | | | | | | | | | | | | | | C | C | P | C.11 |
| Freight Terminal | | | | | | | | | | | | | | | | | P | P | | P | P | P | |
| Gas and/or Fuel Storage and Sales | | | | | | | | | | | | | | | | C | | | | P | P | P | |
| Hazardous Operations | | | | | | | | | | | | | | | | | | | | | C | P | |
| Landfill | C | | | | | | | | | | | | | | | | | | | C | C | P | |
| Manufacturing, Limited | | | | | | | | | | | | | | | C | P | P | P | P | P | P | P | D.6.m+D.6.n |

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| Manufacturing, General | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | D.6.n | |
| Mining or Quarrying | C | C | C | C | C | C | C | C | C | | | C | C | C | | C | | | C | C | C | P | D.6.gg | |
| Oil and Gas Drilling | C | C | C | C | C | C | C | C | C | | | C | C | C | | C | | | C | C | C | P | | |
| Research Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | | |
| Rock Crushing | C | C | C | C | C | C | C | C | C | | | C | C | C | | C | | | C | C | C | P | | |
| Solid Waste Incinerator | C | C | C | C | C | C | C | C | C | | | C | C | C | | C | | | C | C | C | P | D.6.v | |
| Storage, Outdoor, as a Principal Use | | | | | | | | | | | | | | | | P | | | P | P | P | P | D.6.dd | |
| Transfer Station | C | | | | | | | | | | | | | | | | | | | C | C | P | | |
| Vehicle Storage Yard | C | | | | | | | | | | | | | | | P | | | P | P | P | P | D.6.mm | |
| Warehousing | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | | |
| Welding or Machine Shop | | | | | | | | | | | | | | | | | P | P | P | P | P | P | D.6.n | |
| Wholesale or Business Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | | |
| Wrecking/Salvage Yard | | | | | | | | | | | | | | | | | | | | | C | C | P | D.6.e+D.6.d d |
| AGRICULTURAL | | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | D.6.b | |
| Agricultural Processing | | | | | | | | | | | | | | | | | | | | P | P | P | | |
| Agricultural Research | C | C | | | | | | | | | | | | | P | | P | | | P | P | P | | |
| Agricultural Sales and Service | C | C | | | | | | | | | | | | | P | | P | | | P | P | P | | |
| Grain Storage | C | | | | | | | | | | | | | | | | | | | | P | P | P | |

Sec. III-D.6.nn. Event Center in the County, Church or Place of Worship, Community Assembly and Farmer's Market in the County in RR. In the RR district only, an Event Center in the County, Church or Place of Worship, Community Assembly or Farmer's Market in the County on property with less than 20 acres requires a Conditional Use and is subject to the standards of this section. Event Center in the County, Church or Place of Worship, Community Assembly or Farmer's Market in the County are permitted by-right on sites of 20 acres or greater, including road right-of-way, if it complies with the standards of this section.: When the uses listed above do not comply with the standards listed in this section a Conditional Use is required and shall be subject to the development standards established by the Governing Body.

- (1) Maximum building occupancy is limited to that established by building and/or fire officials utilizing applicable building or fire code standards.*
- (2) Buildings, events and activities shall comply with applicable building, fire, sanitation, life-safety and other applicable codes.*
- (3) Seating or attendance at outdoor events shall be limited to the maximum number of occupants permitted by the minimum required parking.*
- (4) Required parking for an Event Center in the County shall be provided at the rate of one space per four occupants or as established by a parking study. Parking for Church or Place of Worship and Community Assembly shall be per the off-street standards listed in the Code for each use. Parking for Farmer's Market in the County shall be one space per 333 square feet of exhibition and sales area. Parking spaces for persons with disabilities shall be paved. Parking, drive aisles and circulation areas for uses shall be rock or material designated by County officials unless a rock or paved driveway 50 feet in length, measured from the right of way line and is at least six inches thick, is provided and maintained, and the use is not open to the public more than 100 days per year. If a rock or paved driveway 50 feet in length, measured from the right of way line and is at least six inches thick, is provided and maintained, the parking and circulation aisle surface may be grass. All parking shall be located on-site. The event operator or the property owner must maintain a logbook or calendar that accurately indicates the date(s) per month the site will be in use.*
- (5) Sites offering both indoor and outdoor events shall require parking for the use with the highest parking requirement.*
- (6) Drainage shall be addressed at the time of platting, change of occupancy or as part of building permit review.*
- (7) Building and activity areas (other than a driveway) shall be setback 100 feet from property lines.*
- (8) Access control shall be as determined by Sedgwick County Traffic Engineer.*
- (9) Signage shall be per County Sign Code.*
- (10) The service of food and drink may be permitted both indoor and outdoor as part of the operations of the facility provided that the service complies with all*

applicable regulations. The service of any alcoholic liquor or cereal malt beverage is permitted only with applicable licenses.

(11) Portable toilets shall not be placed within the 100-foot building setback.

(12) Prior to use of the property for the stated use, the applicant shall submit for review and approval by the Director of Planning or his designee a detailed site plan that depicts existing and/or proposed: property boundaries, buildings, structures, access points, driveways, location and number of parking spaces, outdoor lighting, location of dumpsters, setbacks, outdoor seating or activity areas. At a minimum, the site plan shall be to scale and/or have enough dimension control to verify: site size, size of improvements, buildings or activity areas, location of improvements, buildings, or activity areas, and parking, circulation drives, and access points or any other pertinent details as requested by County staff.

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 _____

TIM R. NORTON _____

KARL PETERJOHN _____

RICHARD RANZAU _____

JAMES M. HOWELL _____

Dated this _____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS


ATTEST:

KELLY B. ARNOLD, County Clerk

JAMES M. HOWELL, Chairman
Commissioner, Fifth District

RICHARD RANZAU, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:


ERIC R. YOST, ESQ.
County Counselor

DAVID M. UNRUH
Commissioner, First District

TIM R. NORTON
Commissioner, Second District

KARL PETERJOHN
Commissioner, Third District