

ORDINANCE NO. 2020-03

AN ORDINANCE AMENDING SECTIONS FOUR and SEVEN OF ARTICLE X OF ORDINANCE NO. 98-003, BEING THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS FOR THE CITY OF FRONTENAC, KANSAS.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FRONTENAC, KANSAS:

SECTION ONE. Repealing.

Sections Four and Seven of Article X of Ordinance No. 98-003 of the Zoning Ordinance and Subdivision Regulation for the City of Frontenac, Kansas, are hereby repealed.

SECTION TWO. Amendments.

Section Four and Seven of Article X of Ordinance No. 98-003, being the Zoning Ordinance and Subdivision Regulations for the City of Frontenac, Kansas, are amended to read as follows:

SECTION 4. INTENSITY OF USE REGULATIONS: Every lot shall have an area of not less than five-thousand five hundred (5,500) square feet and an average width of not less than fifty-five (55) feet and a depth of not less than one hundred (100) feet.

a. Any residence which is constructed or erected that requires permanent location on the ground or attachment to something having a permanent location on the ground must be constructed to face the main right of way dedicated to the public use which provides principal access to the property site. The city shall notify the person and or proprietorship of this requirement upon application and or issuance of a building permit. Upon application, a variance may be granted by the Frontenac City Planning Commission.

SECTION 7. YARD REGULATIONS

1. Front Yard.

a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets in ARTICLE XXVIII.

b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the lot line.

2. Side Yard.

a. Except as hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than ten (10) feet, except as provided for zero lot-line development.

b. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public uses, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.

3. Rear Yard

There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION THREE. Effective Date. This Ordinance shall take effect upon its adoption and publication in the City's designated newspaper for legal publications.

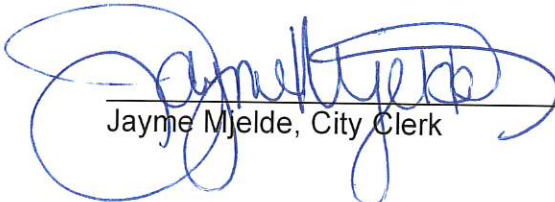
ADOPTED AND APPROVED by the Governing Body of Frontenac, Kansas, on this 18th day of February, 2020.



(SEAL)
ATTEST:



David Fornelli, Mayor



Jayme Mjelde, City Clerk