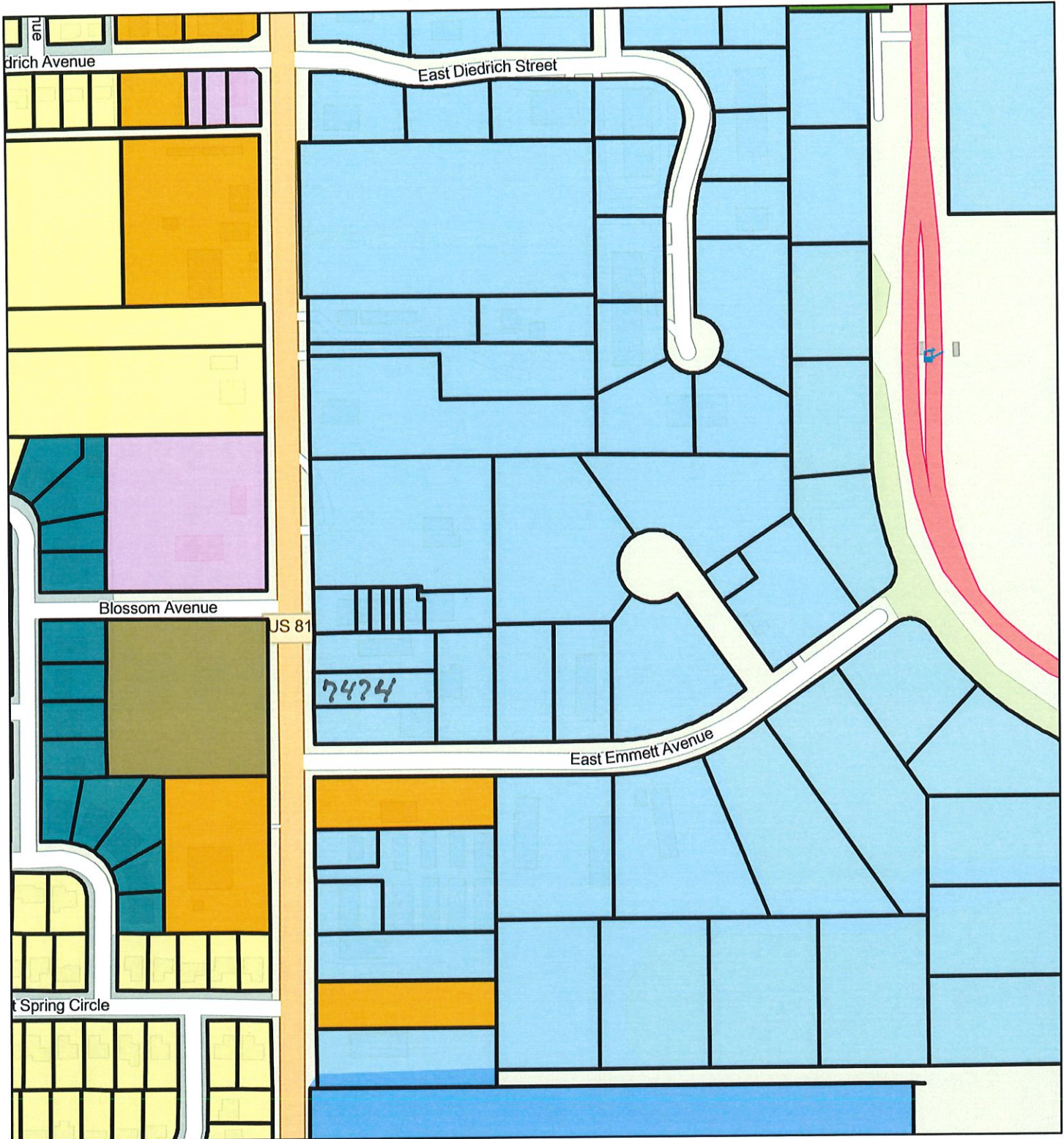


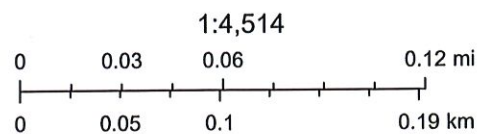
# Haysville Zoning Map



10/24/2022, 11:00:19 AM

- Parcels 9/15/2022
- Protective Overlay
- Zoning**
- A: Single Family Dwelling District
- BB: One & Two Family Dwelling District

- D: Light Commercial District
- DD: Hotel & Motel District
- E: Heavy Commercial District
- F: Light Industrial District



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2. In all other cases, side yard shall be six feet or height divided by four whichever is greater.
3. Corner lots shall have at least minimum front yard setbacks on both sides abutting a street. When setback areas are shown in excess of the minimum setback requirements on recorded plats the greater setbacks shall be used.

H. Rear yard.

1. Accessory building shall not be located in any platted or recorded easement or alley. Where there is no platted alley they shall be located no closer than three feet of the rear lot line.

I. Parking and loading regulations. (See Section 500)

**414 INDUSTRIAL; "F" LIGHT INDUSTRIAL DISTRICT**

The following shall apply in all "F" Light Industrial Districts:

A. Uses permitted.

1. Any use specifically listed as a permitted use in "E" Heavy Commercial District, in conformance with the requirements of the regulations for this district.
2. Any of the following uses: provided that such use does not constitute a hazard or nuisance, including but not limited to, issues associated with fire, explosion, odor, dust, smoke, undue noise, excessive or unsupportable water use, emission of contaminants into public wastewater system, contaminants into sewer system, or vibration or other similar causes.
  - a Animal hospitals and kennels.
  - b Assembly and maintenance of oil rigging, agriculture implements and equipment.
  - c Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating and manufacturing of similar products.
  - d Automobile painting, upholstery, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, battery manufacturing and the like.
  - e Building materials sales yard, including the sales of rock, sand,

gravel and the like as an incidental part of the main business, but excluding concrete mixing plant unless enclosed in a building.

- f Concrete and asphalt mixing plants.
- g Construction Sales and Service, General; provided, all material on the premises of the outside storage area shall be arranged to permit reasonable inspection and access to all parts of the premises by fire, police and City authorities; located on an all-weather surface, and screened from adjacent properties and any public roadway.
- h Distribution plants, parcel delivery, ice and cold storage plant, and bottling plant.
- i Feed and fuel yard storage.
- j Foundry casting lightweight nonferrous metal.
- k Freighting or trucking yard or terminal.
- l Grain storage and elevators.
- m Industrial storage warehouse.
- n Laboratories, experimental or testing.
- o Landscaping services, including offices and the outdoor storage of material and equipment; provided that materials and equipment are prohibited in the front setback, located on an all-weather surface, and screened from adjacent properties and any public roadway. Rock, decorative pavers or statues, and any live plant materials shall not require all weather surface but shall be kept in an orderly manner and must still meet screening requirements.
- p Laundry, cleaning and dyeing works and carpet and rug cleaning.
- q Manufacture, repair or modification of air craft missile, related and allied equipment and component parts thereof, and allied and associated manufacturing, testing and research processes and functions.
- r The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously treated prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics,



rubber, precious or semi-precious metals or stones, shell textiles, tobacco, wood, yards, and paint not employing a boiling process;

- s The manufacture, compounding, processing, packing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- t The manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures, metal furniture, light sheet and tubular metal products, including heating and ventilating ducts and equipment, cornices, caves, small tool and die works, and the like.
- u The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, kilns fired only by electricity or gas.
- v Manufacture of musical instruments, toys, novelties and amusement devises.
- w Metal Recycling and Recycling of Primarily Metal Goods, provided any operation that is not entirely conducted within an enclosed building shall be required to place all items stored on an all-weather surface and must be screened from adjacent properties and any public roadway.
- x Outdoor Storage Yard & Towing Storage Yard for the temporary storage of operable or inoperable commercial trucks or trailers and recreational vehicles or equipment, boats, campers and operable or inoperable automobiles and trucks, provided any area for the purpose of providing space for outdoor storage must have an all-weather surface and be screened from adjacent properties and any public roadway.
- y Poultry or rabbit dressing.
- z Sheet metal and wholesale plumbing shops.
- aa Small boat building.
- ab Stone monument works.
- ac Vehicle Restoration, General
- ad Wholesale business, storage buildings and warehouses.

2. Uses customarily incidental to any of the above uses when located on the same lot.
3. Conditional uses.
  - a Development of natural resources and extraction of raw materials such as rock, gravel, sand, fill dirt, soil, etc.
  - b Wireless telecommunication facilities (See Section 505).

B. Height regulations.

1. None.

C. Area regulations.

1. Lot area regulation:
  - a Lot area to not be less than 6,000 square feet.
  - b Maximum lot coverage including parking may be 100 percent.

D. Front yard.

1. In all locations where building lines or setback lines are shown on plats that have been approved by the commission and that are recorded in the office of the register of deeds of Sedgwick County the minimum front yard shall be the same as the distance between the front lot line and the building or setback line shown on the plat.
2. In all other location the setback shall be measured as 50 feet from the centerline of the street except within 350 feet of an intersection of an arterial street with another arterial street the measurement shall be 75 feet from the centerline.
3. On corner lots where setbacks are not shown on a recorded plat the setback shall be measured as 50 feet from the centerline of the street except that within 350 feet of an intersection of an arterial street with another arterial street the measurement shall be 75 feet from the centerline.

E. Side yard.

1. In all locations where building lines or setback lines are shown on plats that have been approved by the commission and that are recorded in the

office of the register of deeds of Sedgwick County the minimum front yard shall be the same as the distance between the side lot line and the building or setback line shown on the plat.

2. On corner lots where setbacks are not shown on a recorded plat the setback shall be measured as 50 feet from the centerline of the street except that within 350 feet of an intersection of an arterial street with another arterial street the measurement shall be 75 feet from the centerline.
3. If zero lot line development is allowed or any portion of the building is more than 150 feet from a public street, the dedicated fire lanes will be provided on at least two sides of the building.

F. Rear yard.

1. Accessory building shall not be located in any platted or recorded easement or alley. Where there is no platted alley they shall be located no closer than three feet of the rear lot line.

G. Parking and loading regulations. (See Section 500)

**415 INDUSTRIAL; "G" HEAVY INDUSTRIAL DISTRICT**

In the "G" Heavy Industrial District, buildings and premises may be used for any lawful purpose subject to the following restrictions and to the following area and height regulations:

- A. Uses Permitted: Any building or premises may be used for any purpose not in conflict with any ordinance of the city regulating nuisances or special hazards, including but not limited to, issues associated with fire, explosion, odor, dust, smoke, undue noise, excessive or unsupportable water use, emission of contaminants into public wastewater system, contaminants into sewer system, or vibration or other similar causes; provided, that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the commission:

1. Acid manufacture.
2. Cement, lime, gypsum, or plaster of paris manufacture.
3. Distillation of bones.
4. Explosives manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.

7. Gas manufacture.
8. Garbage, offal or dead animal incineration, reduction.
9. Glue manufacture.
10. Petroleum refinery and wholesale storage.
11. Slaughter and dressing of animals and disposal of waste from such processing, but not including poultry and rabbit dressing.
12. Stockyards.
13. Wholesale storage above ground of gasoline or other petroleum products in car lots or larger quantities.
14. Conditional Uses.
  - a Development of natural resources and extraction of raw materials such as rock, gravel, sand, fill dirt, soil, etc.
  - b Wireless telecommunication facilities (See Section 505).

B. Height Regulations.

1. None.

C. Area Regulations.

1. Lot area regulations:
  - a Lot area not to be less than 6,000 square feet.
  - b Maximum lot coverage including parking can be 100 percent.
2. Front yard.
  - a In all locations where building lines or setback lines are shown on plats that have been approved by the commission and that are recorded in the office of the register of deeds of Sedgwick County the minimum front yard shall be the same as the distance between the front lot line and the building setback line shown on the plat.
  - b In all other locations the setback shall be measured as 50 feet from the centerline of the street except within 350 feet of an intersection of an arterial street with another arterial street the