

ORDINANCE NO. 1121

AN ORDINANCE AMENDING ARTICLE 8 OF APPENDIX C – ZONING REGULATIONS OF THE CODE OF THE CITY OF CLEARWATER, KANSAS

WHEREAS, the Planning Commission of the City of Clearwater, Kansas, has identified a need to modify the Zoning Regulations as they pertain to lot sizes; and

WHEREAS, pursuant to Article 27-1 of Appendix C of the Code of the City of Clearwater, Kansas, a hearing was held before the Planning Commission on July 1st, 2025 to address the proposed modifications to the Zoning Regulations regarding lot sizes; and

WHEREAS, the City of Clearwater, Kansas, wishes to amend Article 8-4 and Article 8-7 of Appendix C to the Code of the City of Clearwater to modify its regulations regarding accessory structures

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER KANSAS:

SECTION 1.

Article 8-4 of Appendix C – Zoning Regulations of the Code of the City of Clearwater, Kansas, is hereby amended to read as follows:

8-4. Intensity of use regulations.

Lots in this district shall be subject to the following minimum size requirements:

- (1) Single-family dwellings. A lot on which there is erected a single-family dwelling shall contain an area of not less than 4,500 square feet with a minimum lot width of 50 feet.
- (2) Two- and three-family dwellings. A lot on which there is erected a two- or three-family dwelling shall contain an area of not less than 4,500 square feet per dwelling unit. This regulation shall be applicable to such structures being converted to individually owned units. Also see Article 23, Additional Height, Area, and Use Regulations.
- (3) Dormitories, lodging houses, nursing homes, and boarding houses shall, in addition to meeting the above requirements for single-family buildings, shall provide at least 500 square feet of lot area for each occupant.

SECTION 2.

Article 8-7 of Appendix C—Zoning Regulations of the Code of the City of Clearwater, Kansas, is hereby amended to read as follows:

8-7. Yard regulations.

(a) Front yard.

- (1) There shall be a front yard having a depth of not less than 25 feet, except as required for arterial and collector streets in Article 23.

- (2) Where a lot or lots have a double frontage, the required front yard shall be provided on both streets.
- (3) Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of the ordinance from which this chapter is derived, shall not be reduced to less than 35 feet, except as may be required to preserve a minimum setback of six feet from the property line.

(b) Side yard.

- (1) There shall be a side yard on each side of a principal building which shall be one-third the height of the building or ten percent of the width of the lot, whichever is the greater, with a minimum of eight feet, except that where the lot abuts a R-1 district there shall be a minimum side yard of 12½ feet.

(A) single-family attached and two-family dwellings where the common wall is also the common lot line shall have a setback of 0 feet on the common lot line. All other setbacks shall follow the regulations contained herein.

- (2) Where more than one principal building is constructed on a tract for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.

(c) Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than 25 feet from the rear lot line.

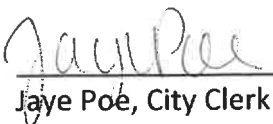
SECTION 3.

This Ordinance shall take effect and be in force thirty (30) days from and after its publication in the official city newspaper.

PASSED AND APPROVED this 22nd day of July, 2025


Burt Ussery, Mayor

ATTEST:


Jaye Poe, City Clerk

