



To: Reece Bayliff

From: Warren Porter  
City Administrator

Subject: Property on West Rosewood/160<sup>th</sup>

August 17, 2023

Mr. Bayliff—

Thank you for your interest in this property. The property is currently zoned A-1, Agricultural. The adjacent property that has already developed is R-1, Single-Family.

The current development has water provided by the City of Rose Hill. The territory appears to be in Sedgwick County RWD #3 and will need to have negotiations between the City and the RWD if you desire municipal water, which will include fire protection and eligibility for special assessments.

There are special assessments against the property for infrastructure development, mostly storm drainage which I assume is for the drainage retention pond.

If you have questions about rezoning, subdivision development, infrastructure or other matters, please feel free to contact me.

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## Article 06 Zoning District Regulations

### 06.01. Purpose

The purpose of this article is to describe the applicable regulations and requirements for property development within each zoning district, allowed by-right or permitted by conditional use, as specified in [Section 05.03](#) Table of Primary Uses by Zoning District and [Section 05.05](#) Table of Secondary Uses & Structures by Zoning District.

### 06.02. "A-1" Agricultural District

It is the intent of this district to protect existing agricultural and low density residential land uses while preserving opportunities for future growth by controlling land uses and development density.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per [Section 05.03](#).
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per [Section 05.05](#).
- C. Lot Size Requirements
  - 1. Minimum Lot Area: Three (3) acres
  - 2. Minimum Lot Width: Three-hundred (300) feet
  - 3. Maximum Lot Depth: Three-hundred (300) feet
- D. Bulk Regulations
  - 1. Maximum Structure Height: Thirty-five (35) feet for residential structures or fifty (50) feet for non-residential structures, except as these regulations allow for taller structures by: (A) exemption; (B) conditional use adjustment; (C) specific use standard ([Article 10](#)).
  - 2. Minimum Yard Requirements:
    - a. Front Yards: Fifty (50) feet
    - b. Side Yards: Twenty-five (25) feet
    - c. Rear Yards: Seventy-five (75) feet
- E. Maximum Lot Coverage: Thirty percent (30%)
- F. Use Limitations: No outdoor storage shall be allowed, except for agricultural primary uses as provided in these regulations.