

# Proposed Zoning FAQ

## ***Why is zoning involved with Places for People?***

The Places for People Plan vision is for strong neighborhoods, vibrant centers, and a strong economy. The plan recommends that the City of Wichita works to accomplish this through infill development, walkable design, multi-modal transportation, and increased housing options. Zoning is important to all of these. Zoning regulates how properties can be used and how development is designed. The current zoning code creates challenges for development in areas built before 1970. To build in the Established Central Area (ECA) and maintain much of the original building pattern is often illegal according to the current zoning code.

## ***What could change in the zoning code?***

There are four parts of the code that are proposed to change. They involve accessory apartments, Duplex development, Compact lots, and Small apartment buildings (townhomes, row houses, small scale apartment buildings).

## ***Have we started to make these changes?***

Using public input collected during the Places for People planning process, Planning Department staff and community members have been working to develop a proposal that implements the recommendations in the in the Wichita: Places for People Plan. The proposed code changes are available for review by the public, stakeholders and elected officials for feedback and suggestions.

## ***How will the changes benefit the community?***

The proposed zoning code changes will help encourage investment in established areas of Wichita. They also will provide greater flexibility for housing choices, reduce timelines for development review, and include design standards to ensure that the design of new developments reflect the existing neighborhood context.. .

## ***What if a resident or developer doesn't want these changes?***

The current zoning code for the four housing types will not go away. If a resident/developer chooses not to abide by the new standards, the current application system will be in place. They will incur the same cost and time as they do today.

## ***What benefit is there to a resident or developer who is interested in the zoning changes?***

If an applicant chooses the proposed zoning option, the timing is less than the 75-90 days for the current system.

***What process is used to implement these changes?***

In order to amend the zoning code, the Metropolitan Area Planning Commission would conduct a public hearing and make a recommendation to the Wichita City Council and the Sedgwick County Board of County Commissioners. The City Council and County Commissioners must vote to amend the zoning code. If and when this occurs and the results are published, then the zoning code is changed.