



City of Lake Quivira

Zoning and Subdivision Update

Zoning and Subdivision Regulations Update

Open House

MEETING MATERIALS

Meeting Handout | Display Boards



Lake Quivira Zoning and Subdivision Update

Community Open House

Thank you for attending! Lake Quivira's Planning Commission and City Council have written new ideas for updating the City's zoning and subdivision rules. We want to share these ideas with you before they are considered for adoption.

Each topic below has its own station.
Please stop by, learn more, and tell us what you think!

Setbacks

Topic	Background	Recommendation
Context-Sensitive Averaging (Front Yard)	New homes must be built 40 feet back from the street. On some blocks, that makes a new home stand out because it doesn't line up with the homes next door.	Let new or rebuilt homes line up with the homes next door. The setback would be the average of the two neighboring homes, but never less than 15 feet.
Existing Structure/ Previously Existing Structure (Front Yard)	The rules don't clearly say whether a torn-down home's old setback still applies to the new home built in its place.	Make it clear that a new home can use the old home's setback, even after the old home has been torn down.
Side Yards	Side yard setbacks are currently set at 25% of the lot's width, with a minimum distance required. But the rules don't say how to split that 25% between the two sides, which causes confusion.	Replace the percentage formula with one simple, fixed distance for each zoning district.
Encroachments	Nothing can be built inside a setback unless the code allows an exception (called an "encroachment"). Right now, steps and decks are allowed if they meet certain rules, and other structures can be approved by the Board of Zoning Appeals (BZA).	Keep the current rules for steps, decks, and structures near parkland. Also allow retaining walls, designed by an engineer, and patios when approved by the Building Official.

Character Areas

Topic	Background	Recommendation
Preserving Character	Lake Quivira has many different kinds of settings under the same zoning rules — lakefront lots, golf course edges, steep hillsides, and interior streets. One set of rules doesn't work well for all of these different areas.	Create four "Character Areas" that match Lake Quivira's different settings. These areas would guide how new buildings look and fit in, without changing the underlying zoning. This lets the City write rules that fit each area, instead of using the same rule everywhere.

Lake Quivira Zoning and Subdivision Update: Community Open House

Impervious Surface Area

Topic	Background	Recommendation
Definition	A hard surface, like pavement, doesn't let rainwater soak into the ground. Right now, the rules limit how much of a lot can be covered by buildings, but they don't count driveways and parking areas. Counting these hard surfaces would help protect the lake's water quality.	Count driveways and parking areas as part of the lot coverage limit.
Percent of Lot	GIS analysis helped set the base limit by showing how much impervious area already exists on Lake Quivira lots.	Raise the basic hard surface limit for each zoning district to reflect existing conditions. Allow an even higher limit for homeowners who add engineered and approved features, like rain gardens or permeable pavement, to help reduce runoff.

Building Height

Topic	Background	Recommendation
Measurement Method	Building height is currently measured from the lowest point on the lot to the top of the roof. Because Lake Quivira has hilly terrain, this often leads homeowners to ask the Board of Zoning Appeals (BZA) for a variance. A new way of measuring could work better on hilly lots and cut down on these requests.	Measure height from the average ground level at the home's four corners, instead of from the lowest point on the lot.
Maximum Allowed	Homes can currently be up to 35 feet tall. That's a typical height limit for homes.	Keep the 35-foot height limit but measure it using the new average-finished-grade method.
Maximum Downhill Wall Height (applies to Lakefront Character Area only)	In the community survey, residents said they were concerned about how tall and bulky new homes look, especially along the lakefront. Homes on steep lots can have very tall walls facing downhill. Measuring from the average finished grade doesn't limit how far down these walls can go.	Set a 36-foot limit on downhill wall height, measured from the lowest point to the top of the wall. Also limit these homes to 3 visible stories. This rule applies only to the Lakefront Character Area.

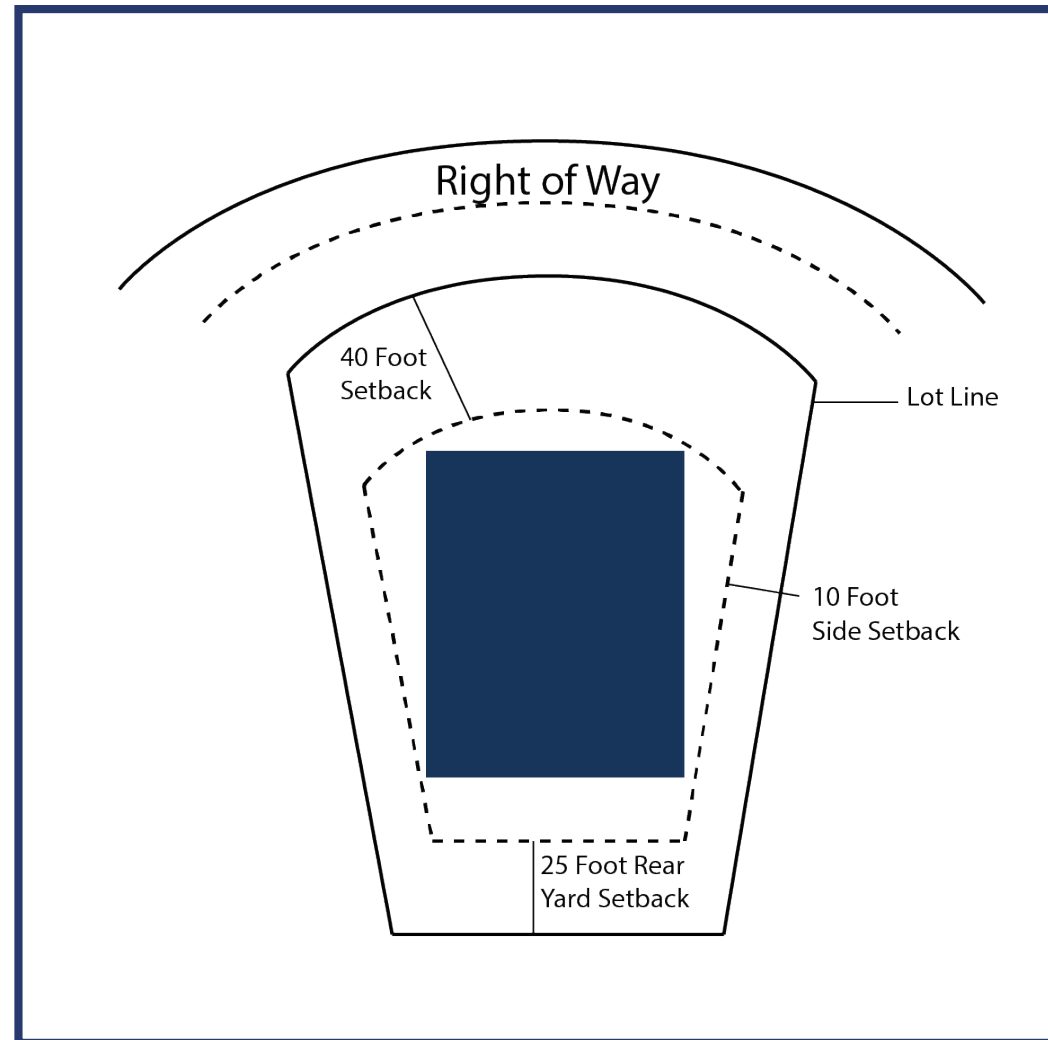
Zoning and Subdivision Regulations Update

Display Boards

What Are Setbacks?

A setback is the **required minimum distance** between the lot line and principal structure line. Setbacks help to...

- Protect **privacy** and reduce close-in conflicts between neighbors
- Provide **light and air** between buildings and along streets
- Reduce **fire risk** by keeping buildings separated and accessible
- Improve safety and access for **emergency service vehicles**
- Support a consistent **neighborhood pattern** and streetscape
- Maintain adequate space for **utilities, drainage, and maintenance** along property edges



Current Front Yard Setbacks

Zoning Districts

R-1: 40 ft

12,000 sqft minimum lot size
High Density Single-Family
Residential District

R-2: 40 ft

25,000 sqft minimum lot size
Moderate Density Single-
Family Residential District

R-3: 40 ft

32,670 sqft minimum lot size
Low Density Single-Family
Residential District

R-4: 50 ft

43,560 sqft minimum lot size
Very Low Density Single-
Family Residential



Front Yard Definition:

The front yard is the area between the principal structure and any lot line that abuts a street or the lake.

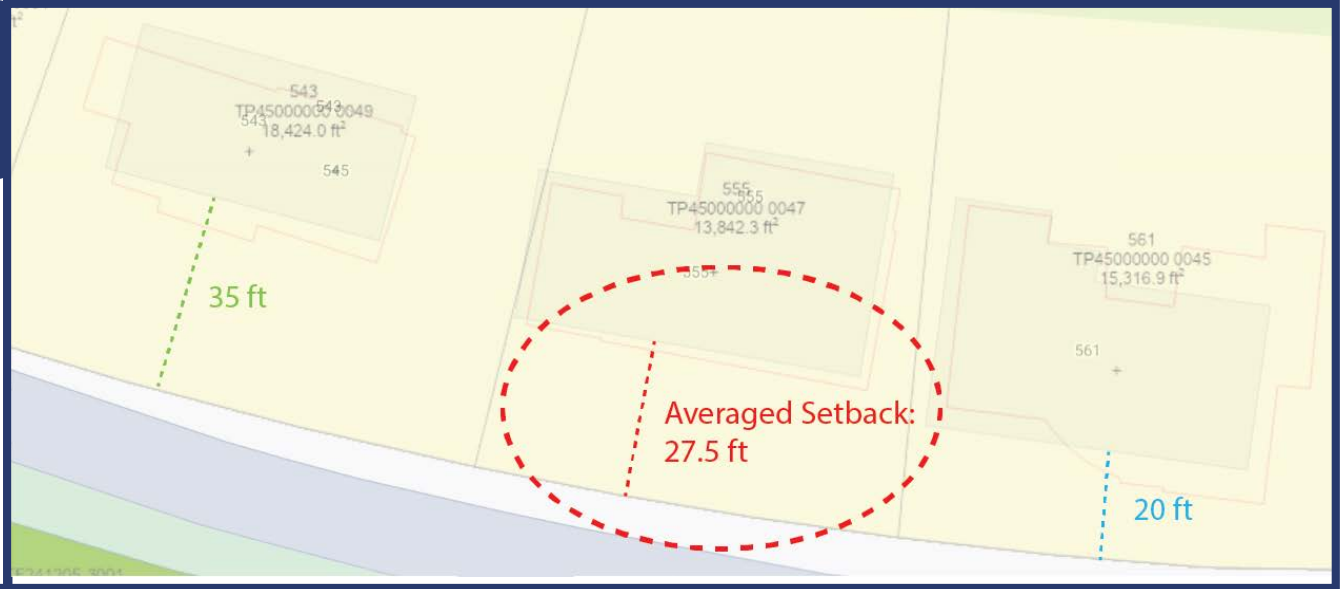
Recommendation: Context-Sensitive Front Yard Setback Averaging

Recommended Code

If the **average front yard setback** of the principal structures on the lots directly adjacent to the subject lot is less than the district's required minimum, the front setback for a new, renovated, or replacement principal structure on the subject lot shall be the average of those two setbacks, but not less than 15 feet.

Example Calculation

$$\frac{35 \text{ ft} + 20 \text{ ft}}{2} = 27.5 \text{ ft}$$





Recommendation: Previously Existing Structures Front Yard Setback

Recommended Code

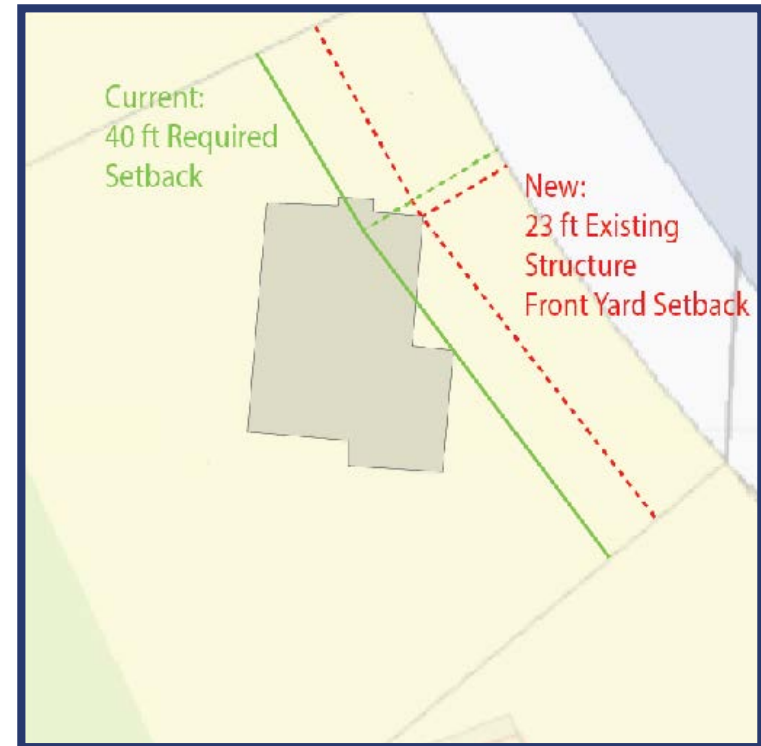
Previously Existing Principal Structure:

The principal structure that lawfully occupied a lot immediately prior to its demolition, removal, or destruction, as documented by a recorded plat, survey, tax record, building permit, or other official City record showing the location of that structure.

The setback for the previously existing structure can be used when a home is rebuilt OR the context sensitive average can be used. **Applies to front yard setback only.**

*Current code is unclear about using the setback of an existing home once it has been demolished.

Existing Structure Front Yard Setback



Front Yard Only

Recommendation: Side Yard Setbacks

Current Setback

Recommended Setback

- R-1** The total of both side yards shall not be less than 25% of the width of the lot, but not less than 7 feet on each side.
- R-2** The total of both side yards shall be not less than 25% of the width of the lot, but not less than 18 feet on each side.
- R-3** The total of both side yards shall be not less than 25% of the width of the lot, but not less than 18 feet on each side.
- R-4** The total of both side yards shall be not less than 25% of the width of the lot, but not less than 25 feet on each side.

Side yard setbacks shall be a minimum of 10 feet

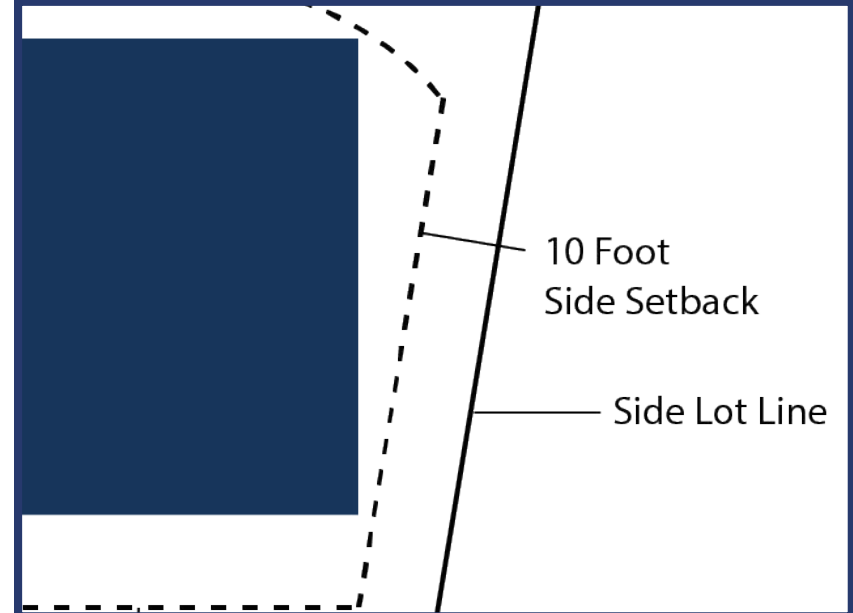
Side yard setbacks shall be a minimum of 18 feet

Side yard setbacks shall be a minimum of 18 feet

Side yard setbacks shall be a minimum of 25 feet

Standardizing side yard setbacks simplifies the regulations and creates consistency.

R-1 Example



Encroachments

What are Encroachments?

An encroachment is when a part of a building or a structure (decks, garages, building additions, etc.) extends into an area of your property where regulations do not allow building, like in required setbacks.

Encroachments Currently Allowed

■ Entrance Steps and Walls (Front Yard Only)

Steps and walls may project into the required front yard, not to exceed 4 feet. Must be an integral part of the structure and necessary for access.

■ Decks (Front Yard Only)

Decks may be built within the front yard setback if: floor no higher than 5 feet average from ground; maximum depth 12 feet; no part closer than 25 feet to front property line; open design with no solid walls, roof, or hot tub part closer than 25 feet to front property line.

■ Structures into Side/Rear Yards Abutting Parkland or Accessways (BZA)

BZA may allow structures when abutting dedicated parkland or an accessway, if: district height/coverage not exceeded; side yard no closer than 4 feet; rear yard no closer than 12.5 feet; encroachment width $\leq$ 50% of dedicated land width.



Recommendation: Encroachments



Recommended New Allowed Encroachments



Retaining Walls. A retaining wall required to hold grade may be a permitted encroachment within any required setback. A structural plan bearing the seal and signature of a licensed professional engineer must be submitted with the building permit application and approved by the Building Official prior to construction.



Patios. A patio is an unroofed, at-grade or near-grade outdoor surface, such as concrete, pavers, brick, or natural stone, and not enclosed by walls or a roof. A patio may be a permitted encroachment within any required setback; No portion of the patio can be located closer than five (5) feet to any property line.



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Why Regulate Impervious Surface Area?

Protecting water quality is vitally important for Lake Quivira.

Water quality depends almost entirely on what enters the lake from the surrounding watershed. Lots surrounding the lake are small, steep and closely spaced, meaning:

Water runs off fast

Steep slopes with limited soil absorption mean runoff reaches the lake quickly.

Pavement increases runoff

Adding hard surfaces reduces ground absorption, pushing water toward the lake.

Nutrients feed algae

Fertilizers and organic matter carried by runoff promote harmful algae growth in the lake.

Sediment fills the lake

Erosion from hard-surfaced areas deposits silt that reduces lake depth over time.

Current regulations exclude driveways and parking areas, the most common hard surfaces on residential lots, providing inadequate lake protection.



Recommendation: Impervious Surface Area Allowance

Zoning District	Minimum Lot Size (Square Feet)	Total Area Coverage Limit (2019 Regulations)	Recommended Impervious Area Base Limit*	Recommended Maximum Impervious Area with Approved Mitigation**
R - 1	12,000	30%	35%	50%
R - 2	25,000	25%	30%	40%
R - 3	32,670	20%	25%	30%
R - 4	43,560	20%	20%	25%

**Recommended base limits reflect the estimated median average of existing impervious area on lots as determined from GIS data.*

***Any impervious area exceeding the base allowance must be addressed through an engineered stormwater mitigation plan, subject to approval by the Building official.*

What is Mitigation?

Mitigation is the practice of slowing down, holding, filtering, or diverting rainwater runoff to prevent soil erosion and water pollution.

Mitigation Examples

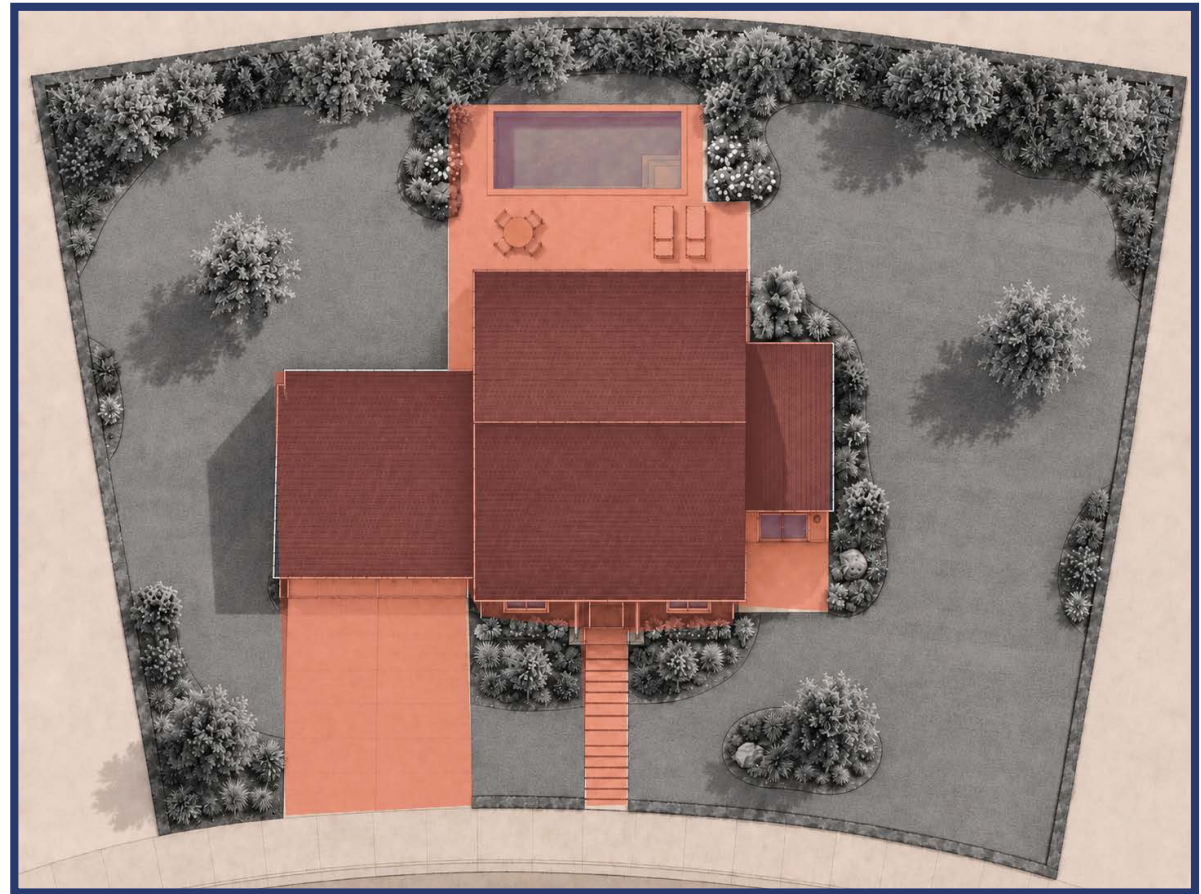
- On-Site Water Storage
- Rain Gardens
- Permeable Pavement

What Is An Impervious Surface?

A hard surface that doesn't let rainwater soak into the ground and increases runoff.

Example Impervious Surfaces

- Building roofs or overhangs
- Garages, sheds, etc.
- Patios and pools
- Sports courts
- Driveways
- Parking pads
- Accessory buildings
- Compacted gravel paths
- Artificial turf
- Walkways
- Porch steps
- Greenhouses
- Concrete drainage channels



Items in red are impervious

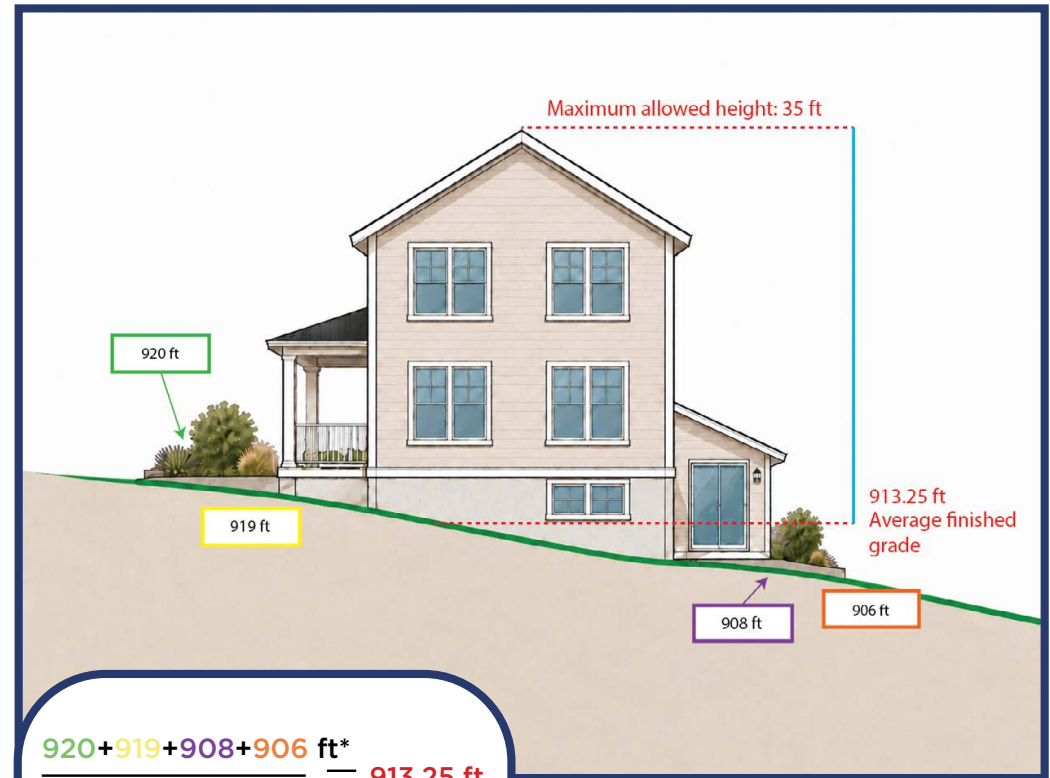
Recommendation: Measuring Building Height

Recommended Measurement Method:

Building height shall be measured from average finished grade to the highest point of the roof structure. Where a portion of the foundation is partially or fully below grade (including walkout foundations), the buried portion shall be included in the four-corner average.

Currently, building height is measured from the lowest visible elevation to the top of the roof.

Example Calculation



*Calculated using elevation measurements

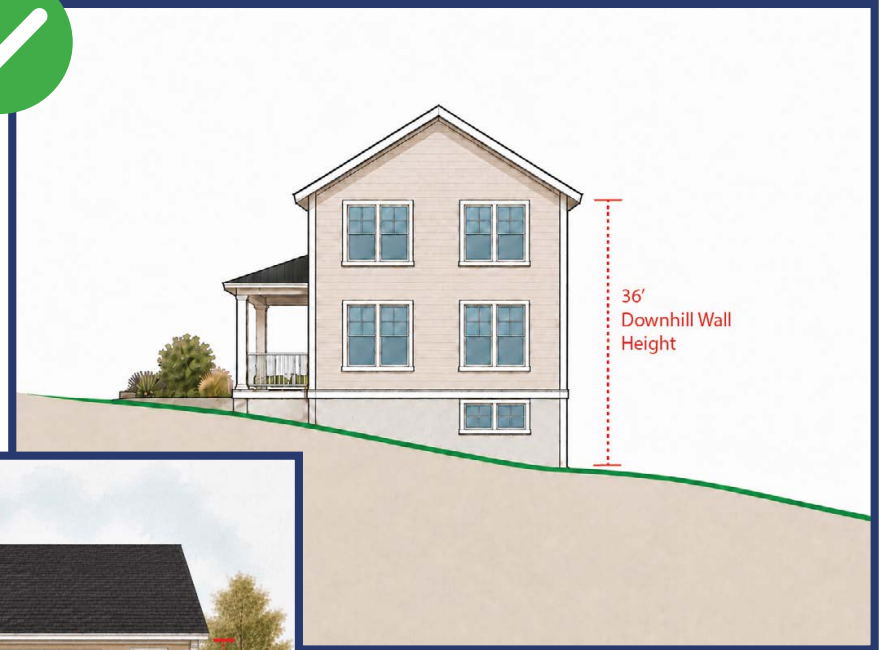
Recommendation: Maximum Downhill Wall Height (Lakefront Only)

Why Regulate Wall Height?

Regulating downhill wall height is intended to ensure that the bulk and size of buildings are within the character of Lake Quivira's lakefront.

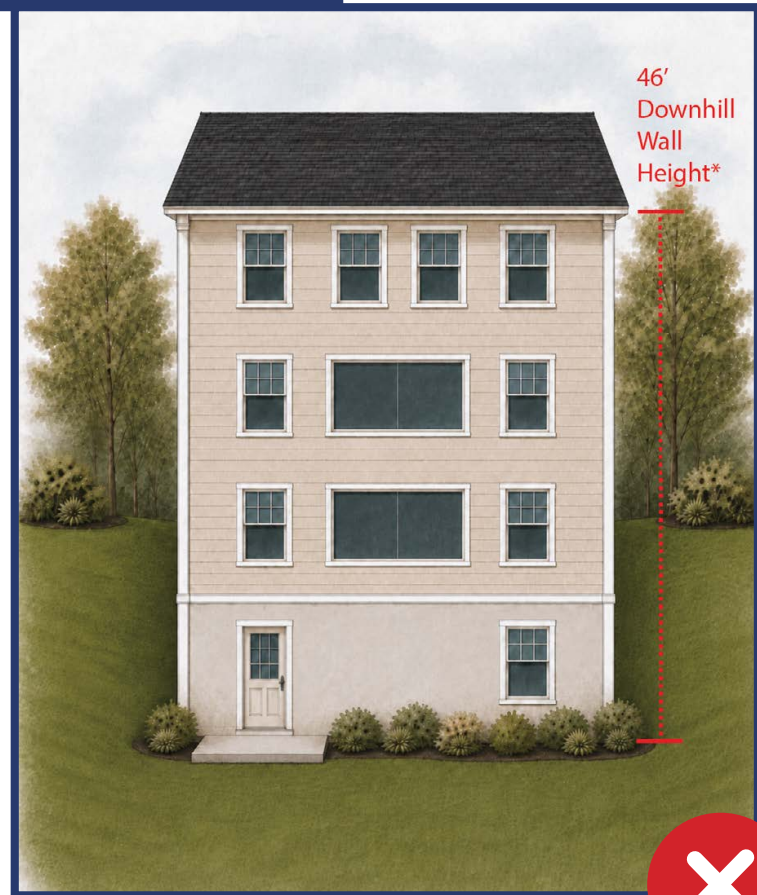
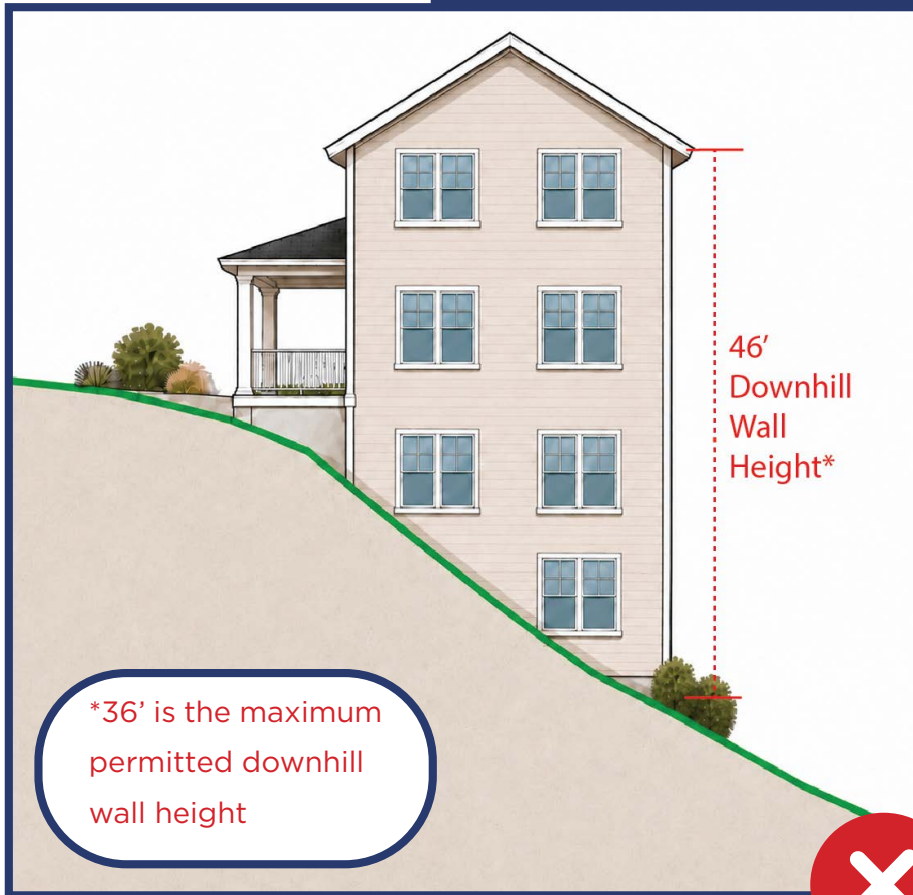
Regulation Details

- Measured from bottom of the wall, 36 ft of height is allowed, or 3 visible stories.
- Applies to **Lakefront Character Area only**.



Maximum Downhill Wall Height

Example Of What Is Not Allowed





Recommendation: Character Areas

What Are Character Areas?

Character areas focus on how development looks, feels, and relates to its surroundings - while retaining the underlying zoning classification.

Why Use Character Areas?

In Lake Quivira, the same zoning occurs in very different physical settings - lake-adjacent lots, golf course edges, steep hillsides, and interior streets each create different development conditions and expectations. A single rule cannot address this variety.

Lakefront

Parcels within 250 feet of the lake.

Hillside

Lots on steep terrain.

Golf Edge

Parcels within 200 feet of the golf course boundary.

Interior

Remaining residential lots without special lake, golf, or hillside constraints.



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Recommendation: Character Areas

