

ORDINANCE NO. 1620

AN ORDINANCE OF THE CITY OF FAIRWAY, KANSAS, AMENDING AND REPEALING THE FOLLOWING SECTION 15-297(b)(5)b. OF BUILDING FACADES WITHIN BUILDING DESIGN OF SITE DESIGN STANDARDS OF CHAPTER XV, ENTITLED FAIRWAY DEVELOPMENT ORDINANCES, OF THE CODE OF THE CITY OF FAIRWAY, KANSAS.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FAIRWAY, KANSAS:

SECTION 1. That Section 15-297. Site Design Standards (b) Building Design (5) Building Facades b. pertaining to window and door opening requirements of the Code of the City of Fairway is hereby amended to read as follows:

15-297. Site Design Standards

(b) Building Design.

(5) *Building Facades.*

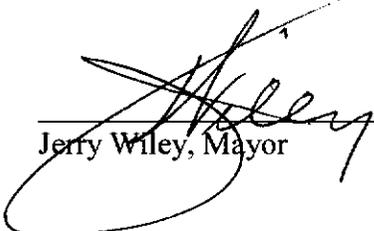
- b. All facades shall have window or door openings covering at least fifteen (15%) percent of the facade above grade. The shape, style, and placement of windows and doors shall not be inconsistent with the architectural style of the home. In the event of an addition to an existing structure, this requirement may apply to the least restrictive of: (1) the entire facade facing the same direction (e.g., front, rear or either side facade), including both the addition and the existing structure; or (2) only the facade of the addition being built and not any part of the existing structure that is not being modified as part of the construction project. [See Subdivision VII of this division, Figure 4-2-4]

SECTION 2. That existing Section 15-297(b)(5)b. of the Code of the City of Fairway is hereby repealed.

SECTION 23. That if any portion or section of this Article is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, the decision shall in no manner affect the remaining portions or sections of this Article, which shall remain in full force and effect.

SECTION 24. That this Ordinance shall become effective upon adoption and publication of its summary in the official City newspaper.

PASSED by the City Council this 14th day of March, 2016. **APPROVED** by the Mayor.


Jerry Wiley, Mayor

ATTEST:


Kathy Axelson, City Clerk, City Administrator

APPROVED AS TO FORM:

Stephen P. Chinn, City Attorney