

## WAMEGO INDUSTRIAL PARK General Information

### LOCATION

City: Wamego, Kansas  
County: Pottawatomie  
Location of site/park: East edge of city  
Inside city limits: Yes  
Inside enterprise Zone: Yes

### UTILITIES

#### Electric

Name of Supplier: City of Wamego  
Location of nearest line(s): On site  
Voltage: 7.2 kv - 3 phase

#### Natural Gas

Name of Supplier: KPL Gas Service  
Location of nearest line(s): On site  
Size of main(s)/line(s): 4 in.  
Pressure: 55 PSI

#### Water

Name of Supplier: City of Wamego  
Location of nearest line(s): On site  
Size of main(s)/line(s): 12 in.  
Residual Pressure: 90 PSI

#### Sewer

Name of Supplier: City of Wamego  
Location of nearest line(s): On site

### AREA

Total acreage: 160  
Usable acreage: 150  
Largest contiguous parcel available: 100 acres  
Smallest contiguous parcel available: 1 acre

### RESTRICTIONS

Type of Zoning: Industrial Park  
Restrictive covenants: Yes

### TOPOGRAPHY

Terrain: Flat to gentle slope  
Is site/park in flood plain? No

### TRANSPORTATION

#### Access Roads

Type of Surface: Concrete  
Nearest major highway: U.S. 24  
Distance North edge of site:  
Nearest Interstate: I-70  
Distance: 11 miles

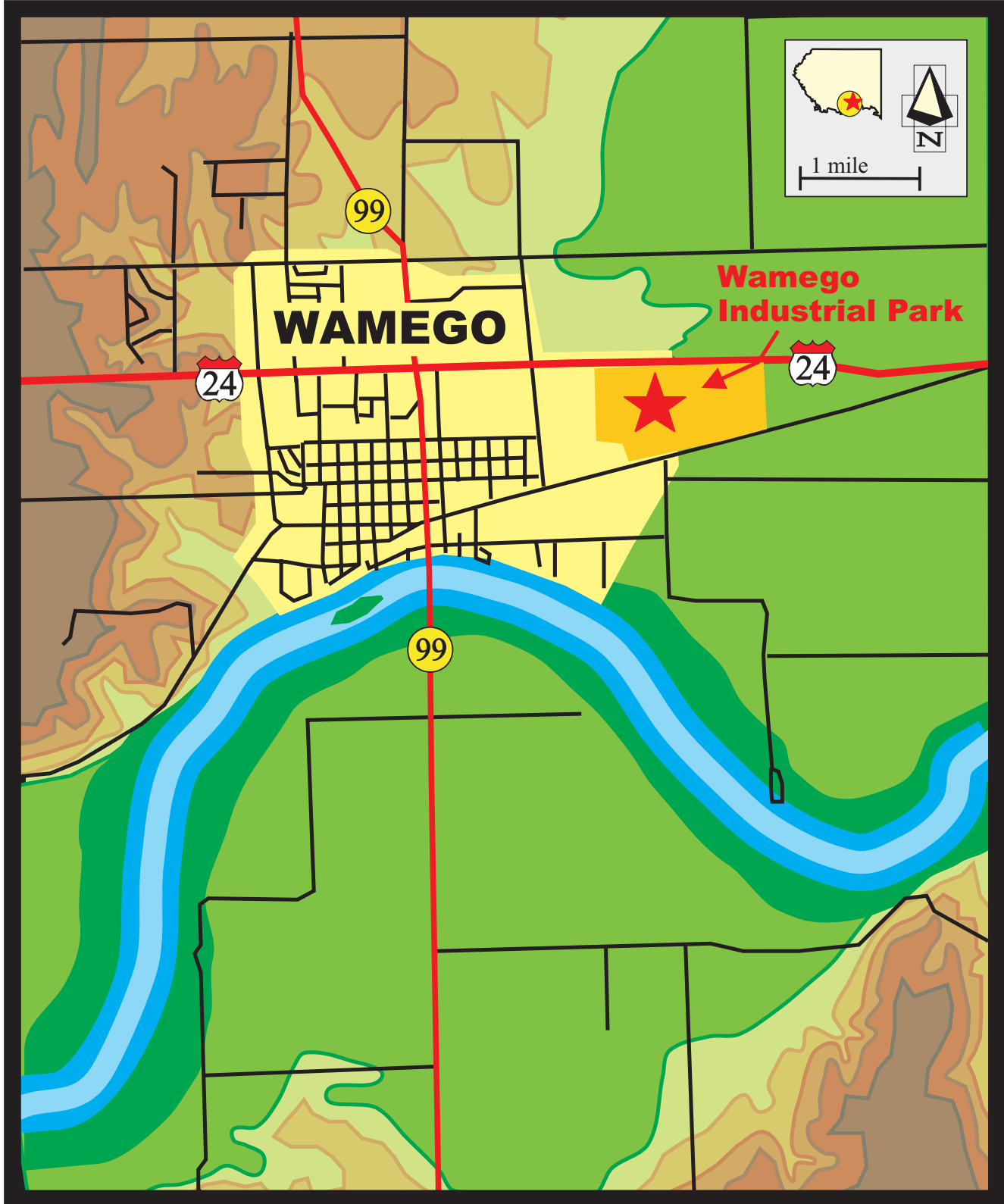
#### Rail

Is rail available at site/park? Yes  
Rail available: South edge of site  
Name of rail line: Union Pacific

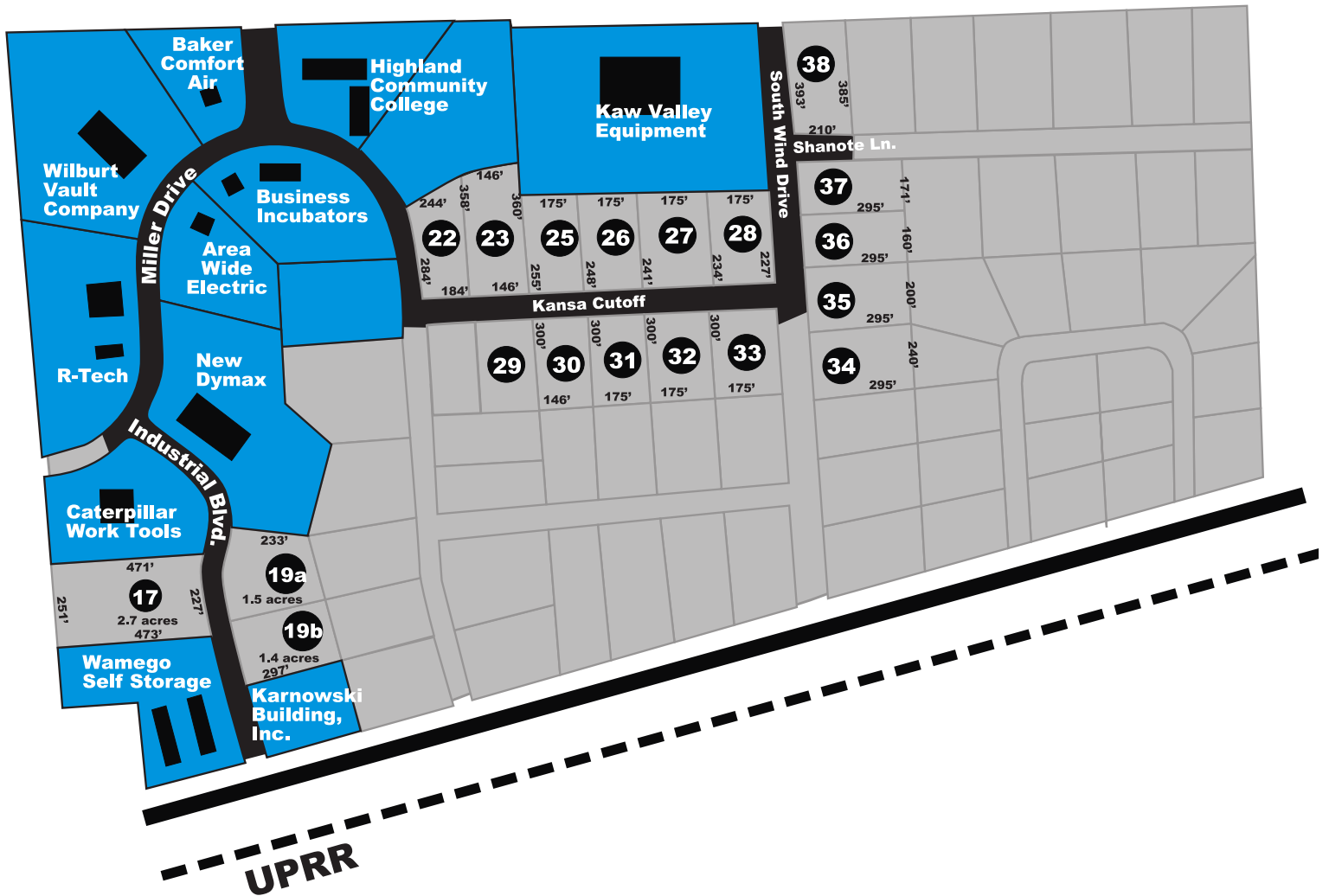
#### Air

Nearest airport: 1 mile  
Length of runway: 3,170 ft.  
Surface of runway: Asphalt

## WAMEGO INDUSTRIAL PARK Regional Location Map



## WAMEGO INDUSTRIAL PARK Map



## **WAMEGO INDUSTRIAL PARK**

### **Basic Zoning Requirements**

#### **Building Setbacks**

- 50 feet front yard.
- 40 feet side yard, except corner lots, which will have a 50 feet side yard.
- If a lot is further subdivided after original purchase no set back is required from the interior lot line.
- 20 feet rear yard

#### **Minimum Lot Size**

- One half acre

#### **Maximum Building Coverage**

- 50% of the site, parking lots are not considered part of the building coverage

#### **Parking Lots**

- Concrete or asphalt
- All-weather dust-free
- Employee parking to the rear or side of building
- Required off-street parking shall be provided on the lot of the use served, on a contiguous site, or within 600 feet of the subject lot
- Visitor parking is allowed in the front yard area provided it is set back at least 20 feet from the street right-of-way and it shall exceed no more than 10 spaces
- For industrial uses; one space per two employees on largest shift
- For manufacturing uses; one space per employee on largest shift
- For educational structures; parking spaces must equal 40% of capacity of students
- For indoor recreation centers; one space per 125 square feet of gross floor area
- For service establishments; one space per 200 square feet of gross floor area
- For wholesaling and distribution uses; one space per two employees

#### **Outside Storage Lots**

- May be hard surface or gravel

#### **Loading Docks**

- Must be setback 70 feet from street right-of-way

## **WAMEGO INDUSTRIAL PARK**

### **Basic Zoning Requirements Continued**

#### **Uses Allowed**

- Education, including research and development
- Manufacturing, including research, assembly, and testing
- Distribution and warehousing plants
- Administrative and business offices associated with and accessory to a permitted use
- General contractor and construction industries relating to the building industry
- Any use as outlined in Article 18 of the Wamego City Industrial Park Codes.

#### **Height Restrictions**

- If the building is within 150 feet of a residential zone then the height cannot exceed 45 feet
- If the building is more than 150 feet from a residential zone then the height cannot exceed 75 feet

#### **Sign Regulations**

- Business signs are allowed
- The gross surface area of one side of a business sign cannot exceed 200 square feet plus 20 square feet for each additional business conducted on the site
- A maximum of two business signs are allowed
- Ground signs shall have a maximum height of 8 feet
- Building signs are allowed
- The building sign shall be affixed flat against the face of the building
- Building signs are not allowed to be painted on the surface of the building
- No sign shall overhang a road or right-of-way
- Any sign, measured along the adjacent curb lines, shall not be lower than ten feet above curb level to avoid a line-of-sight obstruction
- All lighted signs in direct vision of a traffic signal shall not be in red, green, or amber illumination
- Non-flashing, illuminated signs shall not beam upon any street or residential district
- Where a sign is illuminated by light directed upon it, the direct ray of light shall not beam upon and street or residential district
- Flashing, moving, or animated signs are not permitted
- Temporary signs, illuminated or non-illuminated, are permitted with restrictions

## **WAMEGO INDUSTRIAL PARK**

### **Basic Zoning Requirements Continued**

#### **Sign Regulations continued**

- Only one temporary sign per location
- Temporary signs shall not exceed 45 square feet of surface area
- Temporary signs shall be secured to prevent movement or overturning
- Temporary signs shall not exceed 6 feet in height
- A permit shall be required for the erection or alteration of any sign in the Wamego Zoning Jurisdiction
- If a sign is not erected within 60 days from the issuance of the permit, the permit shall be deemed void
- The sign requirements are very specific, thus to avoid any undue hardships related to signage please review Article 21 of the Wamego City Industrial Park Codes

#### **Landscape Requirements**

- Open and unpaved areas shall be graded to provide for adequate drainage
- All set-back areas shall be landscaped with an effective combination of trees, ground cover and shrubbery
- No vegetation shall overhang a street below the height of 10 feet
- If the lot adjoins an existing residential area, it shall be separated by a landscaped area of at least 15 feet wide or an architectural screen of a least 6 feet high unless there is an existing public street or alley
- Parking areas must be visually screened from adjacent streets trees and shrubs
- Areas used for storage and refuse collection must be located behind a 20 foot front yard setback and must be visually screened from adjacent streets and properties with trees and shrubs
- All utility lines must be placed underground. Areas used for telephone or electrical service must be screened from streets and properties with trees and shrubs

**Please review your site plans with the  
Wamego City Building Inspector.**