

City of Sedgwick  
Planning and Zoning Commission Meeting  
June 16, 2026

**TO:** Planning and Zoning Commission

**SUBJECT:** Protective Overlay – Central Business District

**INITIATED BY:** Administration

**AGENDA:** New Business

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**Background:** Protective overlay districts are special zoning districts superimposed on existing zoning maps to add extra regulations or standards aimed at protecting a specific resource or achieving a particular community goal.

**Analysis:** City staff have worked with our legal team to draft language for a protective overlay in the C-1 Central Business District Zoning area to further prevent buildings within this district from being utilized as personal storage, materials storage for non-public facing businesses, storage of recreational vehicles, equipment, and vehicles.

Historically, the city has seen storefronts within this district purchased for personal use, preventing the spread of economic development within the area. With recent development within the district, staff feel it is necessary to protect the area and promote the remaining vacant buildings as business opportunities for perspective buyers.

If adopted, buildings within the zoning area deemed incompatible would have twelve (12) months to come into compliance with the new regulations. Failure to comply would result in financial penalties.

**Financial Considerations:** None

**Recommendation:** This item is purely for review. If the language is acceptable, required legal publication will take place with a public hearing scheduled at a future date.