

**(6) Maximum Height:** 35 feet

- e. Property development standards for other Sites.** Standards for Lot size, Setback and height for Manufactured Home Parks or Manufactured Home Subdivisions that are not served by a public water supply or a municipal type sewer system shall be established as part of the approved site plan, and for a single Lot shall, at minimum, match the standards of the predominant zoning District that is Contiguous to or across the street from the Lot.
- f. Special MH District regulations.** The following special regulations shall apply to property in the MH District.
  - (1) Site plan.** All requests for rezoning to the MH District shall be accompanied by a site plan in a form established by the Planning Director, and shall include a declaration as to whether the property will be developed as a Manufactured Home Park or Manufactured Home Subdivision. Development of the property shall be substantially in conformance with the site plan approved by the Governing Body. In the event the Manufactured Home request is for a single Lot in the unincorporated portion of Sedgwick County, this requirement shall not apply.
  - (2) Construction restrictions.** No permanent additions shall be made to a Manufactured Home or Mobile Home, including any nonconforming units, unless the Manufactured Home or Mobile Home is on a permanent foundation and all applicable Building Permits have been obtained. Such additions shall comply with current Building Codes applicable to site built construction. No single wide or double wide Manufactured Home or Mobile Home shall be combined with or attached to another Manufactured Home or Mobile Home unless all such Manufactured Home or Mobile Home units are specifically constructed to HUD Codes to be so combined.

**11. NO Neighborhood Office District (“NO”)**

- a. Purpose.** The purpose of the NO Neighborhood Office District is to accommodate very-low intensity office development and other complementary land uses that are generally appropriate near residential neighborhoods. The NO District is generally compatible with the "Local Commercial" or "Urban Development Mix" designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application primarily within the City of Wichita, although it may be appropriate for application in areas of unincorporated Sedgwick County that have been designated as "Wichita 2030 Urban Area."
- b. Permitted Uses.** The following Uses shall be permitted by-right in the NO District.

**(1) Residential Uses**

Single-Family  
Duplex  
Group Home

**(2) Public and Civic Uses**

Church or Place of Worship  
Day Care, Limited and General, subject to Sec. III-D.6.i  
Golf Course  
Library  
Parks and Recreation  
Recycling Collection Station, Private, subject to Sec. III-D.6.q  
Utility, Minor

**(3) Commercial Uses** [Note: See Sec. III-B.11.e(1)]

Automated Teller Machine  
Medical Service  
Office, General  
Wireless Communication Facility, subject to Sec. III-D.6.g

**(4) Industrial, Manufacturing and Extractive Uses**

Asphalt or Concrete Plant, Limited, subject to Sec. III-D.6.d

**(5) Agricultural Uses**

Agriculture, subject to Sec. III-D.6.b

**c. Conditional Uses.** The following Uses shall be permitted in the NO District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

**(1) Residential Uses**

Accessory Apartment, subject to Sec. III-D.6.a  
Assisted Living  
Group Residence, Limited  
Multi-Family at a maximum density of 14.5 Dwelling Units per acre

**(2) Public and Civic Uses**

Cemetery  
Community Assembly  
Correctional Placement Residence, Limited, subject to Sec. III-D.6.h  
Government Service  
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa  
Safety Service  
School, Elementary, Middle and High  
University or College  
Utility, Major

**(3) Commercial Uses**

Parking Area, Ancillary, subject to Sec. III-D.6.p

**(4) Industrial, Manufacturing and Extractive Uses**

None allowed by Conditional Use

**(5) Agricultural Uses**

None allowed by Conditional Use

**d. Property Development standards.** Each Site in the NO District shall be subject to the following minimum property development standards. Setbacks and heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and heights for Accessory Structures. See also Secs. III-E.2.e(2) and III-E.2.e(3) for Front Setbacks on unplatted tracts or major roadways. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.

**(1) Minimum Lot Area:** 5,000 square feet for Single-Family and nonresidential; 3,000 square feet per Dwelling Unit for Duplex and Multi-Family (maximum 14.5 Dwelling Units per acre)

**(2) Minimum Lot Width:** 50 feet

**(3) Minimum Front Setback:** 20 feet, provided that the minimum required Front Setback may be reduced pursuant to Sec. III-E.2.e(5)

**(4) Minimum Rear Setback:** ten feet

**(5) Minimum Interior Side Setback:** zero feet, but if an Interior Side Setback is provided it shall be at least five feet in width

**(6) Minimum Street Side Setback:** 15 feet

**(7) Maximum Height:** 35 feet

**e. Special NO District regulations.** The following special regulations shall apply in the NO District.

**(1) Commercial Use size limitation.** No individual commercial Use that is permitted by-right or as a Conditional Use within the NO District shall exceed 8,000 square feet of gross Floor Area.

**12. GO General Office District (“GO”)**

**a. Purpose.** The purpose of the GO General Office District is to accommodate office development and other complementary land uses. The GO District is generally compatible with the "Local Commercial" or "Regional Commercial" designation of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application within the City of Wichita, although it may be appropriate for application in areas of unincorporated Sedgwick County that have been designated as "Wichita 2030 Urban Growth Area."