

and Rights-of-Way and Open Space, does not exceed one Lot per five acres.

3. SF-20 Single-Family Residential District (“SF-20”)

a. Purpose. The purpose of the SF-20 Single-Family Residential District is to accommodate large Lot, Single-Family residential development and complementary land uses. The SF-20 District is generally compatible with the "Wichita 2030 Urban Growth Area" or "Small City 2030 Urban Growth Area" designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application in unincorporated Sedgwick County, particularly in areas where some public services are available and where soils are capable of accommodating septic tanks.

b. Permitted Uses. The following Uses shall be permitted by-right in the SF-20 District.

(1) Residential Uses

Single-Family
Manufactured Home (only in the County and subject to Sec. III-D.6.1)
Group Home

(2) Public and Civic Uses

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

(3) Commercial Uses.

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 SF-20 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
Group Residence, Limited and General

(2) Public and Civic Uses

Cemetery
Community Assembly
Correctional Facility, subject to Sec. III-D.6.h
Correctional Placement Residence, Limited and General, subject to Sec. III-D.6.h
Day Care, General, subject to Sec. III-D.6.i
Government Service
Hospital
Library
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa
Safety Service
Utility, Major

(3) Commercial Uses

Airport or Airstrip
Bed and Breakfast Inn
Kennel, Hobby, and Boarding/Breeding/Training, subject to Sec. III-D.6.k
Parking Area, Ancillary, subject to Sec. III-D.6.p
Recreation and Entertainment, Indoor and Outdoor, subject to Sec. III-D.6.o
Recreational Vehicle Campground
Riding Academy or Stable

(4) Industrial, Manufacturing and Extractive Uses

Asphalt or Concrete Plant, General
Mining or Quarrying
Oil and Gas Drilling
Rock Crushing
Solid Waste Incinerator, subject to Sec. III-D.6.v

(5) Agricultural Uses

Agricultural Research
Agricultural Sales and Service

d. Property development standards. Each Site in the SF-20 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: 20,000 square feet; however, larger minimum Lot Area may be required per subdivision requirements for Uses served by sewage lagoons, subject to the special regulations of Sec. III-B.3.e

(2) Minimum Lot Width: 100 feet

(3) Minimum Front Setback: 25 feet

- (4) **Minimum Rear Setback:** 25 feet
 - (5) **Minimum Interior Side Setback:** ten feet
 - (6) **Minimum Street Side Setback:** 20 feet
 - (7) **Maximum Height:** 35 feet; 45 feet if located at least 25 feet from all Lot Lines; no maximum height limit for barns, silos and other similar farm buildings; heights for Conditional Uses to be determined as part of the Conditional Use approval
- e. **Special SF-20 District regulations.** The following special regulations shall apply to property in the SF-20 District.
- (1) **Lot Area requirements for nonresidential Uses and Uses served by private water supply.** The minimum Lot Area requirement for residential uses served by private water supply shall be 40,000 square feet. The minimum Lot Area for nonresidential Uses shall be established by the Director of Sedgwick County Code Enforcement.
 - (2) **Lot Area requirements for Uses served by sewage lagoons.** The minimum Lot Area for Uses served by sewage lagoons shall be 4.5 acres, except that Lot Area for residential Lots may be reduced to a minimum of two acres if approved by the Director of Sedgwick County Code Enforcement, and if the Lot is included in a platted and recorded addition in which Lots are clustered in an arrangement with one or more open space reserves, and the overall density of the addition, including all Lots and Rights-of-Way and Open Space, does not exceed one Lot per five acres.

4. **SF-10 Single-Family Residential District (“SF-10”)**

- a. **Purpose.** The purpose of the SF-10 Single-Family Residential District is to accommodate large lot, Single-Family residential development and complementary land uses. The SF-10 District is generally compatible with the “Wichita 2030 Urban Growth Area” or “Small City 2030 Urban Growth Area” designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application in those areas of unincorporated Sedgwick County in which municipal water and sewer service are available.
- b. **Permitted Uses.** The following Uses shall be permitted by-right in the SF-10 District.
- (1) **Residential Uses**
 - Single-Family
 - Manufactured Home (only in the County and subject to Sec. III-D.6.1)
 - Group Home
 - (2) **Public and Civic Uses**