

IP-A, Industrial Park – Airport District

16A. IP-A, Industrial Park – Airport District

- a. Purpose.** The purpose of the IP-A industrial park - airport district is to accommodate research and development, industrial, and manufacturing uses that can meet high development and performance standards and are compatible with the operation of airport and related facilities. The IP-A district is generally compatible with the “Industrial” designation 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 “growth areas.”

- b. Permitted uses.** The following uses shall be permitted by-right in the IP-A district.
 - (1) Residential uses**
NONE

 - (2) Public and civic uses**
Government service
Parks and recreation, subject to Sec. III-D.6.ii.
Recycling collection station, private, subject to Sec. III-D.6.q
Recycling collection station, public, subject to Sec. III-D.6.r
Recycling processing center, subject to Sec. III-D.6.s
Reverse vending machine, subject to Sec. III-D.6.u
Safety service
Utility, minor

 - (3) Commercial uses**
Car wash, subject to Sec. III-D.6.f
Construction sales and service
Monument sales
Printing and publishing, general
Printing and copying, limited
Warehouse, self-service storage

 - (4) Industrial, manufacturing and extractive uses**
Asphalt or concrete plant, limited, subject to Sec. III-D.6.d
Freight terminal

Manufacturing, general
Manufacturing, limited
Research services
Storage, outdoor, subject to Sec. III-D.6.dd
Warehousing
Welding or machine shop
Wholesale or business services

(5) Agricultural uses
Agriculture

c. Conditional uses. The following uses shall be permitted in the IP-A district if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(1) Residential uses
NONE

(2) Public and civic uses
Utility, major

(3) Commercial uses
Airport or airstrip
Heliport

(4) Industrial, manufacturing and extractive uses
NONE

(5) Agricultural uses
NONE

d. Property development standards. Each site in the IP-A 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 Sec. III-E.2.e.(2) and (3) for front setbacks on unplatted tracts or major roadways. Compatibility Standards in Sec. IV-C.4 and IV-C.5 may take precedence.

(1) Minimum lot size: No minimum, provided that the IP-A classification shall not be applied to projects of less than five acres

(2) Minimum lot width: No minimum

- (3) **Minimum front setback:** 50 feet, provided that the minimum required front setback may be reduced pursuant to Sec. III-E.2.e.(5)
- (4) **Minimum rear setback:** 10 feet
- (5) **Minimum interior side setback:** 15 feet
- (6) **Minimum street side setback:** 50 feet
- (7) **Maximum height:** 60 feet

e. **Special IP-A district regulations.**

- (1) **Outdoor Storage.** Storage of merchandise shall be allowed outside an enclosed building in the IP-A district in compliance with the following standards and with Sec. IV-B.3.b.
 - (a) No outdoor storage or work areas shall be permitted in the front setback.
 - (b) No required off-street parking space or loading area shall be utilized for storage.
 - (c) Items stored outdoors shall not be visible from any adjacent non-elevated street nor from ground level view in any adjacent lot.
- (2) **Environmental Performance Standards.** Uses and activities that are in violation of the Sedgwick County Code or the Wichita City Code or that are out of character with ordinary and customary standards and practices for a permitted use to such an extent that the use or activity is obnoxious, offensive or a nuisance due to odor, dust, smoke, noise, vibration or other similar causes, are prohibited in the IP-A district.
- (3) **Nonconformities.** All uses legally established on a parcel or tract prior on the date of publication of the ordinance or resolution that applies the IP-A district to the parcel or tract, which do not otherwise meet the requirements of the IP-A district, shall be considered permitted uses under this regulation subject to the following requirements: the reconstruction, relocation, or conversion of any use or building must be for the

same use, a use of lesser intensity (as determined by maximum occupancies permitted in the building code), or any use currently permitted by the IP-A district. This includes repairing or reconstruction in instances where a building is damaged or destroyed by fire, wind, tornado, flood, or other natural disaster.