

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:** No minimum, provided that the IP 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:** ten feet
- (5) **Minimum Interior Side Setback:** 15 feet
- (6) **Minimum Street Side Setback:** 50 feet
- (7) **Maximum Height:** 60 feet

**e. Special IP District regulations.**

- (1) **Outdoor Storage.** Storage of merchandise shall be allowed outside an enclosed Building in the IP District only as an Accessory Use and only 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 Space 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 Code of the City of Wichita 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 District.

**19. CBD Central Business District (“CBD”)**

- a. **Purpose.** The purpose of the CBD Central Business District is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of the City of Wichita. The CBD District is generally compatible with the "Downtown Regional Center" designation of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application

only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero Lot Setbacks, shared Parking, public streetscapes as landscaping and urban design elements and mixed uses within a Building.

**b. Permitted Uses.** The following Uses shall be permitted by-right in the CBD District.

**(1) Residential Uses**

Single-Family  
Duplex  
Multi-Family  
Accessory Apartment, subject to Sec. III-D.6.a  
Assisted Living  
Group Home  
Group Residence, Limited and General

**(2) Public and Civic Uses**

Auditorium or Stadium  
Cemetery  
Church or Place of Worship  
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, Limited and General, subject to Sec. III-D.6.i  
Golf Course  
Government Service  
Hospital  
Library  
Nursing Home  
Parks and Recreation  
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  
School, Elementary, Middle and High  
University or College  
Utility, Minor

**(3) Commercial Uses**

Animal Care, Limited and General  
Automated Teller Machine  
Bank or Financial Institution  
Bed and Breakfast Inn  
Broadcast/Recording Studio  
Car Wash, subject to Sec. III-D.6.f  
Construction Sales and Service  
Convenience Store

Entertainment Establishment in the City, subject to Sec. III-D.6.w  
Event Center in the City, subject to Sec. III-D.6.w  
Farmer's Market in the City, subject to Sec. III-D.6.jj  
Funeral Home  
Hotel or Motel  
Marine Facility, Recreational  
Medical Service  
Microbrewery  
Monument Sales  
Nightclub in the City, subject to Sec. III-D.6.w  
Nursery and Garden Center  
Office, General  
Parking Area, Commercial  
Pawnshop  
Personal Care Service  
Personal Improvement Service  
Post Office Substation  
Printing and Copying, Limited  
Printing and Publishing, General  
Recreation and Entertainment, Indoor and Outdoor  
Restaurant  
Retail, General  
Secondhand Store  
Service Station  
Tavern or Drinking Establishment, subject to Sec. III-D.6.w  
Teen Club in the City, subject to Sec. III-D.6.w  
Vehicle and Equipment Sales  
Vehicle Repair, Limited and General  
Vocational School  
Warehouse, Self-Service Storage  
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  
Manufacturing, Limited and General  
Research Services  
Storage, Outdoor, subject to Sec III-D.6.dd  
Vehicle Storage Yard  
Warehousing  
Welding or Machine Shop  
Wholesale or Business Services

**(5) Agricultural Uses**

Agriculture  
Agricultural Research  
Agricultural Sales and Service

**c. Conditional Uses.** The following Uses shall be permitted in the CBD District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

**(1) Residential Uses**

None allowed by Conditional Use

**(2) Public and Civic Uses**

Utility, Major

**(3) Commercial Uses**

Heliport

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

Mining or Quarrying

Oil and Gas Drilling

Rock Crushing

Solid Waste Incinerator, subject to Sec. III-D.6.v

**(5) Agricultural Uses**

None allowed by Conditional Use

**d. Property development standards.** Each Site in the CBD 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) for Front Setbacks on unplatted tracts. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.

**(1) Minimum Lot Area:** 2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 250 square feet per Dwelling Unit for Multi-Family (maximum 174.2 Dwelling Units per acre); no minimum for nonresidential uses

**(2) Minimum Lot Width:** No minimum

**(3) Minimum Front Setback:** No minimum

**(4) Minimum Rear Setback:** No minimum

**(5) Minimum Interior Side Setback:** No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width

**(6) Minimum Street Side Setback:** No minimum

**(7) Maximum Height:** No maximum

**e. Special CBD District regulations.** The following special regulations shall apply to property in the CBD District.

**(1) Environmental performance standards.** Uses and activities that are in violation of the Sedgwick County Code or the Code of the City of Wichita 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 CBD District.

**20. LI Limited Industrial District (“LI”)**

**a. Purpose.** The purpose of the LI Limited Industrial District is to accommodate moderate intensity manufacturing, industrial, commercial and complementary land uses. The LI District is generally compatible with the "Employment/Industry Center" 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 "Wichita 2030 Urban Growth Area."

**b. Permitted Uses.** The following uses shall be permitted by-right in the LI District.

**(1) Residential Uses**

None allowed by-right

**(2) Public and Civic Uses**

Auditorium or Stadium

Cemetery

Church or Place of Worship

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, Limited and General, subject to Sec. III-D.6.i

Golf Course

Government Service

Hospital

Library

Nursing Facility

Parks and Recreation

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

University or College

Utility, Minor

**(3) Commercial Uses**

Animal Care, Limited or General

Automated Teller Machine

Bank or Financial Institution

Broadcast/Recording Studio

Car Wash, subject to Sec. III-D.6.f

Construction Sales and Service