

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."

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

**(1) Residential Uses**

Single-Family  
Duplex  
Multi-Family  
Manufactured Home (only in the County and subject to Sec. III-D.6.1)  
Accessory Apartment, subject to Sec. III-D.6.a  
Assisted Living  
Group Home  
Group Residence, Limited and General

**(2) Public and Civic Uses**

Cemetery  
Church or Place of Worship  
Community Assembly  
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  
Hospital  
Library  
Nursing Facility  
Parks and Recreation  
Recycling Collection Station, Private, subject to Sec. III-D.6.q  
School, Elementary, Middle and High  
University or College  
Utility, Minor

**(3) Commercial Uses**

Automated Teller Machine  
Bed and Breakfast Inn  
Broadcast/Recording Studio  
Funeral Home  
Hotel or Motel, subject to Sec. III-D.6.j  
Marine Facility, Recreational  
Medical Service  
Office, General  
Parking Area, Commercial, subject to Sec. III-D.6.cc  
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 GO 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**  
Government Service  
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa  
Safety Service  
Utility, Major
  - (3) Commercial Uses**  
Animal Care, Limited, subject to Sec. III-D.6.c  
Bank or Financial Institution  
Heliport  
Personal Care Service  
Personal Improvement Service  
Printing and Copying, Limited  
Vocational School  
Warehouse, Self-Service Storage, subject to Sec. III-D.6.y
  - (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 GO 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 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:** 2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); 5,000 square feet for nonresidential uses
  - (2) Minimum Lot Width:** No minimum
  - (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:** 60 feet, plus one foot of additional height for each foot of Setback beyond the minimum required Setbacks
- e. **Special GO District regulations.** The following special regulations shall apply to property in the GO District.
- (1) None

**13. NR Neighborhood Retail District (“NR”)**

- a. **Purpose.** The purpose of the NR Neighborhood Retail District is to accommodate very-low intensity retail and office development and other complementary land uses that serve and are generally appropriate near residential neighborhoods. The NR 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 Growth Area."
- b. **Permitted Uses.** The following Uses shall be permitted by-right in the NR 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
  - (2) **Public and Civic Uses**
    - Church or Place of Worship
    - Correctional Placement Residence, Limited, subject to Sec. III-D.6.h
    - Day Care, Limited and General, subject to Sec. III-D.6.i
    - Library
    - Parks and Recreation
    - Recycling Collection Station, Private, subject to Sec. III-D.6.q
    - School, Elementary, Middle and High
    - Utility, Minor