

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.

18. IP Industrial Park District (“IP”)

a. Purpose. The purpose of the IP Industrial Park District is to accommodate limited commercial services, research and development, administrative facilities and industrial and manufacturing uses that can meet high development and performance standards. The IP 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 IP District.

(1) Residential Uses

None allowed by-right

(2) Public and Civic Uses

Auditorium or Stadium
Community Assembly
Day Care Center, Limited and General subject to Sec. III-D.6.i
Government Service
Library
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 and General
Automated Teller Machine
Bank or Financial Institution
Broadcast/Recording Studio
Car Wash, subject to Sec. III-D.6.f
Construction Sales and Service
Convenience Store
Farmer's Market in the City, subject to Sec. III-D.6.jj
Monument Sales

Office, General
Personal Care Service
Personal Improvement Service
Post Office Substation
Printing and Copying, Limited
Printing and Publishing, General
Restaurant
Tattooing and Body Piercing Facility, subject to Sec. III-D.6.ee
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
Freight Terminal
Manufacturing, Limited and General
Research Services
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 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

Cemetery
Utility, Major

(3) Commercial Uses

Airport or Airstrip
Heliport

(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 IP 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:** 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