

- (3) **Minimum Front Setback:** 25 feet
- (4) **Minimum Rear Setback:** 20 feet
- (5) **Minimum Interior Side Setback:** six feet, except five feet if Lot is below 6,000 square feet, and that one required side Yard for a Single-Family Dwelling Unit or Duplex may be reduced to as little as zero feet if Setback lines are established that ensure a minimum of twelve feet between Structures on Contiguous Lots
- (6) **Minimum Street Side Setback:** 15 feet
- (7) **Maximum Height:** 35 feet
- e. **Special TF-3 District regulations.** The following special regulations shall apply to property in the TF-3 District.
 - (1) None

7. MF-18 Multi-Family Residential District (“MF-18”)

- a. **Purpose.** The purpose of the MF-18 Multi-Family Residential District is to accommodate moderate-density, Multi-Family residential development and complementary land uses. The MF-18 District is generally compatible with the "Urban Residential" 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 MF-18 District.
 - (1) **Residential Uses**
 - Single-Family
 - Duplex
 - Multi-Family
 - Accessory Apartment, subject to Sec. III-D.6.a
 - Assisted Living
 - Group Home
 - (2) **Public and Civic Uses**
 - Church or Place of Worship
 - Day Care, Limited and General, subject to Sec. III-D.6.i
 - Golf Course
 - Library
 - 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 MF-18 District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(1) Residential Uses

Group Residence, Limited

(2) Public and Civic Uses

Cemetery

Community Assembly

Government Service

Neighborhood Swimming Pool, subject to Sec. III-D.6.aa

Safety Service

Utility, Major

(3) Commercial Uses

Bed and Breakfast Inn

Parking Area, Ancillary, subject to Sec. III-D.6.p

(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 MF-18 District shall be subject to the following minimum property development standards except, however, that any Lot of Record located within the City of Wichita that existed at the time of adoption of Wichita Ordinance No. 10-107 on October 1, 1928, having a width of 40 feet or less and held under a distinct ownership from Contiguous Lots, shall not be required to provide any Side Yard Setback of greater than three feet. 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:** 3,500 square feet for Single-Family; 3,000 square feet per Dwelling Unit for Duplex; 2,500 square feet per Dwelling Unit for Multi-Family (maximum 17.4 Dwelling Units per acre); 5,000 square feet for nonresidential uses
 - (2) **Minimum Lot Width:** 35 feet for Single-Family; 50 feet for all other uses
 - (3) **Minimum Front Setback:** 25 feet
 - (4) **Minimum Rear Setback:** 20 feet
 - (5) **Minimum Interior Side Setback:** six feet, except five feet if Lot is below 6,000 square feet
 - (6) **Minimum Street Side Setback:** 20 feet
 - (7) **Maximum Height:** 45 feet
- e. **Special MF-18 District regulations.** The following special regulations shall apply to property in the MF-18 District.
- (1) None

8. **MF-29 Multi-Family Residential District (“MF-29”)**

- a. **Purpose.** The purpose of the MF-29 Multi-Family Residential District is to accommodate high-density, Multi-Family residential development and complementary land uses. The MF-29 District is generally compatible with the "Urban Residential" or "Urban Development Mix" designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application within the City of Wichita.
- b. **Permitted Uses.** The following Uses shall be permitted by-right in the MF-29 District.
- (1) **Residential Uses**
 - Single-Family
 - Duplex
 - Multi-Family
 - Accessory Apartment, subject to Sec. III-D.6.a
 - Assisted Living
 - Group Home
 - (2) **Public and Civic Uses**
 - Church or Place of Worship
 - Day Care, Limited and General, subject to Sec. III-D.6.i