

- (d) The outdoor promotional and/or sales activity shall not occupy any part of the required off-street Parking Space for the Principal Use.
 - (e) All electrical connections, erections of temporary Structures, etc., shall be in compliance with the Code of the City of Wichita.
- (5) **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 LC District.

15. OW Office Warehouse District (“OW”)

a. Purpose. The OW Office Warehouse District is primarily intended to accommodate office and warehousing activities for the building trades and similar businesses with operating characteristics that do not require highly visible locations or the type of vehicular access needed for retail and high-intensity office development. The OW District is generally compatible with the "Employment/Industry Center" designation of the *Wichita-Sedgwick County Comprehensive Plan*. It is primarily 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 OW 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** [Note: See Sec. III-B.15.e]
 - Animal Care, Limited and General
 - Automated Teller Machine
 - Bank or Financial Institution
 - Broadcast/Recording Studio
 - Construction Sales and Service
 - Farmer's Market in the City, subject to Sec. III-D.6.jj
 - Monument Sales
 - Nurseries and Garden Centers
 - Office, General
 - Personal Care Service
 - Personal Improvement Service
 - Post Office Substation
 - Printing and Copying, Limited
 - Retail, General, subject to Sec. III-B.15e
 - 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
 - Manufacturing, Limited
 - Research Services
 - Warehousing
 - Wholesale or Business Services

- (5) Agricultural Uses**
 - Agriculture

c. Conditional Uses. The following Uses shall be permitted in the OW 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** [Note: See Sec. III-B.15.e]
 - 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 OW 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
 - (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:** ten feet
 - (7) Maximum Height:** 45 feet
- e. Special OW District regulations.** The following special regulations shall apply to property in the OW District.
- (1) Accessory display and sales.** A maximum 20% of Floor Area may be used for display and retail sales of items which are accessory to any Permitted Use. If any display and/or sales is conducted outdoors, it shall be within ten feet of the Building.
 - (2) Outdoor Storage.** Storage of merchandise shall be allowed outside of an enclosed Building in the OW District only as an Accessory Use and only in compliance with the following standards and with Sec. IV-B.3.b.
 - (a)** No required off-street Parking Space or Loading Space shall be utilized for storage.
 - (b)** The area used for Outdoor Storage shall not exceed 100% of the floor area of all Buildings on the Zoning Lot.
 - (c)** Items stored outdoors shall not be visible from any Adjacent non-elevated Street nor from ground level view in any Adjacent Lot.
 - (3) 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 OW District.

16. GC General Commercial District (“GC”)

- a. Purpose.** The purpose of the GC General Commercial District is to accommodate retail, commercial, office and other complementary land uses. The GC District is generally compatible with the "Regional Commercial" 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 GC District.

(1) Residential Uses

Single-Family
Duplex
Multi-Family
Manufactured Home (only in the County and subject to Sec. III-D.6.l)
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 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
School, Elementary, Middle and High
University or College
Utility, Minor