

- (b) **Subdivision approval required.** A cluster development within the SF-5 District must receive Planning Commission approval as a subdivision or portion of a subdivision. The nature and method of establishing and maintaining the Open Space area shall be subject to the approval of Planning Commission in accordance with the adopted subdivision regulations.

6. TF-3 Two-Family Residential District (“TF-3”)

- a. **Purpose.** The purpose of the TF-3 Two-Family Residential District is to accommodate moderate-density Single-Family and Duplex residential development, as well as very limited density Multi-Family Development and other complementary land uses. The TF-3 District is generally compatible with the "Urban Residential" and "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 TF-3 District.

(1) Residential Uses

Single-Family
Duplex
Group Home

(2) Public and Civic Uses

Church or Place of Worship
Convalescent Care Facility, Limited
Day Care, Limited, 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 TF-3 District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(1) Residential Uses

Accessory Apartment, subject to Sec. III-D.6.a
Assisted Living
Group Residence, Limited
Multi-Family at a maximum density of 14.5 Dwelling Units per acre

(2) Public and Civic Uses

Cemetery
Community Assembly
Day Care, General, subject to Sec. III-D.6.i
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 TF-3 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 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 and Multi-Family (maximum 14.5 Dwelling Units per acre); 5,000 square feet for nonresidential uses

- (2) Minimum Lot width:** 35 feet

- (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