

DISTRICT COLOR	DISTRICT NAME	DISTRICT SYMBOL	DESCRIPTION OF DISTRICT	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM REAR SETBACK	MINIMUM INTERIOR-SIDE SETBACK	MINIMUM STREET-SIDE SETBACK	MAXIMUM HEIGHT
	Rural Residential	RR	Very large lot residential and agricultural uses in unincorporated areas generally more than 2 miles from Wichita and lacking public sewer and water services	2 acres (where septic tank is approved; otherwise 4.5 acres with lagoon)	200 ft.	30 ft.	25 ft.	20 ft.	20 ft.	35/45 ft. ¹
	Single-Family 20,000	SF-20	Large lot, single-family residential and complimentary uses in unincorporated areas close to Wichita but lacking public sewer and/or water service	20,000 sq. ft. (where public water is available; otherwise 40,000 sq. ft.)	100 ft.	25 ft.	25 ft.	10 ft.	20 ft.	35/45 ft.. ¹
	Single-Family 10,000	SF-10	Large lot, single-family residential and complimentary uses in unincorporated areas with both public sewer and water service	10,000 sq. ft.	80 ft.	25 ft.	25/5 ft.	10 ft.	20 ft.	35 ft.
	Single-Family 5,000	SF-5	Low to moderate density single-family and complimentary uses in areas with full public services	5,000 sq. ft.	50 ft.	25 ft.	20/5 ft. ¹	6/0 ft.	15 ft.	35 ft.
	Two-Family	TF-3	Moderate density multi-family and duplex residential uses in areas with public services 5,000 sq. ft. Nonresidential	3,500 sq. ft. SF ² 3,000 sq. ft. SF, 2-F ³ , MF ⁴	35 ft.	25 ft.	20 ft.	6/0 ft. ¹	15 ft.	35 ft.
	Multi-Family 18 d.u./ac.	MF-18	Moderate density multi-family residential and complimentary uses in areas with full public services	3,500 sq. ft. SF 3,000 sq. ft. 2-Family 2,500 sq. ft. MF 5,000 sq. ft. Nonresidential	35/50 ft.1	25 ft.	20 ft.	6 ft.	20 ft.	45 ft.
	Multi-Family 29 d.u./ac.	MF-29	High density multi-family residential and complimentary uses	3,500 sq. ft. SF 3,000 sq. ft. 2-Family 1,500 sq. ft. MF 5,000 sq. ft. Nonresidential	35/50 ft.1	25 ft.	20 ft.	6 ft.	20 ft.	45 ft.
	Multi-Family 75 d.u./ac.	B	Very high density multi-family residential; clinics; hospitals; unlimited group homes	2,500 sq. ft. SF 2,000 sq. ft SF 580 sq. ft. MF 5,000 sq. ft. Nonresidential	None	20 ft.	15 ft.	5ft.	5ft.	55 ft. + 1 ft. increase/1 ft. add. setback
	Manufactured Housing	MH	Manufactured and mobile home parks and subdivisions	5 ac. site in Wichita 5,000 sq. ft. Subdivision 10,000 sq. ft. Nonresidential	200 ft. park, 40 ft. lots S/D ⁵ , 100 ft. other uses	25 ft.	20 ft.	6 ft.	20 ft.	35 ft.
	Neighborhood Office	NO	Limited scale office development and complimentary uses (8,000 SF maximum size for individual business)	5,000 sq. ft. SF/Nonresidential 3,000 sq. ft. 2-Family/MF	50 ft.	20 ft.	10 ft.	0/5 ft. ¹	15 ft.	35 ft.
	General Office	GO	Office development; also permits multi-family	2,500 sq. ft. SF 2,000 sq. ft. 2-Family 580 sq. ft. MF 5,000 sq. ft. nonresidential	None	20 ft.	10 ft.	0/5 ft. ¹	15 ft.	60 ft. + 1 ft. increase/1 ft. add. setback
	Neighborhood Retail	NR	Limited scale retail/office development (8,000 sq. ft. maximum size for individual business; no drive-through or auto-oriented uses)	5,000sq. ft. SF/Nonresidential 3,000 sq. ft. 2-Family 2,000 sq. ft. MF	50 ft.	20 ft.	10 ft.	0/5 ft. ¹	15 ft.	35 ft.
	Limited Commercial	LC	Retail, and Office uses with limited outside display or storage	2,500 sq. ft. SF 2,000 sq. ft. 2-Family 580 sq. ft. MF No Minimum Nonresidential	None	20 ft.	10 ft.	0/5 ft. ¹	10 ft.	80 ft. + 2 ft. increase/1 ft. additional setback
	Office Warehouse	OW	Office and warehouse activities for building trades and similar businesses not needing highly visible locations	5,000 sq. ft.	None	20 ft.	10 ft.	0/5 ft. ¹	10 ft.	45 ft.

(1) See Zoning Code for Details (2) SF=Single-Family (3) 2-F=Two-Family (4) MF=Multi-Family (5) S/D=Subdivision

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	General Commercial	GC	Commercial (warehousing, wholesaling services), retail, and office uses permitting outside display and/or storage	2,500 sq. ft. SF ² 2,000 sq. ft. 2-Family 580 sq. ft. MF ⁴ No Minimum Nonresidential	None	20 ft.	10 ft.	0/5 ft. ¹	10 ft.	80 ft. + 2 ft. increase/1 ft. additional setback
	Industrial Park-	IP-A	Accomodate research and development, industrial and manufacturing uses compatible with operation of airport and related facilities	None	None	50 ft. ¹	10 ft.	15 ft.	50 ft.	60 ft.
	Industrial Park	IP	Limited commercial services, research and development, industrial and manufacturing uses which can meet high development and performance standards	None	None	50 ft.	10 ft.	15 ft.	50 ft.	60 ft.
	Central Business	CBD	Retail, commercial, office and industrial uses in a downtown setting	2,500 sq. ft. SF 2,000 sq. ft. 2-Family 250 sq. ft. MF No Minimum Nonresidential	None	None	None	None	None	None
	Limited Industrial	LI	Moderate intensity manufacturing, industrial, and commercial uses	None	None	20 ft.	None	0/5 ft. ¹	None	80 ft. + 2 ft. increase/1 ft. add. setback
	General Industrial	GI	Wide range of manufacturing, industrial, commercial and complimentary uses	None	None	20 ft.	None	0/5 ft. ¹	None	80 ft. + 2 ft. increase/ft. add. setback
	Air Force Base	AFB	Accomodate the use of U.S. government-owned land for airforce base operation	None	None	None	None	None	None	None

SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS

DISTRICT COLOR	DISTRICT NAME	DISTRICT SYMBOL	DESCRIPTION OF DISTRICT	DISTRICT COLOR	DISTRICT NAME	DISTRICT SYMBOL	DESCRIPTION OF DISTRICT
	Planned Unit Development	PUD	Special purpose zoning district that is intended to encourage innovative land planning and design		Historic Preservation Overlay	H-O	Overlay district used to add required design review to ensure compatibility with local design guidelines, also applies to State/National Historic Environs
	Community Unit	CUP	Overlay district intended to provide well planned and organized development for large scale projects of varying densities under unified control		Delano Neighborhood	D-O	Overlay district intended to preserve and promote the character of the Delano Neighborhood.
	University	U	Base or overlay district to facilitate development of universities, colleges, seminaries and associated uses		Air Force Base Protection Overlay	AFBP-O	Provide protection to McConnell Air Force Base from terrorist activities through Site Development Regulations
	Old Town	OT-O	Overlay district recognizes the special character of the Old Town warehouse area by allowing deviations from parking and use requirements and imposing special design standards		Corridor Preservation Plan Overlay District	CP-O	Assures a review of the impact of transportation projects on the character of adjacent neighborhoods
	Airport Overlay	A-O	Provide land use controls to ensure compatible uses around McConnell Air Force Base		Construction Burn Site, General District	CBS, General	Allows for the controlled burning of clean tree waste on a property other than a landfill
	Protective Overlay	P-O	Overlay district used to add use restrictions or development standards to ensure compatibility		Construction Burn Site, Limited District	CBS, Limited	Allows for the controlled burning of clean tree waste on a property other than a landfill

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