

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; 1,500 square feet per Dwelling Unit for Multi-Family (maximum 29 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-29 District regulations.** The following special regulations shall apply to property in the MF-29 District.
- (1) None

## 9. B Multi-Family Residential District (“B”)

- a. **Purpose.** The purpose of the B Multi-Family Residential District is to accommodate very high density, Multi-Family residential development and complementary land uses. The B 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 within the City of Wichita.
- b. **Permitted Uses.** The following Uses shall be permitted by-right in the B District.
  - (1) **Residential Uses**
    - Single-Family
    - Duplex
    - Multi-Family
    - Accessory Apartment, subject to Sec. III-D.6.a
    - Assisted Living
    - Group Home

Group Residence, Limited

**(2) Public and Civic Uses**

Cemetery  
Church or Place of Worship  
College or University  
Community Assembly  
Day Care, Limited and General, subject to Sec. III-D.6.i  
Golf Course  
Hospital  
Library  
Nursing Facility  
Parks and Recreation  
Recycling Collection Station, Private, subject to Sec. III-D.6.q  
School, Elementary, Middle and High  
Utility, Minor

**(3) Commercial Uses**

Marine Facility, Recreational  
Medical Service  
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 B 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, General

**(2) Public and Civic Uses**

Correctional Placement Residence, Limited, subject to Sec. III-D.6.h  
Government Service  
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa  
Safety Service  
Utility, Major

**(3) Commercial Uses**

Bed and Breakfast Inn  
Heliport  
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 B 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:** 2,500 square feet for Single-Family; 2,000 square feet per Dwelling Unit for Duplex; 580 square feet per Dwelling Unit for Multi-Family (maximum 75.1 Dwelling Units per acre); 5,000 square feet for nonresidential uses

**(2) Minimum Lot Width:** No minimum

**(3) Minimum Front Setback:** 20 feet

**(4) Minimum Rear Setback:** 15 feet

**(5) Minimum Interior Side Setback:** five feet

**(6) Minimum Street Side Setback:** five feet

**(7) Maximum Height:** 55 feet, plus one foot of additional height for each foot of Setback beyond the minimum required Setbacks for all property lines

**e. Special B District regulations.** The following special regulations shall apply to property in the B District.

**(1)** None

**10. MH Manufactured Housing District (“MH”)**

**a. Purpose.** It is the intent of the City of Wichita and Sedgwick County to encourage the new placement of Manufactured Homes, as well as any new Manufactured Home Development to occur within Manufactured Home Parks and Manufactured Home Subdivisions and to accommodate the isolated placement of a Manufactured Home on an individual Lot in the