

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

(3) Commercial Uses

Animal Care, Limited and General
Automated Teller Machine
Bank or Financial Institution
Bed and Breakfast Inn
Broadcast/Recording Studio
Car Wash, subject to Sec. III-D.6.f
Construction Sales and Service
Convenience Store
Entertainment Establishment in the City, subject to Sec. III-D.6.2
Event Center in the City, subject to Sec. III-D.6.w
Farmer's Market in the City, subject to Sec. III-D.6.jj
Funeral Home
Hotel or Motel
Kennel, Hobby and Boarding/Breeding/Training, subject to Sec. III-D.6.k
Marine Facility, Recreational
Medical Service
Microbrewery
Monument Sales
Nightclub in the City, subject to Sec. III-D.6.w
Nightclub in the County, subject to Sec. III-D.6.ff
Nursery and Garden Center
Office, General
Parking Area, Commercial
Pawnshop
Personal Care Service
Personal Improvement Service
Post Office Substation
Printing and Copying, Limited
Printing and Publishing, General
Recreation and Entertainment, Indoor and Outdoor
Recreational Vehicle Campground
Restaurant
Retail, General
Rodeo in the City, subject to Sec. III-D.6.kk
Riding Academy or Stable
Secondhand Store
Service Station
Sexually Oriented Business, subject to Sec. III-D.6.ff
Tattooing and Body Piercing Facility, subject to Sec. III.D.6.ee
Tavern or Drinking Establishment, subject to Sec. III-D.6.w
Teen Club in the City, subject to Sec. III-D.6.w
Vehicle and Equipment Sales
Vehicle Repair, Limited and General
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 and General, subject to Sec. III-D.6.n
Research Services
Storage, Outdoor, subject to Sec III-D.6.dd
Vehicle Storage Yard

Warehousing
Welding or Machine Shop, subject to Sec. III-D.6.n
Wholesale or Business Services

(5) Agricultural Uses

Agriculture
Agricultural Research
Agricultural Sales and Service

c. Conditional Uses. The following Uses shall be permitted in the GC District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(1) Residential Uses

(2) Public and Civic Uses

Neighborhood swimming pool, subject to Sec. III-D.6.aa
Utility, Major

(3) Commercial Uses

Heliport

(4) Industrial, Manufacturing and Extractive Uses

Asphalt or Concrete Plant, General
Gas and Fuel Storage and Sales
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 GC 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: 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); no minimum for nonresidential uses

(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:** No minimum
 - (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:** No minimum
 - (7) **Maximum Height:** 80 feet, plus two feet of additional height for each foot of Setback beyond the minimum required Setbacks
- e. **Special GC District regulations.** The following special regulations shall apply to property in the GC District.
- (1) **Large projects.** Projects in the GC District on Sites of six acres or more shall be subject to the Community Unit Plan (CUP) standards of Sec. III-C.2.
 - (2) **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 GC District.

17. IP-A Industrial Park – Airport District (“IP-A”)

- a. **Purpose.** The purpose of the IP-A Industrial Park - Airport District is to accommodate research and development, industrial, and manufacturing uses that can meet high development and performance standards and are compatible with the operation of Airport and related facilities. The IP-A District is generally compatible with the “Employment/Industry Center” 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 “Industrial Districts.”
- b. **Permitted Uses.** The following Uses shall be permitted by-right in the IP-A District.
- (1) **Residential Uses**
None allowed by-right
 - (2) **Public and Civic Uses**
Government Service
Parks and Recreation, subject to Sec. III-D.6.ll.
Recycling Collection Station, Private, subject to Sec. III-D.6.q