

- (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:** 15 feet
 - (7) **Maximum Height:** 60 feet, plus one foot of additional height for each foot of Setback beyond the minimum required Setbacks
- e. **Special GO District regulations.** The following special regulations shall apply to property in the GO District.
- (1) None

13. NR Neighborhood Retail District (“NR”)

- a. **Purpose.** The purpose of the NR Neighborhood Retail District is to accommodate very-low intensity retail and office development and other complementary land uses that serve and are generally appropriate near residential neighborhoods. The NR District is generally compatible with the "Local Commercial" 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 NR 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**
 - Church or Place of Worship
 - Correctional Placement Residence, Limited, subject to Sec. III-D.6.h
 - Day Care, Limited and General, subject to Sec. III-D.6.i
 - 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 [Note: See Secs. III-B.13.e(1) and III-B.13.e(3)]

Automated Teller Machine
Bank or Financial Institution
Bed and Breakfast Inn
Broadcast/Recording Studio
Medical Service
Office, General
Parking Area, Commercial, subject to Sec. III-D.6.cc
Personal Care Service
Personal improvement Service
Printing and Copying, Limited
Restaurant, subject to Sec. III-D.6.t
Retail, General
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 NR 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

Cemetery
Community Assembly
Government Service
Neighborhood Swimming Pool, subject to Sec. III.D.6.aa
Safety Service
Utility, Major

(3) Commercial Uses [Note: See Secs. III-B.13.e(1) and III-B.13.e(3)]

Heliport

(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 NR 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 for Single-Family and nonresidential; 3,000 square feet per Dwelling Unit for Duplex; 2,000 square feet per Dwelling Unit for Multi-Family (maximum 21.8 Dwelling Units per acre)
 - (2) Minimum Lot Width:** 50 feet
 - (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:** 15 feet
 - (7) Maximum Height:** 35 feet
- e. Special NR District regulations.** The following special regulations shall apply in the NR District.
- (1) Commercial Use size limit.** No individual commercial Use that is permitted by-right or as a Conditional Use within the NR District shall exceed 8,000 square feet of gross Floor Area.
 - (2) District size limit.** The NR District shall not be applied to Sites or Contiguous land areas that exceed six acres in size.
 - (3) No Outdoor Storage.** No Outdoor Storage or display shall be permitted for commercial uses in the NR District.

14. LC Limited Commercial District (“LC”)

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