

All references to old District names or old map codes in the Code of the City of Wichita or the Sedgwick County Code, or in any order, agreement, permit, license, covenant, or any other action entered or permitted by the City or County or by any person in reliance upon the City/County zoning designations shall, upon March 25, 1996, be deemed to be reference to the corresponding new District name or map code.

- 8. SF-6 to SF-5 Conversion.** SF-6 District and map code designations established according to ordinances and resolutions prior to May 18, 2001 are converted to SF-5. Prior references to SF-6 in the Wichita-Sedgwick County Unified Zoning Code, or in any order, agreement, permit, license, covenant, or any other action entered or permitted by the City or County or by any person in reliance upon the City/County zoning designation shall, upon May 18, 2001, be deemed to be reference to SF-5.
- 9. Continuance of Conditional Use and Use Exception provisions.** All provisions of Conditional Uses and Use Exceptions approved under zoning codes in effect prior to March 25, 1996, shall be continued in full force and effect unless the subject uses are permitted Uses under this new Code.
- 10. Classification of unlisted Uses.** For Uses not specifically listed in this Code or not obviously included in one of the comprehensive use definitions, the Zoning Administrator shall have the authority to determine the appropriate District or Districts that allow the Use based on the Use's similarity to Uses that are listed.

## **B. BASE DISTRICT REGULATIONS**

### **1. (This District reserved)**

### **2. RR Rural Residential District ("RR")**

**a. Purpose.** The purpose of the RR Rural Residential District is to accommodate very large-lot, Single-Family residential development in areas where a full range of municipal facilities and services are not available and not likely to be available in the near future. The RR District is generally compatible with the "Rural Areas" designation of the *Wichita-Sedgwick County Comprehensive Plan*. The RR District is intended for application in unincorporated Sedgwick County.

**b. Permitted Uses.** The following Uses shall be permitted by-right in the RR District.

#### **(1) Residential Uses**

Single-Family  
Manufactured Home (only in the County and subject to Sec. III-D.6.1)  
Group Home

#### **(2) Public and Civic Uses**

Church or Place of Worship, subject to Sec. III-D.6.nn  
Community Assembly, subject to Sec. III-D.6.nn  
Day Care, Limited, subject to Sec. III-D.6.i  
Golf Course

Parks and Recreation  
Recycling Collection Station, Private, subject to Sec. III-D.6.q  
Utility, Minor

**(3) Commercial Uses**

Bed and Breakfast Inn  
Event Center in the County, subject to Sec. III-D.6.nn.  
Farmer's Market in the County, subject to Sec. III-D.6.nn  
Kennel, Hobby, subject to Sec. III-D.6.k  
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 RR 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  
Group Residence, Limited and General

**(2) Public and Civic Uses**

Cemetery  
Church or Place of Worship  
Community Assembly  
Correctional Facility, subject to Sec. III-D.6.h  
Correctional Placement Residence, Limited and General, subject to Sec. III-D.6.h  
Day Care, General, subject to Sec. III-D.6.i  
Government Service  
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa  
Safety Service  
School, Elementary, Middle and High  
Utility, Major

**(3) Commercial Uses**

Airport or Airstrip  
Animal Care, Limited and General  
Bed and Breakfast Inn  
Kennel, Boarding/Breeding/Training, subject to Sec. III-D.6.k  
Parking Area, Ancillary, subject to Sec. III-D.6.p  
Recreation and Entertainment, Indoor and Outdoor, subject to Sec. III-D.6.o  
Recreational Vehicle Campground  
Riding Academy or Stable

**(4) Industrial, Manufacturing and Extractive uses**

Asphalt or Concrete Plant, General  
Landfill  
Mining or Quarrying  
Oil and Gas Drilling  
Rock Crushing  
Solid Waste Incinerator, subject to Sec. III-D.6.v  
Transfer Station  
Vehicle Storage Yard, subject to Sec. III-D.6.mm

**(5) Agricultural Uses**

Agricultural Research  
Agricultural Sales and Service  
Grain Storage

- d. Property development standards.** Each Site in the RR District shall be subject to the following minimum property development standards. Setbacks and Building Heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and Building Heights for Accessory Structures. See also Secs. III-E.2.e(2) and III-E.2.e(3) for 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:** two acres; however, larger minimum Lot Area may be required per subdivision requirements for Uses served by sewage lagoons, subject to the special district regulations of Sec. III-B.2.e
- (2) Minimum Lot Width:** 200 feet
- (3) Minimum Front Setback:** 30 feet
- (4) Minimum Rear Setback:** 25 feet
- (5) Minimum Interior Side Setback:** 20 feet
- (6) Minimum Street Side Setback:** 20 feet
- (7) Maximum Height:** 35 feet; 45 feet if located at least 25 feet from all Lot Lines; no maximum height limit for barns, silos and other similar farm buildings; heights for Conditional Uses to be determined as part of the Conditional Use approval

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

- (1) Lot Area requirements for Uses served by sewage lagoons.** The minimum Lot size for uses served by sewage lagoons shall be 4.5 acres, except that Lot Area for residential Lots may be reduced to a minimum of two acres if approved by the Director of Sedgwick County Code Enforcement, and if the Lot is included in a platted and recorded addition in which Lots are clustered in an arrangement with one or more open

space reserves, and the overall density of the addition, including all Lots and Rights-of-Way and Open Space, does not exceed one Lot per five acres.

### 3. SF-20 Single-Family Residential District (“SF-20”)

**a. Purpose.** The purpose of the SF-20 Single-Family Residential District is to accommodate large Lot, Single-Family residential development and complementary land uses. The SF-20 District is generally compatible with the "Wichita 2030 Urban Growth Area" or "Small City 2030 Urban Growth Area" designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application in unincorporated Sedgwick County, particularly in areas where some public services are available and where soils are capable of accommodating septic tanks.

**b. Permitted Uses.** The following Uses shall be permitted by-right in the SF-20 District.

**(1) Residential Uses**

Single-Family  
Manufactured Home (only in the County and subject to Sec. III-D.6.1)  
Group Home

**(2) Public and Civic Uses**

Church or Place of Worship  
Day Care, Limited, subject to Sec. III-D.6.i  
Golf Course  
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 SF-20 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  
Group Residence, Limited and General

**(2) Public and Civic Uses**

Cemetery  
Community Assembly