

smoke, noise, vibration or other similar causes, are prohibited in the CBD District.

20. LI Limited Industrial District ("LI")

a. Purpose. The purpose of the LI Limited Industrial District is to accommodate moderate intensity manufacturing, industrial, commercial and complementary land uses. The LI 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 "Wichita 2030 Urban Growth Area."

b. Permitted Uses. The following uses shall be permitted by-right in the LI District.

(1) Residential Uses

None allowed by-right

(2) Public and Civic Uses

- Auditorium or Stadium
- 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, 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
- University or College
- Utility, Minor

(3) Commercial Uses

- Animal Care, Limited or General
- Automated Teller Machine
- Bank or Financial Institution
- Broadcast/Recording Studio
- Car Wash, subject to Sec. III-D.6.f
- Construction Sales and Service

Art. III, Zoning District Standards
Sec. III-B, BASE DISTRICT REGULATIONS

Convenience Store
Entertainment Establishment in the City, subject to Sec. III-D.6.w
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, 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
Restaurant
Retail, General
Rodeo in the City, subject to Sec. III-D.6.kk
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
Freight Terminal
Gas and Fuel Storage and Sales
Manufacturing, Limited and General
Research Services
Storage, Outdoor, subject to Sec. III-D.6.dd
Vehicle Storage Yard
Warehousing
Welding or Machine Shop
Wholesale or Business Services

(5) Agricultural Uses

Agriculture
Agricultural Processing
Agricultural Research

Agricultural Sales and Service
Grain Storage

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

- (1) Residential uses**
None allowed by Conditional Use
- (2) Public and civic uses**
Day Reporting Centers, subject to Sec. III-D.6.ii
School, Elementary, Middle and High
Utility, Major
- (3) Commercial uses**
Airport or Airstrip
Heliport
- (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
Wrecking/Salvage Yard, subject to Sec. III-D.6.e
- (5) Agricultural uses**
None allowed by Conditional Use

d. Property development standards. Each site in the LI 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:** No minimum
- (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 LI District regulations.

- (1) **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 LI District.

21. GI General Industrial District ("GI")

a. Purpose. The purpose of the GI General Industrial District is to accommodate a wide range of manufacturing, industrial, commercial and complementary land uses. The GI District is generally compatible with the "Processing Industry" 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 GI District.

(1) Residential Uses

None allowed by-right

(2) Public and Civic Uses

Auditorium or Stadium

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-6.D.h

Golf Course

Government Service

Hospital

Library

Parks and Recreation

Recycling Collection Station, Private, subject to Sec. III-D.6.q