REZONING APPLICATION - MIRACON PLAZA - PCD2 to PCD2

Z	ONING	DISTR	ICTS		DEDMITTED HEE COOLING	Parking	Specia	
RO-1, 1A, 1B	RO-2	RS	RM	RD	PERMITTED USE GROUPS	Group	Con	
S	S	S	S	S	USE GROUP 7. COMMUNITY FACILITIES - PUBLIC UTILITIES (a) may appropriately be located in residential areas to provide education, recreation, health, and other essential services and, (b) do not create significant objectionable influences in residential areas.		142	
					Community Facilities			
					Adaptive reuse of properties listed as a landmark on the Lawrence, State or National Registers of Historic Places or included in the Lawrence or National Register of Historic Districts	25	1608/1	
					Art gallery or museum	12	142	
				1	Cemetery, columbanium, or mausoleum Child care center		1408	
					Child care home - occupant primary provider	22	1424/1	
					Child care home - non-occupant primary provider Child care home - non-occupant primary provider	22	1424	
					Church or other place of worship, including student center	22	1424/1	
					Club or lodge, private, except those whose chief activity is carried on as a business Communication Towers	15	1409 1608/14 1448	
		-		T			14B02/1	
				1	Community building, public Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course	15 23	1427	
				+	Halfway house or service-oriented rehabilitation center or residence	6	1608/14	
				+	Health center, government operated	14	1608/14	
				-	Hospital, general, not including animal	6	1608	
				1	Institution for children and aged, nonprofit	22	1608	
					Library or museum: public or private, open to public without charge	13	1427	
				T	Monastery, convent or similar institution of religious training	6	1409	
					Mortuary, funeral parlor, or undertaking establishment	7		
					Nursing home or rest home Parish house, nunnery, rectory, etc.	6	1508	
					Park, playground, or playfield, public	1		
					Private recreation facility (exclusive of family swimming pools and			
			-		swimming pools that are accessory uses to hotels, motels and		1441/160	
					apartments)		1448	
					Rehabilitation center for persons with disabilities	22	1608/14	
			1	-	Sanitarium	6	1608	
				School, public, parochial, or private, non-profit:		2000		
			-	(a) Grades nine and below-including kindergarten	22			
			-	(b) Grades ten and above	16			
					Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc. Swimming pool, accessory	13	1608/145	
					Theatre, live (if indoors) 2. Public Utilities	7	1608/144	
		1		1	Electrical substation	22	1000	
					Gas regulator station Radio or television transmitter or tower	22	1608 1608	
		- 1			Sewage disposal plant, private	1	14B02/160	
				_	Telephone exchange, but not including garage, shop, or service	22	1608	
				_	Water filtration plant, pumping station, elevated storage or reservoir	22	1608	
				3	Similar Uses All other uses which (1) are similar to the listed uses in function.	22	1608	
				4	traffic-generating capacity, and effects on other land uses and (2) are not included in any other use group. Accessory Uses			
					Ord. 6359; Ord. 6382; Ord. 6489)			

CODE OF THE CITY OF LAWRENCE, KANSAS 20-14

20-610.8

TABLE IV(A)

	Zoning District	PÉRMITTED USE GROUPS	Parking	Specia
	0-1		Group	Cond.
A04.1	S	USE GROUP 7. COMMUNITY FACILITIES & UTILITIES-RESIDENTIAL as set forth in Section 20-610.8, subject to "Special Conditions" reference set forth therein.		
A04.2	S	USE GROUP 9. PROFESSIONAL OFFICES as set forth in Section 20-610.10, subject to "Special Conditions" reference set forth therein.		
A04.3	S	USE GROUP 9A. LIMITED SERVICES. These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.		1428
		1. Bank, savings & loan, and trust company Dry cleaning outlet store Freestanding automated banking or dispensing facility Funeral home, mortuary or undertaking establishment Laboratory, medical or dental Loan office Personnel services Photographic studio Post Office branch facility Professional cleaning services Radio and television studio Recording studio School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors Secretarial service Studio for professional work or for teaching of any form of fine arts i.e. photograph, music, dancing, drama, etc. Telephone answering service	7 16 13 13 12 12 12 13 12 16 16	
1		Accessory Uses	12	

20-709.

		ZC	ONINC	DIST	TRICT	S		Parking	
	СР	C1	CZ	G	C4	C5	PERMITTED USE GROUPS	Group	Specia Cond.
20-709.1	s	S	5		5	-	USE GROUP 1. AGRICULTURE - ANIMAL HUSBANDRY as set forth in Section 20-610.1, Subject to "Special Conditions" reference set forth therein.		
20-709.2	Р	P	P	P	P	-	USE GROUP 2. AGRICULTURE - FIELD CROPS as set forth in Section 20-610.2.		
20-709.21		P					USE GROUP 3. RESIDENTIAL - SINGLE-FAMILY DETACHED as set forth in Section 20-610.3.	. 1	
20-709.3		S	S	s		S	USE GROUP 4. RESIDENTIAL - MULTI-FAMILY as set forth in Section 20-610.5.	2	1428/ 1446/ 1447
20-709.4			5	S		S	USE GROUP 5. RESIDENTIAL - DORMITORY as set forth in Section 20-610.6.	2	1428/ 1446/ 1447
20-709.5			S	S	S	S	USE GROUP 7. COMMUNITY FACILITIES & UTILITIES-RESIDENTIAL as set forth in Section 20-610.8, subject to "Special Conditions" reference set forth therein.		
20-709.6	S	S	5	S	s	S	USE GROUP 8. TEMPORARY USES as set forth in Section 20-610.9, subject to "Special Conditions" reference set forth therein.		
20-709.7			s	5	S	s	USE GROUP 9. PROFESSIONAL OFFICES as set forth in Section 20-610.10, subject to "Special Conditions" reference set forth therein.		
20-709.8	S	S	5	S	5	9	USE GROUP 10. OFF-STREET PARKING. Off-street parking areas and accessory uses for customer parking or parking for a fee. 1. Off-Street Parking Off-street parking lot, fee or customer (Ord. 6702)		1213/1428
0-709.9		S	S	S	S		USE GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES. These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods. 1. Bicycle sales, rental or repair Book store, new or used Dry cleaning outlet store Food store, not including 24 hr. convenience store Hair care establishment Laundry, self-serve Professional Offices (excluding medical and veterinarian offices and clinics) Quick copy center Restaurant, not including one with drive-up facilities or service to automobiles Retail bakery Reverse vending machines (recycling) Shoe repair service Small collection facilities (recycling) Studio for professional work or for teaching of any form of fine arts i.e. photography, music, dancing, drama, etc. 2. Accessory Uses (Ord. 6578; Ord. 6777)	13 12 12 11 11 11 11 13 11 26 11	1428/1446 1453 1450 1450

		ZO	VING	DIST	RICTS			Doelsins	-
	СР	C1	C2	СЗ	C4	C5	PERMITTED USE GROUPS	Parking Group	Spec
9.10			S	S	S	5	USE GROUP 12. RETAIL STORES - PERSONAL SERVICES. Certain types of retail stores and service establishments which: (a) Provide for a wide variety of local consumer and transient needs, and (b) Have a small service area and are, therefore, not distributed widely throughout the city.		142
							(1) Retail Stores and Service Establishments Altering, pressing, repairing of wearing apparel Antique sales Appliance, furniture, home furnishings, sales, rental repair	12 13 13	
							Art supply sales Automobile service stations Bank, savings & loan and trust company Barber or beauty shop	12 24 12	1440
							Bicycle sales, rental, repair Book sales Bowling alley Camera or photographic supply sales	13 12 10 12	
							Clothing sales Club or lodge, whose chief activity is carried on as a business Computer store; sales, service and equipment Confectionery store	15 26 12 12	1453
							Department store Drug store Dry cleaning Eating place, enclosed, without dancing or entertainment and not providing service in automobiles	12 11 12 26	1453
							Florist shop and grouphouse	12 12	1440
							Food store, including retail bakery Furrier shop, including storage of furs Garden supply sales Gift, novelty, Souvenir sales	11) 13 13	
							Hardware store and small tool rental, but not including sales of lumber or industrial hardware Hat blocking and repair	12 12 13	
							Hobby supply sales Ice vending machine Interior decorating shop Jewelry sales and repair	12 13 12 12	
							Laundry pick-up station Laundry, self-service only Licensed premises	12 11 11.	1453
							Liquor, wine and beer sales, for consumption off the premises Loan office Locksmith, key shop Mail order agency	12 13 12 12	
							Music, musical instrument and phonographic record sales Newsstand Nursery stock sales Optical goods, sales	13 11 13	
							Orthopedic or medical appliance sales Paint and wall paper sales Pawnshop (Ord. 5033)	13 12 13 12	
							Photographic processing Photographic studio Post Office Quick copy or duplicating center	15 12 12 11	
							Radio and television studio Reading room Sewing machine sales and repair	12 12 12	
1							Sporting goods sales Surgical and dental supply sales Theatre, indoor commercial	12 12 12 9	

	ZC	NING	DIST	RICTS			Parking	Spec
СР	C1	C2	C3	C4	C5	PERMITTED USE GROUPS	Group	Con
						Similar Uses Other uses which (1) are similar to the listed uses in function, trafficgenerating capacity, and effects on other land uses, and (2) are not included in any other use group. Accessory Uses (Ord. 6578)	**	
			S	s	S	USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional use. 1. Automotive Services and Retail Sales Aircraft sales, rental, service	- 17	1428
						Ambulance service	21	
					1	Amusement park, commercial	12	
1						Auction reom auctioneer	12	
1						Automobile parking garage		
						Automobile parts store; tires & accessories	16	
1						Automobile repair and services Automobile sales, service, rental (new and used)	16	
1						Automobile service station	14 24	1444
						Barber and beauty equipment sales	15	1440
1					+	Baseball park, commercial	7	
						Blueprinting and similar reproduction processes	12	
						Boat and marine sales, rental and repair	15	
				1	. [Business machine rental, repair, sales	15	
						Car or truck wash	13	
					-	Carnival or circus	15	1405
						Carting, crating, express hauling, moving and storage	17	1407
						Caterer	14	
						Eating establishment, enclosed, with dancing or entertainment	26	1453
				-		Eating establishment, providing only drive up service or no seating facilities Exterminator, pest	15	1453
				1		Food convenience store, including gasoline sales	15 12	
				. 1	-	Food locker plant, for consumer use	15	
						Free standing automated banking or dispensing facility	13	
						Funeral home, mortuary, or undertaking establishment	7	
						Garage or parking for common or public utility vehicles		
						Glass sales and cutting shop Golf driving range, commercial, (pkg. requirement applies to tee area only)	13	
	-					Golf pitch and putt courses, miniature golf course	18	1415
					-	Home improvement center	18 12	1442
1					-	Hotel	5	1772
		.				Laboratory, medical or dental	16	
						Leather goods, sales and repair	12	
						Linen supply, diaper service, uniform supply Liquids, flammable, underground storage of	17	
						Lumber, limited sales	22 12	1414
						Media Store (Ord. 7226)	12	1442 1459/146
					-	Mobile homes, sales and service	13	1.33/170
					-	Monument sales, including incidental processing	17	
						Motorcycle-sales, service and rental	5	
						Office equipment and supplies, sales and service, rental and repair	13	
						Pet shop	13	
					1.	Photostatting	12	
						Plumbing fixture sales	12	
						Quick copy or duplicating center	11	
	1	1				Recording studio School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors.	16	
-						other objectionable factors Secretarial service	12	
					-	Sex Shop (Ord. 7226)	13 12	1459/1460
					-	Sexually Oriented Media Store (Ord. 7226)	12	1459/1460
					-	Skating rink, commercial	12	
			1			Studio for professional work or for the teaching of any form of fine arts,	44	

		ZOI	NING	DIST	RICTS			Parking	Speci
	СР	C1	C2	СЗ	C4	C5	PERMITTED USE GROUPS	Group	Cond
							Swimming-pool, commercial (parking-requirements include pool area) Taxidermist Telephone answering service	11 15 12	1437
							Theatre, drive-in	12	1426
							Trailer sales and rental Transit vehicle storage and servicing	20	
							Truck rental and sales	17	
							2. Similar Uses Other business services which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and (2) are not included in any other use group. 3. Manufacturing Uses Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring 4. Accessory Uses (Ord. 6578)	15	
20-709.12		\	\	5	S		USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES. Consumer and non- consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area. 1. Retail - Wholesale Goods and Services	15	1028
							Automobile body shop Blacksmith shop Building materials and lumber yards (parking requirements do not apply to lumber sheds) Sold storage plant Corticator or construction offices and shops Dry clearing plant, including carpet cleaning Farm equipment sales, service and repair Feed and fertilizer sales Freight depot, railroad of truck Hardware, industrial sales Ice plant Machine tools, sales, rental, repair Mini-warehouse facilities Pawnshop Sexually Oriented Cabaret (Ord. 7226) Sexually Oriented Motion Picture Theatre (Ord. 7226) Warehousing establishment Wholesaling establishment, including storage Similar Uses Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group. Accessory Uses	22 15 13 17 15 12 15 15 17 15 22 15 N/A 12 12 9	1456 1459/1460 1459/1460
0-709.13		9		5	5 5	S	JSE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment. Indoor Recreational Amusement or Cultural Facilities Athletic club Auditorium Bowling alley Field house Game arcade, including video games	12 7 10 7	1428 1426/1427 1426/1427
						-2	reducing salons, masseur/masseuse, or hot tubs Skating rink Swimming pool, commercial Theatre, indoor Outdoor Amusement, Recreational or Cultural Facilities Baseball park or batting cages, commercial Golf driving range or putting greens, commercial Golf, miniature or pitch and putt	12 11 9 7 18 18	1415

1 1	DISTRICTS		Parking	Special
CP C1 C2	C3 C4	PERMITTED USE GROUPS	Group	Cond.
		Marina Race track Stadium or amphitheater Swimming pool, commercial 3. Similar Uses Other uses not specifically mentioned in this or any other use group which are similar in function and traffic generating capacity to those specifically listed in this use group. 4. Accessory Uses Uses which meet the requirements of the definition of accessory uses, Sections 20-2002(2) and 20-2002(3). (Ord. 5658, Sec. IX)	13 7 11	1426/1427
	S S	USE GROUP 17. MANUFACTURING - LOW NUISANCE. Primarily manufacturing uses and which are of non-objectionable nature and are not harmful to nearby residential and commercial areas. 1. Manufacturing Uses Advertising displays Apparel or other textile products from textile or other materials, including hat bodies or similar products Art needle work, hand weaving or tapestries Bakery products: limited to 7,500 sq. ft. of floor area per establishment Beverages, nonalcoholic Books, hand binding or tooling Bottling works, all beverages Brooms and brushes Cameras or other photographic equipment except film Carpentry, custom woodworking, or customer furniture making shops, cabinet shops Clocks or similar products Custom reramic products Custom hat products Custom hat products Dry cleaning shant Electrical appliances, including lighting fixtures, irons, fans, toasters, electrical toys or similar appliances Electrical equipment ascembly, including home radio or television receivers, home movie equipment or similar products but not including electrical machinery Glass products from previously hanufactured glass Jewelry manufacturing from precioes metals Machines, business, including typewriters, accounting machines, calculators, card accounting equipment, or similar appliances Medical, dental dirafting instruments, optical goods, or similar precision instruments	16	1428
		Mini-ware fouse facilities Orthogodic or medical appliances, including artificial linebs, braces, supports, stretchers or similar appliances nonographic record pressing (Ord. 5113) Printing or publishing, including engraving or photo-engraving Scenery construction Second hand store Sign painting shops Sporting or athletic equipment, including balls, baskets, cues, gloves, bats,	N/A	1456

(Code 1979, 20-706; Ord. 5475,5494)