

PERMITTED USES
WAKARUSA PLACE ADDITION
CASE # Z-06-16-06
AUGUST 3, 2006

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.

1. 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.

Art gallery or museum

Cemetery, columbarium, or mausoleum

Child care center

Child care home – occupant primary provider

Child care home – non-occupant primary provider

Church or other place of worship, including student center

Club or lodge, private, except those whose chief activity is carried on as a business

Communication Towers

Community Building, Public

Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course

Halfway house or service-oriented rehabilitation center or residence

Health center, government operated

Hospital, general, not including animal

Institution of children and aged, nonprofit

Library or museum: public or private, open to public without charge

Monastery, convent or similar institution of religious training

Mortuary, funeral parlor, or undertaking establishment

Nursing home or rest home

Parish house, nunnery, rectory, etc.

Park, playground, or playfield, public

Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)

Rehabilitation center for persons with disabilities

Sanitarium

School, public, parochial, or private, non-profit

(a) Grades nine and below including kindergarten

(b) Grades ten and above

Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.

Swimming pool, accessory

Theatre, live (in indoors)

2. Public Utilities

Electrical substation

Gas regulator station

Radio or television transmitter or tower

Sewage disposal plant, private

Telephone exchange, but not including garage, shop, or service

Water filtration plant, pumping station, elevated storage or reservoir

3. Similar Uses

All 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.

4. Accessory Uses

(Ord. 6359; Ord. 6382; Ord. 6489)

USE GROUP 9. PROFESSIONAL OFFICES. Offices for medical, professional and government purposes and accessory use, not including retail sales to the public, that are of a nature that may be adjacent to or combined with residential uses without harmful effects to said residential uses.

1. Medical and Related Offices: Chiropody, Chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic

2. Ambulatory (Outpatient) Surgery Center

3. Professional and Governmental Offices: Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)

4. Veterinarian: Office and incidental boarding, with no open kennel or yard where animals are confined or exercised.

5. Financial Institutions

6. Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.

7. Other offices: All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group

8. Accessory Uses.

(Ord. 6287; Ord. 6770; Ord. 7047 rev)

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.

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
2. Accessory Uses

USES 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 office 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)

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.
(1) Retail stores and Service Establishments
Altering, pressing, repairing of wearing apparel
Antique sales
Appliance, furniture, home furnishings, sales, rental repair
Art supply sales

Bank, savings & loan and trust company
Barber or beauty shop
Bicycle sales, rental, repair
Book sales
Bowling alley
Camera or photographic supply sales
Clothing sales
Computer store; sales, service and equipment
Confectionery store
Department store
Drug store
Dry cleaning
Eating place, enclosed, without dancing or entertainment and not providing service in
Automobiles
Florist shop and greenhouse
Food store, including retail bakery
Furrier shop, including storage of furs
Garden supply sales
Gift, novelty, souvenir sales
Hardware store and small tool rental, but not including sales of lumber or industrial hardware
Hat blocking and repair
Hobby supply sales
Interior decorating shop
Jewelry sales and repair
Laundry pick-up station
Laundry, self-service only
Locksmith, key shop
Mail order agency
Music, musical instrument and phonographic record sales
Newsstand
Nursery stock sales
Optical goods, sales
Orthopedic or medical appliance sales
Paint and wall paper sales
Photographic processing
Photographic studio
Post Office
Quick copy or duplicating center
Radio and television studio
Reading room
Sewing machine sales and repair
Shoe repair and sales
Sporting goods sales
Surgical and dental supply sales

Theatre, indoor commercial

Variety store

Video store, sale or rental of video equipment, movies and games parlor

2. 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.

3. Accessory Uses

(Ord. 6578)

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. Ambulance service

Auction room auctioneer

Automobile parking garage

Automobile parts store; tires & accessories

Barber and beauty equipment sales

Baseball park, commercial

Blueprinting and similar reproduction processes

Business machine rental, repair, sales

Caterer

Eating establishment, enclosed, with dancing or entertainment

Exterminator, pest

Food locker plant for consumer use

Free standing automated banking or dispensing facility

Funeral home, mortuary, or undertaking establishment

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)

Golf pitch and putt courses, miniature golf course

Laboratory, medical or dental

Leather goods, sales and repair

Linen supply, diaper service, uniform supply

Lumber, limited sales

Media store (Ord. 7226)

Monument sales, including incidental processing

Office equipment and supplies c

Pet shop

Photostatting

Plumbing fixture sales

Quick copy or duplicating center

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

Skating rink, commercial

Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.

Swimming pool, commercial (parking requirements include pool area)

Taxidermist

Telephone answering service

2. Similar Uses

Other business servicing 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)

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

Blacksmith shop

Building materials and lumber yards (parking requirements do not apply to lumber sheds)

Cold storage plant

Dry cleaning plant, including carpet cleaning

Feed and fertilizer sales

Hardware, industrial sales

Ice plant

Machine tools, sales, rental, repair

2. 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.

3. Accessory Uses

(Ord. 6768)

USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating, capacities that appeal to large groups of people or that provided uses with high density (people to

space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.

1. Indoor Recreational Amusement or Cultural Facilities

Athletic club

Auditorium

Bowling alley

Field house

Game arcade, including video games

Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuse, or hot tubs

Skating rink

Swimming pool, commercial

Theatre, indoor

2. Out door Amusement, Recreational or Cultural Facilities

Baseball park or batting cages, commercial

Golf driving range or putting greens, commercial

Golf, miniature or pitch and putt

Marina

Stadium or amphitheater

Swimming pool, commercial

3. Similar Uses

Other uses not specifically mentioned in this or any other used 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, Section 20-2002(2) and 20-2002(3).

(Ord. 5658. Sec. IX)