

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS
TEXT AMENDMENTS, SEPTEMBER 22, 2009 EDITION**

Amending Sections
20-213, 20-901, 20-902, 20-903 and 20-904

**OF CHAPTER 20 OF THE CODE OF THE CITY OF LAWRENCE,
KANSAS**



City of Lawrence

Incorporated By Reference Pursuant to K.S.A. 12-3009, *et seq.* K.S.A. 12-3301
et seq. and the Home Rule Authority of the City

Passed by the Governing Body of the City of Lawrence, Kansas

Ordinance No. 8453

First Reading: September 22, 2009

Second Reading: 2009

Date of Publication:

ORDINANCE NO. 8453

AN ORDINANCE RELATING TO CHAPTER 20, THE DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS OF THE CODE OF THE CITY OF LAWRENCE, KANSAS 2009 EDITION AND AMENDMENTS THERETO; AMENDING CHAPTER 20, ARTICLE 2, SECTION 20-213 AND CHAPTER 20, ARTICLE 9, SECTIONS 20-901, 20-902, 20-903, AND 20-904 PERTAINING TO PARKING STANDARDS BY ADOPTING AND INCORPORATING BY REFERENCE THE "DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS, TEXT AMENDMENTS, SEPTEMBER 22, 2009 EDITION" PREPARED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING OFFICE OF THE CITY OF LAWRENCE, KANSAS, AND REPEALING THE EXISTING SECTIONS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION ONE: Chapter 20, the Development Code of the City of Lawrence, Kansas of the Code of the City of Lawrence, 2009 Edition and amendments thereto, is hereby amended as follows:

There is hereby adopted and incorporated by reference, as if fully set forth herein, for the purpose of amending sections to Chapter 20, the Development Code of the City of Lawrence, Kansas of the Code of the City of Lawrence, Kansas 2009, Edition, and amendments thereto, the "Development Code of the City of Lawrence, Kansas Text Amendments, September 22, 2009 Edition" prepared, compiled, published and promulgated by the Lawrence-Douglas County Metropolitan Planning Office of the City of Lawrence, Kansas. At least one copy of the "Development Code of the City of Lawrence, Kansas Text Amendments, September 22, 2009 Edition" shall be marked or stamped as "Official Copy as Adopted by Ordinance No. 8453" with all sections or portions thereof intended to be omitted clearly marked to show any such omission or showing the sections, articles, chapters, parts or portions that are incorporated, as the case may be, and to which shall be attached a copy of this incorporating ordinance, and filed with the City Clerk, to be open to inspection and available to the public at all reasonable business hours. The police department, municipal judge, and all administrative departments of the City charged with the enforcement of the ordinance shall be supplied, at the cost of the City, such number of official copies of such "Development Code of the City of Lawrence, Kansas Text Amendments, September 22, 2009 Edition" marked as may be deemed expedient.

SECTION TWO: Existing Chapter 20, Article 2, Section 20-213 and Chapter 20, Article 9, Sections 20-901, 20-901, 20-903, and 20-904 of the Code of the City of Lawrence, 2009 Edition and amendments thereto, are hereby repealed it being the intent that the provisions of this ordinance supersede the repealed code provisions.

SECTION THREE: If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION FOUR: This ordinance shall take affect and be in force from and after its passage and publication as provided by law.

Passed by the Governing Body this ____ day of_____, 2009.

APPROVED:

Robert Chestnut, Mayor

ATTEST:

Jonathan M. Douglass, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Toni Ramirez Wheeler
Director of Legal Services

Publish one time and return one Proof of Publication to the City Clerk and one to the Director of Legal Services.

SECTION ONE: Chapter 20, Article 2, Section 20-213 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-213 CS, COMMERCIAL STRIP DISTRICT

(a) Purpose

The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's Major [Arterial Streets](#). No new undeveloped [Parcel](#) shall be zoned CS, except in the case where an undeveloped [Parcel](#) is adjacent to an existing CS, then the adjacent undeveloped [Parcel](#) may be zoned to the classification CS to allow for expansion of an existing CS use onto the undeveloped adjacent [Parcel](#).

(b) Principal Uses

[Principal Uses](#) are allowed in CS Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Home Occupations](#), are subject to the regulations of Section 20-532.

(d) Density and Dimensional Standards

Unless expressly stated, all development in CS Districts shall comply with the City's [Comprehensive Land Use Plan](#), Commercial Design Standards and Guidelines, and the [Density](#) and Dimensional Standards of Article 6.

- (1) Unless otherwise expressly stated, all development in CS Districts shall comply with the [Density](#) and Dimensional of Article 6.
- (2) Expansion of a Development in the CS District to an adjacent [Lot](#) may be allowed only to square off the boundaries of an area designated on the official zoning map as a CS District along the rear or [Side Setback](#) of the Development; provided, however, this expansion may not exceed twenty-five percent (25%) of the [Lot Area](#) of the development and provided, further, the expansion on the adjacent [Lot](#) must implement the goals, policies and strategies of the [Comprehensive Land Use Plan](#) by providing one of the following:
 - (i) Shared [Access](#) with adjacent Development;
 - (ii) Perimeter [Landscaping](#) between the street and the development;
 - (iii) A [Bufferyard](#) or other landscape [Screening](#) between the development and any residential development; or
 - (iv) A sidewalk or extension of a sidewalk, along the public right-of-way adjacent to the [Lot](#) being redeveloped.

(e) **Street Access**

- (1) The creation of shared public Access or consolidation of multiple Access points shall be required ***where determined by access management policy or adopted corridor plans identify potential changes*** upon redevelopment ***of a Major Development Project in the*** ~~of a~~ CS District.
- (2) ~~If the Owner of property in a CS District voluntarily creates a shared Access or consolidates two (2) or more of the property's multiple Access points, the minimum off-street parking required by Article 9 may be reduced by twenty percent (20%). Shared Access or consolidation of multiple Access points, which occurs as a result of a condition imposed on the approval of a development application or as a requirement of the expansion of an existing CS use, will not be considered voluntary.~~

~~(f) **Off-Street Parking**~~

~~In addition to the requirements in Article 9, the following off-street parking requirements shall apply in the CS District:~~

- (1) ~~There shall be a minimum of five (5) Parking Spaces spaces per 1,000 square foot of Floor Area for each non-restaurant or Fast Order Food establishment.~~
- (2) ~~There shall be a minimum of one (1) Parking Space per 100 square foot of Floor Area for each restaurant or Fast Order Food establishment without a drive-through window.~~
- (3) ~~There shall be a minimum of one (1) Parking Space per 1/3 Building occupancy for restaurants and Fast Order Food establishments with a drive-through window.~~
- (4) ~~There shall be a minimum of five (5) Bicycle Parking Spaces per Building.~~

~~To the extent the regulations of Article 9 are contrary to the regulations of this Section, the regulations of this Section shall control.~~

(g) *Delete (g), rename subsection (f)*

(f) Other Regulations

There are a number of other Development standards that may apply to development in **Base Districts**, including but not limited to the following:

- (1) **General Development Standards**
See Article 11.
- (2) **Landscaping**
See Article 10.
- (3) **Off-Street Parking and Loading**
See Article 9.
- (4) **Outdoor Lighting**
See Section 20-1103.
- (5) **Overlay Districts**
See Article 3.

SECTION TWO: Chapter 20, Article 9, Sections 20-901, 20-902, 20-903 and 20-904 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-901 GENERAL

(a) Purpose

The regulations of this article are intended to ensure that the off-street parking, loading, and [Access](#) demands of various land uses will be met without adversely affecting surrounding areas. The regulations are also intended to help maintain a safe and efficient transportation system and advance other planning goals related to land use and the environment. In recognition of the fact that different approaches may be appropriate in different settings, the regulations allow flexibility in addressing vehicle Parking, loading, and [Access](#) demand.

(b) Applicability

(1) New Development

Unless otherwise expressly stated, the parking and loading standards of this article apply to all new structures built and all new uses established in all zoning districts.

(2) Enlargements and Expansions

(i) Unless otherwise expressly stated, the parking and loading standards of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measure used for establishing off-street parking and loading requirements.

(ii) In the case of enlargements or expansions of buildings or uses triggering requirements for additional parking or loading, additional off-street parking and loading spaces are required only to serve the enlarged or expanded area or use, not the entire existing building or use. In other words, There is no requirement to address lawfully created non-conforming existing parking or loading deficits.

(3) Change of Use or Occupancy

Unless otherwise expressly stated, when the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this development code. In other words, 'credit' is given to the most recent lawful use of the property for the number of parking spaces that would be required under this development code, regardless of whether such spaces are actually provided. A new nonresidential use is not required to address a lawful existing parking deficit.

(1) The standards of this Section shall apply to all new development and to existing development that is modified to the extent that it includes uses or [Buildings](#) that were not specifically shown on previously approved plans, except as provided in subsection (f) of this Section. All off street [Parking Areas](#) established by this Section shall be continuously maintained according to the standards of this subsection.

(2) **~~New Development~~**

~~The Parking, loading and Access standards of this Section shall apply to any new Building constructed and any new use established in any Zoning District.~~

(3) **~~Expansions, Modifications and Changes in Use to Existing Development~~**

~~No Building or use already established on the Effective Date of this Development Code shall be expanded, modified or changed unless the following minimum Parking, loading and Access requirements for the expansion, modification or change in use have been satisfied:~~

(i) **~~Expansions or Modifications~~**

~~The Parking, loading and Access standards of this Section shall apply only in a proportionate amount to the extent of the change to the existing development that is created by expansion or modification of the Building according to the following table:~~

Amount of Increase in Floor Area	Applicability
1% to 19%	Parking, loading and Access standards apply to the expansion only.
20% or greater	Parking, loading and Access standards apply to the entire development.

(ii) **~~Change of Use~~**

~~Additional off-street Parking Spaces will be required to accommodate a change of use of a Structure or Parcel of land only when the new use requires 25% or more Parking Spaces than the previous use or 25 or more additional spaces, whichever is greater. In such cases, the new use shall provide at least 80% of the number of Parking Spaces required for the new use on the site.~~

(c) **Parking in Excess of Required Standard**

(i) Developments that provide parking in excess of the required standards must mitigate the impacts of the increased Impervious Surface through use of storm drainage Best Management Practices (BMPs) as provided in the City's adopted BMP manual. [Mid-America Regional Council and American Public Works Association Manual for Best Management Practices for Stormwater Quality – Sept. 2003 and subsequent updates].

(ii) Single-Family Detached Dwellings, Attached Dwellings and duplex residential uses shall be exempt from ~~this~~ the requirements of 20-901(c)(i).

(d) **~~No Reductions Below Minimums~~**

The number of Parking and loading spaces existing on a site may not be reduced below the minimum requirements of this Section, except: ~~as provided in Section 20-213(e)(2).~~

(i) When waived by the Planning Director on sites where a property owner creates a shared access point or where multiple access points on a property are consolidated consistent with adopted access management policies:

(ii) For good cause shown, when waived by the Planning Director as part of Site Plan approval in accordance with 20-1305 and based upon a parking study submitted in accordance with 20-905; or

(iii) When a variance from the parking requirements is granted by the Board of Zoning Appeals based upon the specific circumstances of the property.

(e) Issuance of Building Permits or Certificates of Occupancy

No Building permits or certificates of occupancy shall be issued unless the minimum parking standards are being complied with **or those standards have been waived in accordance with 20-901(d)**, ~~even though a site plan may have been approved previously that included fewer Parking Spaces, due to the unknown or changing status of occupancy.~~

(f) Exemption for CD District

Due to the unique characteristics of the Downtown Commercial District, allowed uses in the CD Zoning District are exempt from the requirement to provide off-street parking and off-street loading spaces.

(g) Parking Requirements in PRDs, PCDs and PIDs established before July 1, 2006

Parking standards for uses listed in 20-902, 20-903 or 20-904 of this Development Code shall be applied when establishing minimum requirements for New Developments, Expansions or Enlargements, or Change of Use or Occupancy in these established Planned Unit Developments.

20-902 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly stated in this article, Off-street **Parking Spaces** shall be provided in accordance with the minimum ratios of the following, Schedule A.

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
RESIDENTIAL <u>USE GROUPS</u>		
HOUSEHOLD LIVING		
<u>Accessory Dwelling Unit</u>	<u>See 20-534 for standards</u>	None
Attached Dwelling	2 per Dwelling Unit	
<u>Cluster Dwelling</u>		
Detached Dwelling		
Duplex		
Manufactured Home	2 per Dwelling Unit	
Manufactured Home, Residential-Design		
<u>Mobile Home</u>	2 per Dwelling Unit (1 may be located in common area)	
<u>Mobile Home Park</u>		
Multi-Dwelling Structure	1 per bedroom, + 1 per 10 units (visitors and guests)	1 per 4 auto spaces
<u>Non-Ground Floor Dwelling</u>	<u>1 per bedroom</u>	<u>None</u>
<u>Work/Live Unit</u>	<u>1 per Dwelling Unit</u>	
<u>Zero Lot Line Dwelling</u>	<u>2 per Dwelling Unit</u>	
<u>Home Occupation, Type A or B</u>	<u>See 20-537 for standards</u>	
GROUP LIVING		
Assisted Living	1 per independent living unit; 0.5 per Assisted Living unit	None
Boarding Houses <u>and Cooperatives</u>	1.5 per 2 lawful occupants	1 per 4 auto spaces
Dormitory and Scholarship Halls		
Fraternity and Sorority Houses		
Group Homes, <u>General</u>	1 + 1 per employee	None
Group Homes, <u>Limited</u>	<u>2 per Dwelling Unit</u>	
<u>PUBLIC AND CIVIC USE GROUPS</u>		
<u>COMMUNITY FACILITIES</u>		
Adult Day Care	1 per 1.5 employees	None
Cemetery	per Schedule D (Section 20-905)	
College / University	<u>1 per 4 employees + 1 per 10 students</u> <u>[based on average annual attendance]</u>	<u>1 per 5 students</u>
Cultural Center / Library	1 per 500 square feet	5 or 1 per 4 auto spaces, whichever is greater
Day Care Center	1 per 1.5 employees + 4 spaces	None
Day Care Home, Class A	1 per 1.5 employees	
Day Care Home, Class B		
Detention	<u>per Schedule D (Section 20-905)</u>	<u>1 per 10 auto spaces</u>
Lodge, Fraternal and Civic Assembly	1 per 500 square feet	None

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Postal Service	per Schedule D (Section 20-905)	5 or 1 per 10 auto spaces, whichever is greater
Public Safety	per Schedule D (Section 20-905)	None
School, Grades K–9	1 per 1.5 teachers and employees	1 per 5 students
Grades 10+	1 per 1.5 teachers and employees + 1 per 3 students	5 or 1 per 10 auto spaces, whichever is greater
Funeral and Interment Cremating Interring Undertaking	1 per vehicle used in the business; 1 per vehicle used in the business; 1 per 200 <u>300</u> square feet	None
<u>Temporary Shelter</u>	<u>1 per 1.5 employees</u>	<u>1 per 5 clients</u>
<u>Social Service Agency</u>	<u>1 per 300 square feet</u>	<u>1 per 10 auto spaces</u>
<u>Community Meal Program</u>	<u>1 per 1.5 employees + 1 per 5 seats</u>	5 or 1 per 10 auto spaces, whichever is greater
Utility, Minor	<u>1 space</u>	1 per 10 auto spaces
Utility and Service, Major	1 per 1.5 employees	
MEDICAL FACILITIES		
Extended Care Facilities, <u>General and Limited</u>	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater
Health Care Office; Health Care Clinic	1 per 200 <u>300</u> square feet	1 per 10 auto spaces
Hospital	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater
Outpatient Care Facilities	1 per 300 square feet	1 per 10 auto spaces
<u>RECREATIONAL FACILITIES</u>		
Active Recreation /Community Recreation	Per Schedule D (Section 20-905)	5 or 1 per 4 auto spaces, whichever is greater
Entertainment & Spectator Sports, General	1 per 3 seats	1 per 10 auto spaces
Entertainment & Spectator Sports, Limited	1 per 4 seats	5 or 1 per 10 auto spaces
Participant Sports & Recreation, Indoor	1 per 200 square feet or 8 per tennis court <u>1 per 500 square feet of customer/activity area</u>	<u>1 per 10 auto spaces</u>
Participant Sports & Recreation, Outdoor	1 per 500 square feet of customer/activity area or 8 per tennis court <u>1 per 500 square feet of customer/activity area</u>	
<u>Nature Preserve / Undeveloped</u>	<u>Per Schedule D (Section 20-905)</u>	
<u>Passive Recreation</u>		
<u>Private Recreation</u>		
RELIGIOUS ASSEMBLY		
<u>Campus or Community Institution</u>	1 per 4 seats in sanctuary or principal worship or assembly space plus spaces required for permitted Accessory Uses	5 or 1 per 10 auto spaces, whichever is greater
<u>Neighborhood Institution</u>		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
<u>COMMERICAL USE GROUPS</u>		
ANIMAL SERVICES		
Kennel	1 per 500 square feet	None
Livestock Sales	1 per 600 square feet	None
Sales and Grooming	1 per 300 square feet	1 per 10 auto spaces
Veterinary	1 per 400 square feet	None
EATING AND DRINKING ESTABLISHMENTS		
<u>Accessory Bar</u>	<u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	<u>None</u>
<u>Accessory Restaurant</u>	<u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u>	
Bar or Lounge	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	<u>5 or 1 per 10 auto spaces, whichever is greater</u>
Brewpub		
Fast Order Food	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u>	
Fast Order Food, Drive-In		
Nightclub	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	
<u>Private Dining Establishment</u>	<u>Per Section 20-539</u>	<u>Per Section 20-539</u>

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Restaurant, Quality	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u>	<u>5 or 1 per 10 auto spaces, whichever is greater</u>
<u>OFFICE</u>		
Administrative and Professional	1 per 300 square feet	1 per 10 auto spaces
Financial, Insurance and Real Estate		
<u>Other</u>		
<u>PARKING FACILITIES</u>		
<u>Accessory</u>	None	None
Commercial		
<u>RETAIL SALES AND SERVICE</u>		
Building Maintenance Service	1 per 500 square feet	1 per 10 auto spaces
Business Equipment Sales and Service	1 per 300 square feet	
Business Support Service	1 per 400 square feet	
Communications Service Establishments	1 per 400 square feet	1 per 10 auto spaces
Construction Sales and Service	1 per 500 square feet of Building area + 1 space per acre of outdoor storage or assembly	1 per 10 auto spaces
Food and Beverage <u>Retail Sales</u>	1 per 200 <u>300</u> square feet	5 or 1 per 10 auto spaces
<u>Mixed Media Store</u>	<u>1 per 300 square feet</u>	<u>5 or 1 per 10 auto spaces</u>
Personal Convenience <u>Service</u>	1 per 300 square feet	1 per 10 auto spaces
Personal Improvement <u>Service</u>	1 per 200 square feet	1 per 10 auto spaces
Repair Service, Consumer	1 per 400 square feet	
Retail Sales, General	per Schedule B (Section 20-903)	
<u>Retail Establishment, Large</u>	<u>per Schedule B (Section 20-903)</u>	<u>1 per 10 auto spaces</u>
<u>Retail Establishment, Medium</u>		
<u>Retail Establishment, Specialty</u>		
<u>SEXUALLY ORIENTED BUSINESSES</u>		
<u>Sexually Oriented Media Store</u>	<u>1 per 300 square feet</u>	<u>5 or 1 per 10 auto spaces</u>
<u>Physical Sexually Oriented Business</u>		
<u>Sex Shop</u>		
<u>Sexually Oriented Theater</u>	<u>1 per 4 seats</u> (similar to Entertainment, Limited which includes theaters)	
<u>TRANSIENT HABITATION ACCOMODATION</u>		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Bed and Breakfast	1 per guest room + 1 per 1.5 employees	None
Camping <u>Campground</u>	1 per camp space	None
<u>Elderhostel</u>	1 per guest room + 1 per 1.5 employees for associated uses	as required for associated uses
Lodging <u>Hotel, Motel, Extended Stay</u>		
VEHICLE SALES AND SERVICE		
Cleaning <u>(car wash)</u>	2 + stacking spaces <u>per Section 20-911</u>	None
Fleet Storage	1 per 1.5 employees	
<u>Gas and Fuel Sales</u>	2 per station + 2 per pump island + 1 per service bay <u>1 per 300 square feet of retail sales area + 2 per pump island</u>	
Heavy Equipment Repair	2 per service bay, not counting the bay or Access way to the bay	
Heavy Equipment Sales/Rental	1 per 5,000 square feet of open sales area + 1 per 500 square feet of enclosed sales area + 2 per service bay	
Inoperable Vehicles Storage	1 per 1.5 employees	
Light Equipment Repair	2 per service bay, not counting the bay or Access way to the bay	
Light Equipment Sales/Rental	1 per 5,000 square feet of open sales area + 1 per 500 square feet of enclosed sales area + 2 per service bay	
Recreational Vehicle and Boat Storage	1 per 25 storage spaces	
INDUSTRIAL USE GROUPS		
<u>INDUSTRIAL FACILITIES</u>		
Explosive Storage	per Schedule C (Section 20-904)	None
Industrial, General		
Industrial, Intensive		
Laundry Service		
Manufacturing and Production, Limited		
Manufacturing and Production, Technological		
Research Service	per Schedule C (Section 20-904)	1 per 10 auto spaces
Scrap and Salvage Operation	1 per acre	None
WHOLESALE, STORAGE AND DISTRIBUTION		
<u>Exterior Storage</u>	per Schedule C (Section 20-904)	None
Heavy		
Light		
Mini-Warehouse	4 + 1 per 25 rental spaces	
Other Use Types OTHER USE GROUPS		
ADAPTIVE REUSE		
<u>Designated Historic Property</u>	As established at time of Special Use approval <u>per Section 20-501</u>	As established at time of Special Use approval <u>per Section 20-501</u>
<u>Greek Housing Unit</u>		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
<u>AGRICULTURE</u>		
<u>Agricultural Sales</u>	<u>1 per 500 square feet of Building area + 1 space per acre of outdoor storage or assembly</u>	<u>1 per 10 auto spaces</u>
<u>Agricultural Services</u>	<u>1 per 1.5 employees</u>	<u>1 per 10 auto spaces</u>
Agriculture, Animal	None	None
Agriculture, Crop	None	None
COMMUNICATIONS FACILITIES		
<u>Amateur and Receive Only Antennas</u>	<u>None</u>	<u>None</u>
<u>Broadcasting Tower</u>	<u>1 space</u>	<u>None</u>
Communications Service Establishment	<u>1 per 400 square feet</u>	<u>1 per 10 auto spaces</u>
<u>Telecommunications Antenna</u>	<u>None</u>	<u>None</u>
<u>Telecommunications Tower</u>	<u>1 space</u>	<u>None</u>
<u>Satellite Dish</u>	<u>None</u>	<u>None</u>
Co-located	None	None
Freestanding	1 space per Accessory Structure	None
MINING		
Mining	per Schedule D (Section 20-905)	None
RECYCLING FACILITIES		
Large Collection	per Schedule C (Section 20-904)	None
Small Collection		
Processing Center	per Schedule C (Section 20-904)	None

20-903 OFF-STREET PARKING SCHEDULE B

- (a) Off-street **Parking Spaces** for Schedule B uses shall be provided in accordance with the following standards. These standards shall be minimum standards for the provision of off-street **Parking Spaces**. ~~The maximum number of off-street **Parking Spaces** for a Schedule B use shall not exceed 120% of the minimum required number of **Parking Spaces** for such a use.~~

Gross Floor Area (Sq. Ft.)	Off-Street Parking Spaces Required
1–45,000	1 per 200 300 square feet
45,001–100,000	225 150 + 1 per 300 400 square feet of Gross Floor Area between 45,001 and 100,000 square feet
100,001+	408 288 + 1 per 400 500 square feet of Gross Floor Area above 100,000 square feet

- (b) **The maximum number of off-street Parking Spaces for a Schedule B use shall not exceed 120% of the minimum required number of Parking Spaces for such a use.**

20-904 OFF-STREET PARKING SCHEDULE C

Off-street **Parking Spaces** for Schedule C uses shall be provided in accordance with the following standards:

Gross Floor Area (Sq. Ft.)	Off-Street Parking Required			
		Warehousing Floor Area Manufacturing or Other Floor Area		Outdoor Storage Area
1-20,000	1 per vehicle used in the business +	1 per 1,000 square feet +	1 per 750 square feet +	1 per acre
20,001 – 120,000		1 per 5,000 square feet +	1 per 1,500 square feet +	1 per acre
120,001 +		1 per 10,000 square feet +	1 per 3,000 square feet +	1 per acre
<u><i>If business is employee intensive, parking may be based on ratio of employees</i></u>	1 per vehicle used in the business +	<u><i>1 per 1.5 employees on largest shift</i></u>		1 per acre