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City County Planning Office
Lawrence, Kansas

July 24, 2011

Mr. Richard Hird, Chairman
Members
Lawrence-Douglas County Metropolitan Planning Commission
City Hall
Lawrence, Kansas 66044

RE. ITEM NO. 2: A TO IG; 67 ACRES; 933, 939, & 943 N 1800 RD (SLD)

Dear Chairman Hird and Planning Commissioners:

Attached is a copy of the letter that the League of Women Voters Land Use Committee sent to you in May on the proposed rezoning of this 67-acre county tract to the IG (General Industrial) District.

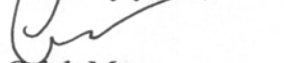
In this current letter we repeat our concerns that rezoning this tract at this time is very much too early in the development process of the area and rezoning to the IG district will hamper proper development of this tract. The site is highly visible from the Turnpike and is designated as a "Minor Gateway" to Lawrence by *Transportation 2030* (a vital feature incorporated into *Horizon 2020*, our comprehensive plan). Our comprehensive plan, therefore, requires that this location be given very special treatment, which this unconditioned, conventional, "kitchen sink" type of zoning would not permit.

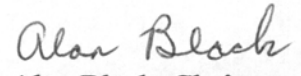
Another major consideration that staff did not mention in their July report is the issue of city utilities—sewerage and water. The other adjacent and near-by tracts that have recently been rezoned for industrial use have been given permission to employ county-type utilities. This approach could very well result in substandard development and an unfortunate waste of industrially zoned land.

We repeat our appeal to the Planning Commission to delay industrial rezoning of this property now and instead rezone it UR (Urban Reserve) in order to give the city and the property owners time to arrange for city-type utilities and proper planning. If not that, then we suggest that it be rezoned to a type of industrial use, such as IBP (Industrial Business Park) that allows better planning of the site and more appropriate uses for this very important entryway into Lawrence. The area is reserved for industrial use in our comprehensive plan. One important reason for having this plan is to allow developers the opportunity to invest in future sites designated for the use they are seeking in advance of zoning.

We ask that you not change this property to this potentially blighting type of zoning that is the IG District, and instead, recommend alternatives such as those we have suggested.

Sincerely yours,


Caleb Morse
Member of the Board


Alan Black, Chairman
Land Use Committee

Attachment

League of Women Voters of Lawrence-Douglas County
P.O. Box 1072, Lawrence, Kansas 66044

May 22, 2011

Mr. Charles Blaser, Chairman
Members
Lawrence-Douglas County Metropolitan Planning Commission
City Hall
Lawrence, Kansas 66044

RE. ITEM NO. 14B: A TO IG; 69 ACRES; 933, 939, & 943 N 1800 RD (SLD)

Dear Chairman Blaser and Planning Commissioners:

We believe that the recommendation to annex this property is based on the request of the property owners, and although it would be an "island" annexation, it reflects the future intention of the owners and is an appropriate action now to anticipate future development of the site.

However, we also are very concerned that the rezoning of this property to IG (General Industrial) use is too far in advance of the essential planning that must be done before it is developed. This location is specifically identified in the Transportation 2030 plan as a Minor Gateway Corridor and as such must be treated with very special care. Below is a direct quotation from this Plan, which is also referred to in the Farmers Turnpike and K-10 Area Plan as the plan specifically guiding the development of this area. Attached is this excerpt from the Plan along with the illustration in Transportation 2030:

"Gateways are locations on transportation corridors that define the entrances to cities. These provide visitors with a first impression of the city and often indicate the transition from rural to urban land uses. As such, cities desire to make these locations as attractive and informative as possible. As noted in T2030 in Figure 2.4, there are several roadways that represent gateways into the city of Lawrence or into smaller communities within the region that should be reviewed for aesthetic and informational enhancements when they are improved."

The IG zoning allows such uses as explosive storage and other operations that without special attention and regulation could be dangerous or unsightly. Once an area is rezoned, it is too late to apply the special regulations that would have protected the area had they been applied initially as conditions incorporated into the specific ordinance rezoning the site.

Therefore, we ask that you not rezone this property to IG at this time, but instead rezone it to UR (Urban Reserve), recognizing that it will become an industrial use, but with special treatment once the use is known. Alternatively, we suggest that if you chose to rezone it now, that it be rezoned as IBP (Industrial Business Park) rather than IG. Our reasoning is that with the larger minimum lot acreage requirement it is more likely to be developed as a unified site rather than as unrelated small-lot developments.

This area is a very sensitive site. We recognize that the adjacent previously zoned IG District to the east should have also been given special treatment. We hope that you won't repeat the same mistake. We hope that you will take our suggestions here.

Thank you for your consideration.

Sincerely yours,

Milton Scott
Vice President

Alan Black, Chairman
Land Use Committee

Attachment

QUOTATION FROM THE FARMERS' TURNPIKE AND K-10 AREA PLAN (portions of Pages 2-6 and 2-7)

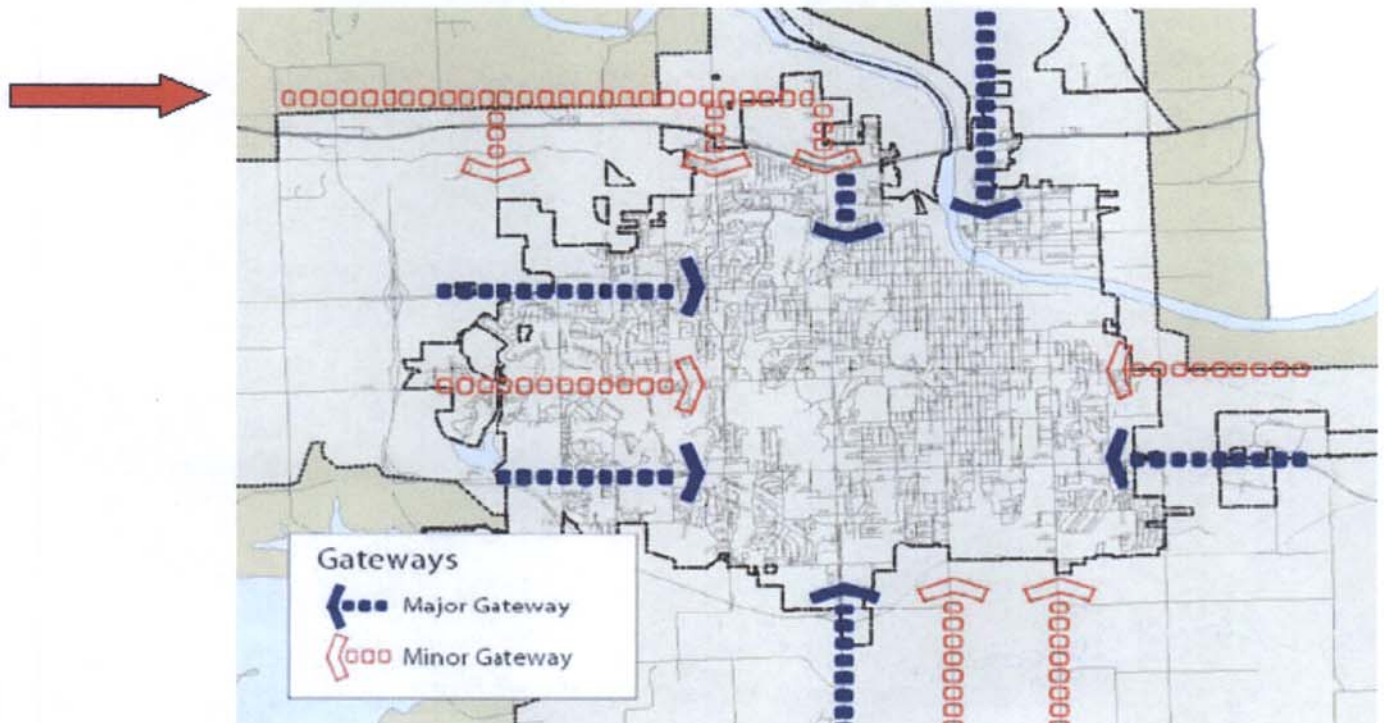
2.3.3.2 Gateways

Chapter 2 of T2030 discusses and identifies minor and major gateway into and out of Lawrence. T2030 states, "Gateways are locations on transportation corridors that define the entrances to cities. These provide visitors with a first impression of the city and often indicate the transition from rural to urban land uses. As such, cities desire to make these locations as attractive and informative as possible. As noted in T2030 in Figure 2.4, there are several roadways that represent gateways into the city of Lawrence or into smaller communities within the region that should be reviewed for aesthetic and informational enhancements when they are improved."

T2030 identifies Farmer's Turnpike (N 1800 Road/County Hwy 438) and E 1000 Road (Queen's Road) as minor gateways into Lawrence based on the corporate boundaries shown in Figure 2.4 of T2030. The interchange of K-10 Highway and I-70 will be a gateway into Lawrence when and as development occurs within the city, and provides the greatest opportunity to develop with quality site planning, building materials, signs and other elements that create a sense of place. Also, K-10 Highway and I-70 are identified as truck routes into and out of Lawrence. Additionally the I-70/K-10 Highway interchange is a gateway into Lecompton. The "Lecompton Interchange", as it is referred to by the Kansas Turnpike Authority, is the only gateway into the city of Lecompton from I-70.

T2030 Figure 2.4

LAWRENCE GATEWAYS



Memorandum

City of Lawrence/Douglas County Planning & Development Services

TO: Douglas County Board of County Commissioners
Lawrence City Commission

FROM: Sandra L. Day, AICP, Planning Staff

Date: May 14, 2008

RE: Industrial District Comparison

In response to inquires made about city industrial zoning districts related to the proposed annexation located at the NW corner of N 1800 Road and E 900 Road staff has identified the key differences in the IG (Industrial General) and IL (Industrial Limited) zoning districts and have highlighted which specific uses may be permitted in the districts. Attached is a comparison and a summary table listing allowed uses between and within the IG and IL zoning districts. The IBP (Industrial Business Park) is included in the use table list. The purpose of this memorandum and supporting documentation is to clarify how the use groups are used by staff and to highlight the significant differences between the industrial districts.

The key difference between the two industrial districts is that "Intensive Industrial" uses are allowed in the IG district but not the IL district. Intensive Industrial uses have the following characteristics that have a potential to be detected off-site for prolonged duration of time:

- Continuous, frequent, or repetitive noises or vibrations;
- Noxious or toxic fumes, odors, or emissions;
- Electrical disturbances; or
- Night illumination into residential areas

In addition most retail uses are not allowed in the IG district, but many are allowed in the IL district.

Local examples of uses that would be found in the "Intensive Industrial" use group include Penny's Concrete, LRM Industries and Hamm Companies.

Most "industrial uses" can be categorized into General Industrial; such as Pur-o-zone, Hallmark Cards and Allen Press Manufacturing and Production Limited, or Manufacturing and Production, Technical use group. Martin Logan, M-Pact Worldwide, and Microtech are local examples of the "Manufacturing and Production, Technical" use group and would be allowed uses in either the IG or IL zoning district.

The Wholesale, Storage & Distribution: Light use group would include local examples such as O'Mally Beverage, Standard Beverage, Professional Moving and Storage, and the K-Mart distribution center and similar facilities.

Lastly, some businesses, such as Cottonwood Incorporated, provide many different functions depending on the customer but they are capable of operating warehousing, manufacturing, and product fulfillment orders. These types of uses will have to be individually evaluated and could be found to be consistent with more than one type of use category. In such instances staff has worked with a property owner to determine and define the primary activity and intensity to properly classify the use and identify the appropriate zoning district.



Industrial District Comparisons:

20-214 IBP, Industrial/Business Park District	20-215 IL, Limited Industrial District	20-216 IG, General Industrial District
<p>Purpose</p> <p>The IBP, Industrial/Business Park District, is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.</p> <ul style="list-style-type: none"> The IBP District is intended for implementation along Arterial Streets. Lot Access shall be taken from internal roads and not directly from the Arterial Streets, wherever possible. (Ord. 8098) 	<p>Purpose</p> <p>The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.</p> <ul style="list-style-type: none"> The IL District is intended for implementation along Collector or Arterial Streets. 	<p>Purpose</p> <p>The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation Access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.</p> <ul style="list-style-type: none"> The IG District is intended for implementation along Arterial Streets.
<p>20-1736 Industrial, Intensive</p> <p>Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics.</p>		
<p>20-1735 Industrial, General</p> <p>Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:</p> <ul style="list-style-type: none"> continuous, frequent, or repetitive noises or vibrations; noxious or toxic fumes, odors, or emissions; electrical disturbances; or night illumination into residential areas. <p>Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.</p>		
<p>Findings:</p> <p>The key comparison and difference between the IL and IG districts is that the IG district permits activities that could create noise, vibration and other types of spillover nuisance outside the immediate boundaries of the subject property for duration longer than 15 minutes.</p> <p>Another distinction between the IG and the IL districts is that retail commercial uses are not allowed in the IG district.</p>		



**City of Lawrence
Douglas County**

PLANNING & DEVELOPMENT SERVICES

Industrial District Comparisons

20-214 IBP Industrial/Business Park District

Purpose

The IBP, Industrial/Business Park District, is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.

- The IBP District is intended for implementation along Arterial Streets.
- Lot Access shall be taken from internal roads and not directly from the Arterial Streets, wherever possible. (Ord. 8098)

20-215 IL Limited Industrial District

Purpose

The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.

- The IL District is intended for implementation along Collector or Arterial Streets.

20-216 IG General Industrial District

Purpose

The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.

- The IG District is intended for implementation along Arterial Streets.

20-1736 Industrial Intensive

Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics.

20-1735 Industrial General

Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:

- continuous, frequent, or repetitive noises or vibrations;
- noxious or toxic fumes, odors, or emissions;
- electrical disturbances; or
- night illumination into residential areas.

Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

Findings:

The key comparison and difference between the IL and IG districts is that the IG district permits activities that could create noise, vibration and other types of spillover nuisance outside the immediate boundaries of the subject property for duration longer than 15 minutes.

Another distinction between the IG and the IL districts is that retail commercial uses are not allowed in the IG district.



KEY: A = Accessory P = Permitted S =
Special Use
* = Standard Applies - Use not
allowed

IBP IL IG Use Definitions

COMMERCIAL

Use	IBP	IL	IG	Use Definitions	
Animal Services	Kennel	-	P	P	Kennel services for dogs, cats, and small animals, including Day Care and overnight care. Typical uses include boarding kennels and dog training centers.
	Livestock Sale	-	P	P	Typical uses include Livestock auction sales
	Sales and Grooming	-	P	P	Sales, grooming and day time care of dogs, cats, and similar small animals. Typical uses include pet stores, dog bathing and clipping salons and pet grooming shops. No overnight boarding is allowed.
	Veterinary	-	P	P	Typical uses include veterinary offices, pet clinics, and animal hospitals.
Eating & Drinking Establishments	Accessory Bar (Ord. 8098)	A*	-	-	
	Bar Or Lounge	-	-	-	
	Brewpub	-	-	-	
	Fast Order Food (Ord. 8098)	-	P*	-	An establishment whose primary business is the sale of food: a) primarily intended for immediate consumption; b) available within a short waiting time; and c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold. This use category includes both establishments that have seating areas for consumption of prepared food on the premises and those that provide food only for consumption off the premises; this category does not include drive-in fast order food establishments.
	Fast Order Food, With Drive-In (Ord. 8098)	-	P	-	Sale of food directly to patrons in motor vehicles or to patrons that intend to use the motor vehicle as an eating area. Typically, this use is either dependent on a long driveway that provides adequate room for vehicle stacking at a drive-up service window or on a parking area near a walk-up service window. This use category includes uses commonly called "drive-ins" or "drive-in restaurants," "drive-up restaurants," "drive-through food or beverage stands," and restaurants with "drive-through" facilities. If a fast-food establishment has both seating areas inside the establishment and drive-up or drive-through facilities, it shall be considered Fast Order Food, Drive-In for use purposes; parking standards, however, shall consider the inside dining area.
	Nightclub (Ord. 8098)	-	-	-	
Office	Private Dining Establishments (Ord. 8061)	P*	-	-	
	Restaurant, Quality	P*	-	-	
	Administrative and Professional	P*	P*	P*	Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices and architectural firms.
	Financial, Insurance & Real Estate Services	P*	P*	-	Financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies and real estate firms.
Parking Facilities	Other Example: Call Center	P*	P*	P*	Office uses for businesses that primarily provide administrative, consulting or other professional services that do not include construction space or equipment/storage yards. This use includes community facilities that are public, non-profit or charitable in nature and provide education, training and counseling services. (Ord. 8040)
	Accessory	A*	A*	A*	
	Commercial	P	P	P	Commercial parking facilities that provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking use.
Retail Sales & Service	Building Maintenance (Ord. 8098)	-	P	P	Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance and window cleaning services. Also includes exterminator services for residential, commercial or industrial applications.
	Business Equipment	P	P	-	Sale, rental or repair of office, professional, and service equipment and supplies to the firms themselves rather than to individuals. Excludes automotive, construction, and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops, computer repair shops and hotel equipment and supply firms.
	Business Support	P	P	P	Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services and blueprint services. Also includes business or trade schools that do not involve any outdoor storage or manufacturing processes. Business or trade schools that do involve outdoor storage or manufacturing processes are classified as "Limited Manufacturing and Production"
	Communications	P	P	-	Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "Major Utilities and Services" and "Minor Utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers and telegraph service offices



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Douglas County
PLANNING & DEVELOPMENT SERVICES

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IBP IL IG Use Definitions

	Construction Sales and Service (Ord. 8098)	-	P	P	Construction activities and incidental storage on Lots other than construction sites. Also includes landscape contractors and landscape maintenance businesses and the retail or wholesale sale, from the Premises, of materials used in the construction of Buildings or other Structures including the retail sale of paint, fixtures, and hardware, but excludes those uses classified as "Automotive" and/or "Heavy Equipment" use types. Typical uses include Home Improvement or Building materials stores, tool and equipment rental or sales, Building contracting/construction offices with shops and/or outside storage yards and landscape maintenance/contractor offices with shops and/or outside storage yards. (Ord. 8098)
	Food and Beverage (Ord. 8098)	-	P*	-	Retail sale of food and beverages for home consumption. Typical uses include grocery stores, convenience stores, butcher shops, and package liquor stores.
	Mixed Media Store (Ord. 8098)	-	P*	-	An establishment or business offering goods for sale or rent that is not a Sex Shop or Sexually Oriented Media Store but where: • more than 10 percent (10%) of the gross public Floor Area is devoted to Sexually Oriented Media; or • more than 10 percent (10%) of the stock in trade consists of Sexually Oriented Media
	Personal Convenience (Ord. 8098)	-	P*	-	Provision of small personal items or consumer-oriented, personal services. These include various general retail sales and personal services of a small, neighborhood-scale. Typical uses include neighborhood grocery stores, drug stores, laundromats/dry cleaners and barbershops
	Personal Improvement (Ord. 8098)	-	P*	-	Informational, instructional, personal improvement and similar services of a nonprofessional nature. Excludes services classified as "Spectator Sports and Entertainment", "Sports and Recreation, Participant" or "Transient Habitation." Typical uses include fine arts studios, martial arts centers, yoga meditation or diet centers.
	Repair Service, Consumer (Ord. 8098)	-	P*	-	Provision of repair services to individuals and households but not to firms. Excludes "Automotive and Equipment" use types. Typical uses include appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.
	Retail Sales, General (Ord. 8098)	-	P*	-	Businesses, not exceeding 65,000 gross square feet of Floor Area, involved in the sale, lease or rent of new or used products to the general public. Excludes "Agricultural Sales," "Animal Services," "Automotive and Equipment," "Business Equipment Sales and Services," "Construction Sales and Services," "Food and Beverage Retail Sales," "Gasoline Sales" and "Swap Meets". Typical uses include general merchandise, apparel stores and furniture stores
	Retail Establishment, Large	-	-	-	
	Retail Establishment, Medium	-	-	-	
	Retail Establishment, Specialty	-	-	-	
	Sexually Oriented Media Store	-	-	-	
Sexually Oriented Business	Physical Sexually Oriented Business	-	-	-	
	Sex Shop	-	-	-	
	Sexually Oriented Theater	-	-	-	
Transient Accommodation	Bed and Breakfast	-	-	-	
	Campground	-	-	-	
	Hotel, Motel, Extended Stay	-	-	-	
	Cleaning (e.g., Car Wash) (Ord. 8098)	-	P	P	Washing and polishing of automobiles. Typical uses include car washes
	Fleet Storage (Ord. 8098)	-	P	P	Fleet storage of vehicles used regularly in business operation and not available for sale, or long-term storage of operating vehicles. Typical uses include taxi fleets, buses, mobile catering truck storage, and auto storage garages
	Gas and Fuel Sales (Ord. 8098)	-	P	P	Retail sale from the Premises of petroleum products with incidental sale of tires, batteries and replacement items, lubricating services and minor repair services. Typical uses include automobile service stations, filling stations and truck stops.
	Heavy Equipment Repair (Ord. 8098)	-	P	P	Repair of trucks and other heavy equipment as well as the sale, installation, or servicing of automotive equipment and parts together with body repairs, painting, and steam cleaning. Typical uses include engine repair shops, body shops and motor freight maintenance groups
	Heavy Equipment Sales/Rental (Ord. 8098)	-	P	P	Sale, retail or wholesale, and/or rental from the Premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.
Vehicle Sales & Service	Inoperable Vehicles Storage (Ord. 8098)	-	P	P	Storage of non-operating motor vehicles. Typical uses include storage of private parking tow-a-ways and impound yards.
	Light Equipment Repair (Ord. 8098)	-	P	P	Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include tire repair and alignment, muffler shops, auto or motorcycle repair garages and auto glass shops.
	Light Equipment Sales/Rental (Ord. 8098)	-	P	P	Sale, retail, wholesale, or rental from the Premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, motor homes and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicles sales and rental agencies.
	RV and Boats Storage (Ord. 8098)	-	P	P	Storage of recreational vehicles and boats. Typical uses include the collective storage of personal recreational vehicles and boats.



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PLANNING & DEVELOPMENT SERVICES

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IBP IL IG Use Definitions

INDUSTRIAL

Industrial
Facilities

Explosive Storage	-	-	P	Storage of any quantity of explosives. Typical uses include storage in the course of manufacturing, selling, or transporting explosives, or in the course of blasting operations.
Industrial, General (Ord. 8098) Example: Pur-O-Zone Hallmark Cards Allen Press	-	P	P	Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following: <ul style="list-style-type: none"> • continuous, frequent, or repetitive noises or vibrations; • noxious or toxic fumes, odors, or emissions; • electrical disturbances; or • night illumination into residential areas. <p>(1) Exceptions Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring <u>less than 15 minutes</u> per day; an odor detected for <u>less than 15 minutes</u> per day; noise detectable only as part of a composite of sounds from various off-site sources.</p>
Industrial, Intensive Example: Penny Readymix LRM Hamm	-	-	P	Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics. Nuisance conditions can result from any of the following: <ul style="list-style-type: none"> • continuous, frequent, or repetitive noises or vibrations; • noxious or toxic fumes, odors, or emissions; • electrical disturbances; or • night illumination into residential areas.
Laundry Service (Ord. 8098)	-	P	P	Laundrying, dry cleaning, or dyeing services other than those classified as "Personal Convenience Services." Typical uses include laundry or dry cleaning agencies, diaper services and linen supply services.
Manufacturing & Production, Ltd.	P	P	P	Establishments generally employing fewer than 20 persons, do not involve outside storage of materials; do not require Federal air quality discharge permits, are compatible with nearby residential uses because there are few or no offensive external effects, and are primarily engaged in one of the following: <p>On-site production of goods by hand manufacturing involving use of hand tools or light mechanical equipment. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for customers or firms. Goods are generally not displayed or sold on-site, but if so, this is a subordinate part of total sales. Typical uses include instruction studios, ceramic studios, woodworking and cabinet shops, custom jewelry manufacturing, and similar types of arts and crafts or small-scale manufacturing; or</p> <p>Manufacturing or assembling of electronic components, medical and dental supplies, computers, computer components, or other manufacturing establishments with similar characteristics. Goods generally are not displayed or sold on-site, but if so, this is a subordinate part of total sales.</p>
Manufacturing & Production, Tech. Example: Martin Logan M-Pact Worldwide Microtech	P	P	P	Manufacturing, processing, or packaging of small-scale food production operations with limited on-site retail sales. Typical uses <p>Production, processing, assembling, or packaging of products that rely upon research and technological innovation. Typical uses include manufacturing research instruments, electronic products, and surgical and medical instruments. This use type does not include uses that require Federal air quality discharge permits.</p>
Research Service	P	P	P	Research of an industrial or scientific nature generally provided as a service or conducted by a public agency or private firm. Typical uses include electronics research laboratories, environmental research and development firms, agricultural and forestry research labs, and pharmaceutical research labs.
Scrap and Salvage Operation	-	S*	S*	Storage, sale, dismantling, or other processing of used, source-separated, or waste materials not intended for reuse in their original form. Typical uses include automotive wrecking yards, junk yards, and salvage yards, but not including "Recycling Facilities."



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PLANNING & DEVELOPMENT SERVICES

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allowed IBP IL IG Use Definitions

allowed	IBP	IL	IG	Use Definitions
Wholesale, Storage, & Distribution				20-538 - Exterior Storage areas are permitted as an accessory to a principal use in specific nonresidential zoning districts to provide space for the outdoor storage of materials related to the principal use. Outdoor storage of materials not related to the business of the principal use is prohibited. Exterior Storage is defined as the outdoor storage of any and all materials related to the principal use of the lot or site, not including areas for special events, temporary outdoor events or seasonal events, transient merchant sales areas, or any other outdoor area dedicated to the sale of retail goods, regardless of the proprietor. Exterior Storage is permitted as an accessory use in the CR, CS, CC, IBP, IL, IG, GPI and H Districts to any principal use permitted in these districts. The standards for Exterior Storage areas exclude dumpsters and trash receptacles and mechanical equipment, which themselves have screening requirements in Section 20-1006.
				Open-air storage, distribution, the handling of materials and equipment or bulk storage of fuel. Typical uses include monument or stone yards, train yards, grain elevators and large-scale fuel storage.
				Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms.
				Storage or warehousing service within a building for individuals to store personal effects. Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant; but in no case shall storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business, or service use. Spaces shall not be used for workshops, hobby shops, manufacturing, retail sales or similar uses. Human occupancy shall be limited to that required to transport, arrange and maintain stored materials.
OTHER				
Adaptive Reuse				Designated Historic Property Conversion of a designated local, state or national historic landmark structure to another specified use, with the intent of preserving the landmark.
				Greek Housing Unit
Agriculture				Agricultural Sales On-site sale of feed, grain, fertilizers, pesticides and similar goods. Typical uses include nurseries, hay, feed and grain stores.
				Agriculture, Animal Husbandry
				Agriculture, Crop (Ord. 8098) Activities that primarily involve raising or producing field crops or other plants. Examples include farming, truck gardening, forestry, tree farming, and wholesale plant nurseries.
Communications Facilities				Amateur and Receive-Only Antennas 20-536 - standards provided no definition Amateur Radio and Receive-Only Antennas may be installed and operated as permitted Accessory Uses, subject to the following conditions
				Broadcasting Tower No definition found
				Communications Service Establishment Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "Major Utilities and Services" and "Minor Utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers and telegraph service offices.
				Telecommunications Facilities: The fixed or permanent site, structures, equipment, and appurtenances used to send radio-frequency transmissions. Such facilities include, but are not limited to: antennas, poles, towers, cables, wires, conduits, ducts, pedestals, vaults, buildings, electronics and switching equipment.
				Telecommunications Antenna A Telecommunications Facility for such services as cellular telephone, personal communication services, enhanced/specialized mobile radio, and commercial paging services, that is attached to a pole, tower, or other structure including, but not limited to, a structure that can accommodate the future installation of two or more antenna systems.
Mining				Telecommunications Tower A Telecommunications Facility for such services as cellular telephone, personal communication services, enhanced/specialized mobile radio, and commercial paging services, that consists of a new tower, monopole, or other unattached structure erected to support wireless communication antennas and connecting appurtenances.
				Satellite Dish 20-536 - standards provided not defined: Satellite Dishes more than one meter, up to and including two meters, in diameter are a permitted Accessory Structure in all Commercial and Industrial Zoning Districts and a Special Use (under Sec. Error! Reference source not found.) in all Residential Zoning Districts, and are subject to the following
				Mining Mining or extraction of mineral or aggregate resources from the ground for off-site use. Examples include quarrying or dredging for sand, gravel or other aggregate materials; mining; and oil and gas drilling.



KEY: A = Accessory P = Permitted S =
Special Use
* = Standard Applies - Use not

IBP II IG Use Definitions

allowed					Use Definitions
Recycling Facilities Recycling Facilities	Large Collection (Ord. 8098)	-	P	P	<p>A center or facility for the acceptance by donation, redemption, or purchase of Recyclable Materials from the public.</p> <p>A Small Collection Facility may occupy a maximum area of 500 square feet. Large Collection Facilities may occupy greater land area. Both facilities may include:</p> <ul style="list-style-type: none"> • Attended or unattended mobile collection units such as all weather roll-off containers, bins or boxes, which are not permanently affixed to the ground; • Reverse vending machines or kiosks that may include permanent structures; • Indoor facilities, ancillary to the primary activity of a business or organization
	Small Collection (Ord. 8098)	P	P	P	<p>A center or facility for the acceptance by donation, redemption, or purchase of Recyclable Materials from the public. A Small Collection Facility may occupy a maximum area of 500 square feet.</p> <p>Large Collection Facilities may occupy greater land area. Both facilities may include:</p> <ul style="list-style-type: none"> • Attended or unattended mobile collection units such as all weather roll-off containers, bins or boxes, which are not permanently affixed to the ground; • Reverse vending machines or kiosks that may include permanent structures; • Indoor facilities, ancillary to the primary activity of a business or organization
	Processing Center	-	P	P	<p>A Building or enclosed space used for the collection and processing of Recyclable Materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (Ord. 8098)</p>