

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Public Hearing Item**

PC Staff Report  
9/23/13

**ITEM NO. 7: RM12D-UC TO CS-UC; .27 ACRE; 804 PENNSYLVANIA ST (MKM)**

**Z-13-00287:** Consider a request to rezone approximately .27 acres from RM12D-UC (Multi-Dwelling Residential with Urban Conservation Overlay) District to CS-UC (Commercial Strip with Urban Conservation Overlay) District, located at 804 Pennsylvania St. Submitted by Bartlett & West, Inc., for Ohio Mortgage Investors LLC, property owner of record.

**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request for approximately 0.27 acres from RM12D-UC to CS-UC with conditions (see options below) and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Staff provides the following options for the condition associated with the CS Zoning:

**Option 1:** Approve the rezoning request maintaining the condition established with Ordinance 8054:

The following uses are excluded from the zoning district:

- Bars [unless 55% of gross receipts are derived from food sales as outlined in 20-509(5)(i)]
- Liquor Store
- Ambulance Service
- Car or Truck Wash
- Auto Repair
- External drive-through ATM or drive-through window [walk-up ATM's are allowed]
- Furriers
- Pawn Shop
- Mobile Home Sales and Service
- Golf Driving Range
- Pet Store [animal sales]
- Loan Office [short-term cash advance loans]
- Convenience store with Gasoline Sales

**Option 2:** Approve the rezoning request revising the condition established with Ordinance 8054 to replace the restriction on Bars with operational standards to insure compatibility with the surrounding properties and maintain the character of the area:

The following uses are excluded from the zoning district:

- Bars [unless the following operational standards are met:
  - a. Restricted business hours. (Require that business hours end at midnight for example.)
  - b. Restrict amplified music on the outdoor seating area past a certain time such as: 10 PM on weeknights, 11 PM on weekends.
  - c. Limit the size of the outdoor seating area. (For example, set a maximum occupancy limit for the outdoor area.)]

Liquor Store

Ambulance Service  
Car or Truck Wash  
Auto Repair  
External drive-through ATM or drive-through window [walk-up ATM's are allowed]  
Furriers  
Pawn Shop  
Mobile Home Sales and Service  
Golf Driving Range  
Pet Store [animal sales]  
Loan Office [short-term cash advance loans]  
Convenience store with Gasoline Sales

### APPLICANT'S REASON FOR REQUEST

*"To allow the land use to conform to the proposed use of a small bistro/bar in the 8<sup>th</sup> & Pennsylvania Neighborhood Redevelopment District."*

### KEY POINTS

- The property contains a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places (Figure 1); therefore, the Historic Resources Commission (HRC) must review the rezoning request under the State Preservation Law (K.S.A. 75-2724, as amended). The Historic Resources Administrator approved the proposed project and made the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties or their environs. This determination is on the HRC September 26, 2013 agenda for confirmation.



**Figure 1.** Historic structure on the property, proposed for use as a bar/bistro.

- The subject property and the area around the subject property has been master planned through the design guideline process for the 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone.
- The subject property is located within the 8<sup>th</sup> and Penn Redevelopment Zone and is regulated in part by the *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines*. (Figure 2)

- The commercial zoning which was approved for portions of the 8<sup>th</sup> & Pennsylvania Neighborhood Redevelopment District was conditioned with Ordinance 8054 to restrict the uses which are permitted. The CS zoning in place for the other 8<sup>th</sup> and Penn properties permits a *Bar* use only if 55% or more of the sales were from food sales. The subject property was rezoned to the RM12D District in 2011 to remove the nonconformity status from the duplex unit. This request is to rezone back to the CS District but with a revision to the uses restricted with the conditional zoning to allow a *Bar* use on the subject property without a requirement for the 55% of food sales.

### ATTACHMENTS

- A: List of permitted uses in the 8<sup>th</sup> and Penn CS District as currently conditioned
- B: Proposed rezoning exhibit
- C: Ordinance 8054
- D: 2006 email from East Lawrence Neighborhood Association
- E: Proposed site plan
- F: Communications



**Figure 2.** 8<sup>th</sup> & Penn Neighborhood Redevelopment Zone outlined. Subject property marked with a star.

### ASSOCIATED CASES/OTHER ACTION REQUIRED

Other Action Required:

- Historic Resources Commission approval. The rezoning will have an administrative review with HRC confirmation set for September 26, 2013.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- Historic Resources Commission approval of proposed changes to the site.
- Administrative approval of site plan for proposed development.
- Application and release of building permit prior to development.

### PUBLIC COMMENT

- A letter from the East Lawrence Neighborhood Association opposing the removal of the condition requiring that food sales make up at least 55% of the total sales for the bar use was received prior to printing this staff report and is included as an attachment.

### ZONING BACKGROUND

**Z-01-01-06:** a rezoning request for approximately .5 acres from M-2 (General Industrial) to C-5 (Limited Commercial) District and 4.0 acres from M-3 (Intensive Industrial) District to C-5 (Limited Commercial) District. (Subject property was included in this request.)

March 15, 2006. The Planning Commission voted 8 to 1 to forward the rezoning request to the City Commission with a recommendation for approval subject to the condition that the property be platted prior to the rezoning going into effect.

July 1, 2006: The C-5 District converted to the CS District with the adoption of the 2006 Land Development Code.

August 8, 2006. The City Commission voted 4 to 1 to approve the rezoning to the CS District with a condition to restrict the uses. The condition was to be developed and included with the rezoning ordinance.

October 3, 2006. Uses the neighborhood found to be noxious were provided in an email from the East Lawrence Neighborhood Association President, Janet Good.

December 12 and 19, 2006. The City Commission voted unanimously to adopt the ordinance on first and second readings with the condition restricting the uses as suggested by the ELNA president. The following uses were restricted: Bars [unless 55% of gross receipts are derived from food sales as outlined in 20-509(5)(i)], Liquor Store, Ambulance Service, Car or Truck Wash, Auto Repair, External drive-through ATM or drive-through window [walk-up ATM's are allowed], Furriers, Pawn Shop, Mobile Home Sales and Service, Golf Driving Range, Pet Store [animal sales], Loan Office [short-term cash advance loans], and Convenience store with Gasoline Sales.

**Z-8-23-11:** Rezoning of subject property from the CS (Commercial Strip) to RM12D (Multi-Dwelling Residential) District to remove the nonconforming status for the existing duplex on this property.

September 26, 2011. Planning Commission voted unanimously to forward the rezoning request to the City Commission with a recommendation for approval.

October 11 and 18, 2011. City Commission voted 4 to 0 to approve the rezoning and adopt the ordinance, No. 8677, on first and second reading.

### **Project Summary**

The request proposes to rezone approximately .27 acres, at 804 Pennsylvania from the RM12D-UC District to the CS-UC District to accommodate the conversion of the use from *duplex* to an eating and drinking establishment use: *Quality Restaurant* and/or *Bar*. These uses are both permitted in the CS District; however, the CS District approved for the 8<sup>th</sup> & Penn Neighborhood Redevelopment District is conditioned to restrict certain uses from the district.

The approved zoning for the 8<sup>th</sup> & Penn CS District permitted bars only when at least 55% of their total sales receipts were from the sale of food. This rezoning request includes a request to revise the list of permitted uses included in the conditional zoning approved for the rest of the CS-UC District so that a bar would be permitted without requiring 55% of receipts to be from food sales on the subject property. There would be no changes to the conditions which apply to the other properties in the 8<sup>th</sup> and Penn CS District. A complete list of uses that are currently permitted in the CS District noting those uses restricted with the 8<sup>th</sup> and Penn CS-UC Zoning are included in Attachment A.

Minor site changes and an outdoor seating area are planned to accommodate the bistro/bar. A site plan has been submitted and is under review.

## **REVIEW & DECISION-MAKING CRITERIA**

### **1. CONFORMANCE WITH THE COMPREHENSIVE PLAN**

Applicant's Response:

*" The proposed facility and associated land use currently differs from what is noted in Horizon 2020 because that intent was focused toward industrial development in this location. This proposal fits appropriately within the suggested guidelines set*

*forth for the current area uses as well as the adjacent 8<sup>th</sup> & Pennsylvania Neighborhood Redevelopment District by providing compatibility for the entire area."*

This request is governed by general policies of *Horizon 2020* and the *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines*, which are standards used to implement the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. *Horizon 2020* is the focus of this section of the report. The *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines* are discussed later in this report.

The Lawrence Future Land Use Map (Map 3-2) of *Horizon 2020* designates the subject property for office/research, and industrial and warehouse uses. Chapter Six – Commercial Land Use provides the following recommendation for mixed use development (Page 6-6):

*"The City of Lawrence includes areas where infill and new development opportunities exist that would appropriately be developed or redeveloped as a mixed-use district."*

*"Mixed-use districts shall include a mix of uses designed to maintain the character of the surrounding neighborhood, achieve integration with adjacent land uses, and be no larger than 20 acres in size."*

Chapter Six was revised to include the language regarding the mixed use districts in concurrence with the rezoning of the property to the CS District and the adoption of the Urban Conservation Overlay District and Guidelines in 2006.

**Staff Finding** – The future land use map in the Comprehensive Plan notes the previous land uses for this property before the mixed use development was proposed and approved. The Comprehensive Plan recognizes that mixed use development is appropriate in some infill locations and recommends that it be designed to maintain the character of the surrounding neighborhood and achieve integration with adjacent land uses. Compliance with the provisions of the *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines* will insure compatibility of the design with the physical character of the surrounding neighborhood; however, introduction of a *bar* use into the area may have an impact on the character of the surrounding neighborhood due to possible negative impacts associated with the noise and activity of outdoor bar areas.

## **2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING ANY OVERLAY ZONING**

Current Zoning and Land Use: RM12D-UC (Multi-Dwelling Residential with Urban Conservation Overlay) District; duplex.

Surrounding Zoning and Land Use: To the north:  
IG-UC (General Industrial with Urban Conservation Overlay) District; utility yard, *Heavy Wholesale Storage and Distribution*.

To the west:  
CS-UC\* (Commercial Strip with Urban Conservation Overlay) District; Undeveloped land under same ownership as subject property.

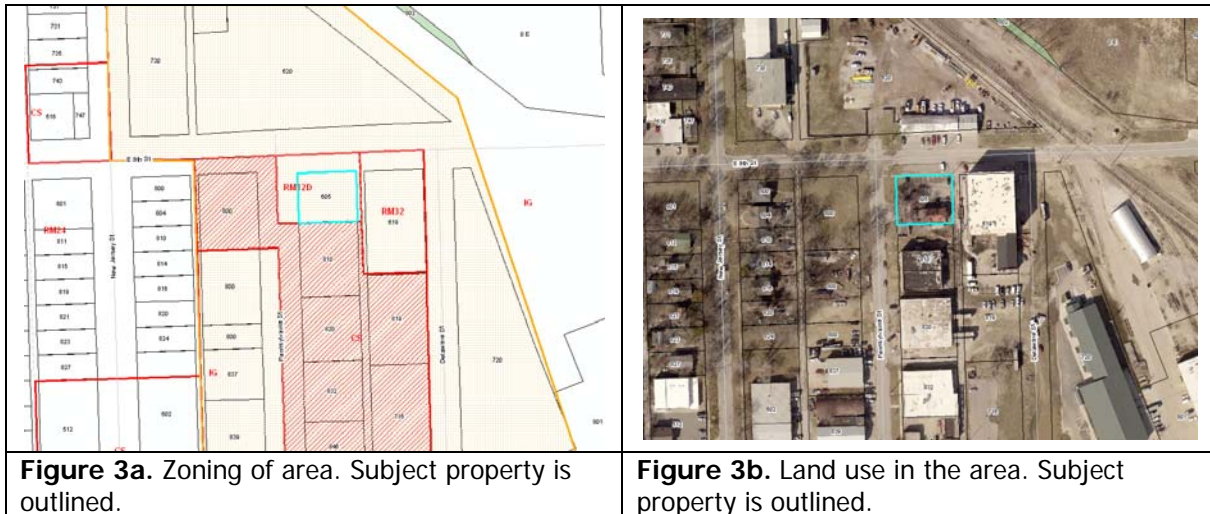
To the south:

CS-UC\* (Commercial Strip with Urban Conservation Overlay) District; Art gallery with event and retail space.

To the east:

RM32-UC (Multi-Dwelling Residential with Urban Conservation Overlay) District; *Multi-Dwelling Structure*

(Figure 3)



\*The subject property and the adjacent properties to the south, east and west are not only located within an Urban Conservation Overlay zone, but the CS zoning was conditioned via the adopting ordinance (Ord 8054). Per the conditions of the zoning, the following uses are prohibited in this district:

- Bars [unless 55% of gross receipts are derived from food sales as outlined in 20-509(5)(i)]
- Liquor Store
- Ambulance Service
- Car or Truck Wash
- Auto Repair
- External drive-through ATM or drive-through window [walk-up ATM's are allowed]
- Furriers
- Pawn Shop
- Mobile Home Sales and Service
- Golf Driving Range
- Pet Store [animal sales]
- Loan Office [short-term cash advance loans]
- Convenience store with Gasoline Sales

**Staff Finding** – The surrounding properties are zoned IG, CS (with conditions as noted above), and RM32 within the Urban Conservation Overlay District and are part of the 8<sup>th</sup> and Penn Neighborhood Redevelopment District. The predominate uses are *Multi-Dwelling Structure, General Retail Sales, Office, and Heavy Wholesale Storage & Distribution* uses.

### 3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response:

*"The existing neighbors surrounding this property are industrial tenants to the north, the existing Poehler Building to the east, the existing Cider Art Gallery Building to the south and existing vacant ground to the west. The entire area is being redeveloped into a vibrant part of east Lawrence and the entire city."*

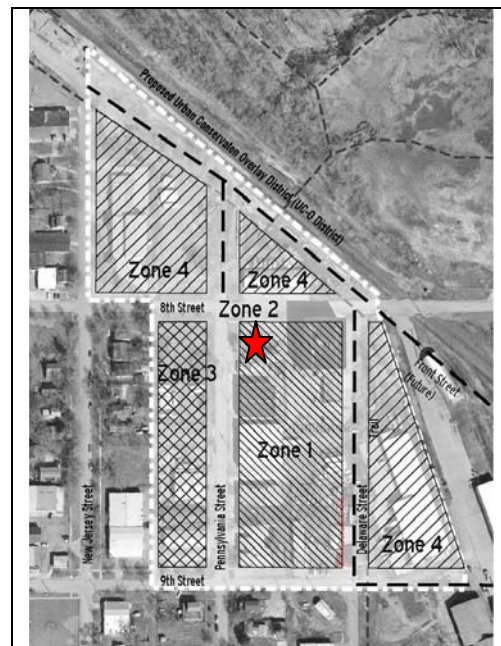
The surrounding area contains industrial, retail, office, and residential uses and clearly reflects the mixed use nature of East Lawrence. The 8<sup>th</sup> and Penn area is intended to be a transitional area between the residential areas to the south and west and the more intense industrial uses to the north and east.

**Staff Finding** – This is a transitional area which contains a mix of industrial, residential, office, and retail uses.

### 4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

The subject property is located within the East Lawrence Neighborhood. A land use plan was adopted for the East Lawrence Neighborhood in 1979 designating the property for industrial uses. A more recent plan, the *East Lawrence Neighborhood Revitalization Plan*, was adopted in November of 2000. The Revitalization Plan is an action plan for maintaining and improving the vitality of the neighborhood rather than a land use plan. This area of East Lawrence is undergoing a revitalization with the reuse of the Poehler Building for affordable housing, construction of Delaware Street, and rehabilitation of Pennsylvania Street to its historical brick surface.

The *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines*, adopted in January of 2007, was the result of a collaborative planning effort that included participation from the property owners, East Lawrence Neighborhood Association, and other stakeholders. The guidelines recommend a mix of uses in this area, with a limitation on retail to prevent it from being the predominate use.



**Figure 4.** Overlay District Boundaries and Zones. Subject property marked with a star.

The Guidelines designate the subject property within Zone 1 of the district and notes:

*"The centerpiece of the redevelopment zone is the group of masonry manufacturing buildings bounded by East 8<sup>th</sup> Street on the north, Pennsylvania Street on the west, Delaware Street on the east, and East 9th Street on the south that is eligible for listing as a historic district in the National Register of Historic Places. These industrial buildings range from one story to four stories in height and date from the 1880s through the 1920s. The buildings are ideal candidates for rehabilitation into*

*mixed adaptive uses that will allow them to retain the necessary level of historic architectural integrity to continue to contribute to an understanding of the historic district's associations with commerce and architecture in Lawrence.*" (page 8)

The zoning standards at the time did not allow mixed-use development; therefore, the UC-Overlay District was used. An overlay district allows the City and developer to tailor the development standards applicable to an area so that mixed-use development of appropriate size, orientation, and setting can be built within a neighborhood or area. The *8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Design Guidelines* were created to define development standards for the area and were adopted by ordinance.

The Guidelines do not regulate uses except to note that big box retail uses are not desired. The plan contains the following recommendations regarding land use:

*"Namely, neither the Developer, City, nor the East Lawrence Neighborhood Association, desires this property to be developed for 'big box' retail uses or as an area that is principally retail in use. As such, retail uses shall be limited to a maximum of 25% of the net floor area for the UC-O District (See Appendix B) In addition, as the Poehler Mercantile Company building is to serve as the anchor and focus of the UC-O District, in no case shall a single retail shop or tenant occupy net floor area in excess of 16,000 square feet at ground level. A single retail shop or tenant may occupy in excess of 16,000 if they occupy multiple floors."* (Page 11)

The remainder of the Guidelines deal with physical design elements.

**Staff Finding –** The proposed rezoning from RM12D to CS with revised conditions to remove the 55% food sales requirement is consistent with the recommendations of the plan for the area as the net floor area for retail uses shall remain under the 25% threshold; however, the requested rezoning is not consistent with the restricted uses for the area established with the adoption of Ordinance 8054.

## **5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS**

Applicant's Response:

*"The proposed rezoning is in clear compliance with any land use restrictions or guidelines that could happen inside the zoning district. The granting of this rezoning application in no way opposes the general spirit of the Zoning Ordinance, Subdivision Regulations, or city of Lawrence Land Development Code."*

The existing zoning regulations permit duplex residences. The property contains a structure that has been used for a duplex residence since 1984. The property is well-suited for the uses to which it is restricted under the RM12D Zoning. The intended use of the property is for a bistro/bar which is classified in the permitted use table as *fast-order food* and *bar*. The RM12D District does not permit the proposed use; therefore, rezoning is necessary.

The property had previously been zoned CS-UC and is suitable for the uses to which it was restricted under that zoning as conditioned. As noted above, the intended use of the property is for *Quality Restaurant* and *Bar*. The condition on the rezoning prohibits the development of a bar and rezoning to remove that restriction is also necessary.





Patrons visiting a restaurant's outdoor dining area typically stay on site for shorter periods of time than patrons of an outdoor area with a bar. Occupancy with a restaurant use is typically limited to the number of seats provided; however, a bar's outdoor area can have greater occupant levels as many patrons remain standing. Televisions and amplified music are more often associated with a bar's outdoor area than a restaurant's. There is usually more interaction between patrons in a bar's seating area while conversations in a restaurant's seating area are usually limited to the table. A stand-alone bar with the amount of outdoor seating that is proposed could generate noise from activities or amplified music in the outdoor seating area that could have a negative impact on nearby properties. The condition requiring the majority of the sales to be from food sales limits the amount of sales that can be derived from alcohol and thereby defines the character of the establishment as a restaurant with accessory sales of alcohol. Without this condition the establishment would be a stand-alone bar. There is a bar in the neighborhood just to the south of the 8<sup>th</sup> & Penn area, but it has no outdoor facilities. In staff's opinion, it is the outdoor seating area that would be the source of possible negative impacts with the surrounding properties.

There are other bars located in residential areas within the City: Bullwinkles at 1344 Tennessee and Louise's West at Michigan and 7<sup>th</sup> Street are examples. There have been noise complaints associated with both bars. However, Bullwinkles and Louise's West are located much closer to the residences than the proposed bar and Bullwinkles is located in an area with a high density college student population. The proposed bar is within the interior of the property and is separated from the residences to the west by Pennsylvania Street, and a vacant lot and industrial uses along the west side of Pennsylvania Street. The closest single-dwelling residence is approximately 200 ft from the subject property; however, the outdoor seating area is just across the alley from the new residential apartments developed in the Poehler Building to the east. The distance may help alleviate negative impacts from the single-dwelling residence.

It may be appropriate to place operating restrictions on the use, in lieu of the food sales requirement, to insure compatibility with the surrounding area. Operating restrictions that could be used to mitigate the negative impact associated with the noise and outdoor activity could be a time limit on amplified music in the outdoor area, or a limit on the amount of outdoor area that would be permitted, or an early closing time, midnight, as suggested in the East Lawrence Neighborhood Association (ELNA) letter for accessory bars.

The comments provided with the original rezoning to the CS District in 2006, when the condition was applied, regarding the character of the area generally referred to the quiet, residential nature of the surrounding properties. The character of this area should be maintained either by retaining the 55% requirement for food sales or by adding operational standards as a condition to the rezoning.

**Staff Finding** – The proposed rezoning could negatively impact nearby properties through noise typically associated with a bar with an outdoor seating area. The negative impact could be mitigated by retaining the 55% requirement for food sales, or by adding operational standards as a condition to the rezoning.

**7. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION**

Applicant's Response:

*"This is a unique situation and opportunity for the applicant to ensure adequate zoning and proper use of the existing property while offering a potential service benefit for city of Lawrence citizens who use and visit various 8<sup>th</sup> & Pennsylvania Neighborhood District facilities. The individual hardship being imposed on the property owner with denial of this application would be that fulfillment of any rehabilitation use to maximize the potential of the property into a new asset for surrounding residents and the City of Lawrence would be eliminated without the property zoning required to redevelop this property."*

Evaluation of these criteria includes weighing the benefits to the public versus the benefits of the owner of the subject property. Benefits are measured based on the anticipated impacts of the rezoning request on the public health, safety and welfare. The applicant's comment above focuses on the rezoning request to the CS District rather than on the request to revise the conditions to permit the *Bar* use on this property.

If the rezoning to the CS District were denied, the property could only be used for uses permitted within the RM12D District which has proven to be viable at this location.

If the requested CS rezoning was approved but the request to remove the restriction on *Bars* without the 55% food sales was denied, the nature of the establishment would be a restaurant with an accessory bar. This may benefit the community by maintaining the quiet, residential nature of the surrounding area although there is no assurance that there will not be outdoor amplified music or late hours. As noted earlier; however, the levels of intensity typically associated with the outdoor seating area of a bar is typically greater than that of a restaurant.

If the rezoning to CS with revised restrictions of use to allow a *Bar* without the 55% food requirement was approved with operational standards included as a condition; it may be possible to operate a bar at this location without negatively impacting the character of the surrounding area.

The hardship to the applicant from the denial of the rezoning request would be that the rezoning would not allow the development of the proposed *Bar* use. The property would remain viable for the other uses permitted within the district.

**Staff Finding** – Denial of the rezoning request to the CS District with revised conditions to remove the 55% food requirement from the *Bar* use would permit the development of a bar only when accessory to a restaurant. The intensity (activity and noise level) of the outdoor areas associated with bars could affect the character of the area. The character of the area could be maintained through the denial of the request to revise the zoning condition which requires that 55% of the total sales be from food sales or through approval of the rezoning request with addition of operational standards that limit the intensity and duration of the outdoor activity.

**PROFESSIONAL STAFF RECOMMENDATION**

This staff report reviews the proposed location for its compliance with the Comprehensive Plan, the Golden Factors, and compatibility with surrounding development. The rezoning request is compliant with recommendations for mixed use development in *Horizon 2020*.

Staff recommends approval of the rezoning request for the property to the CS District but provides the following options for the conditions to insure the use will not have a negative impact on nearby properties.

Options for the conditional zoning:

**Option 1:** Maintain the restricted uses established with Ordinance 8054:

The following uses are excluded from the zoning district:

- Bars [unless 55% of gross receipts are derived from food sales as outlined in 20-509(5)(i)]
- Liquor Store
- Ambulance Service
- Car or Truck Wash
- Auto Repair
- External drive-through ATM or drive-through window [walk-up ATM's are allowed]
- Furriers
- Pawn Shop
- Mobile Home Sales and Service
- Golf Driving Range
- Pet Store [animal sales]
- Loan Office [short-term cash advance loans]
- Convenience store with Gasoline Sales

**Option 2:** Revise the condition established with Ordinance 8054 to replace the restriction on Bars with operational standards to insure compatibility with the surrounding properties and maintain the character of the area:

The following uses are excluded from the zoning district:

- Bars [unless the following operational standards are met:
  - a. Restricted business hours. (Require that business hours end at midnight for example.)
  - b. Restrict amplified music on the outdoor seating area past a certain time such as: 10 PM on weeknights, 11 PM on weekends.
  - c. Limit the size of the outdoor seating area. (For example, set a maximum occupancy limit for the outdoor area.)]

- Liquor Store
- Ambulance Service
- Car or Truck Wash
- Auto Repair
- External drive-through ATM or drive-through window [walk-up ATM's are allowed]
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- Pawn Shop
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- Golf Driving Range
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<b>USES PERMITTED IN THE CS DISTRICT (Restrictions for 8<sup>th</sup> &amp; Penn noted in red)</b>	
<b>HOUSEHOLD LIVING</b>	<b>RETAIL SALES &amp; SERVICES</b>
Multi-Dwelling Structure	Building Maintenance
Non-Ground Floor Dwelling	Business Equipment
Work/Live Unit	Business Support
<b>GROUP LIVING</b>	Construction Sales and Service
Group Living-General (requires a SUP)	Food and Beverage
<b>COMMUNITY FACILITIES</b>	Mixed Media Store
Cemetery	Personal Convenience
College/University	Personal Improvement
Day Care Center	Repair Service, Consumer
Day Care Home, Type A and B	Retail Sales, General ( <b>liquor store restricted,</b> )
Lodge, Fraternal & Civic Assembly	Retail Establishment, Large (requires SUP)
Postal & Parcel Service	Retail Establishment, Medium
Public Safety ( <b>ambulance service restricted</b> )	Retail Establishment, Specialty
School	<b>SEXUALLY ORIENTED BUSINESSES</b>
Funeral and Interment	Sex Shop
Temporary Shelter (SUP or Accessory)	Sexually Oriented Theater
Social Service Agency	<b>TRANSIENT ACCOMMODATION</b>
Community Meal Program (SUP or Accessory)	Campground
Utilities Minor	Hotel, Motel, Extended Stay
Utilities Major (SUP)	<b>VEHICLE SALES AND SERVICE</b>
<b>MEDICAL FACILITIES</b>	Cleaning (Car Wash) <b>Restricted</b>
Health Care Office, Health Care Clinic	Fleet Storage
Outpatient Care Facility	Gas and Fuel Sales <b>Restricted</b>
<b>RECREATIONAL FACILITIES</b>	Heavy Equipment Repair <b>Restricted</b>
Active Recreation	Heavy Equipment Sales and Rental
Entertainment & Spectator Sports	Inoperable Vehicle Storage
Participant Sports	Light Equipment Repair <b>Restricted</b>
Passive Recreation	Light Equipment Sales/Rentals
Nature Preserve	RV and Boat Storage
Private Recreation	<b>INDUSTRIAL</b>
<b>RELIGIOUS ASSEMBLY</b>	Laundry Service
Campus or Neighborhood Institution	Mfg and Production Lmtd (SUP)
<b>ANIMAL SERVICES</b>	Mfg and Production Technical
Kennel	Research Service
Livestock Sale (requires a SUP) <b>Restricted</b>	<b>WHOLESALE STORAGE AND DISTRIBUTION</b>
Sales & Grooming ( <b>Sales Restricted</b> )	Exterior (must be accessory)
Veterinary	Heavy (requires SUP)
<b>EATING AND DRINKING ESTABLISHMENTS</b>	Light
Accessory Bar (must be accessory)	Mini-warehouse
Bar or Lounge ( <b>55% food sales required</b> )	<b>AGRICULTURAL</b>
Brewpub	Agricultural Sales
Fast Order Food	Crop Agriculture
Fast Order Food with Drive-in	<b>COMMUNICATIONS FACILITIES</b>
Nightclub	Amateur & receive only antennas (accessory)
Private Dining Establishment	Communications Service Establishment
Quality Restaurant	Telecommunications antenna (accessory)
<b>OFFICE</b>	Telecommunications tower (SUP)
Administrative and Professional	Satellite Dish (accessory)
Financial, Insurance & Real Estate ( <b>Short-term cash advance loans, Drive up ATM or window restricted.</b> )	
Other	<b>RECYCLING FACILITIES</b>
<b>PARKING FACILITIES</b>	Large Collection
Accessory and Commercial	Small Collection