

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Zachary Moore, Planner II

SUBJECT: UDO19-0002: Amendments to Chapters 18.20, 18.30, 18.50, and 18.60.

ITEM DESCRIPTION:

Discussion regarding proposed amendments to Chapters 18.20, 18.30, 18.50, and 18.60 of the Unified Development Ordinance (UDO19-0002). Planning Commission recommends approval 7-0.

SUMMARY:

The City has engaged Christopher Shires with Confluence for an update and rewrite of the City's architectural standards and requirements found in Chapter 18.15 of the Unified Development Ordinance (UDO19-0001). If the proposed updates are adopted, many additional sections of the UDO will be impacted as there are a host of sections which discuss and reference architecture requirements and expectations for development. To ensure that new or updated terminology, references, and processes are consistent and coordinated accurately, these additional supporting chapters and sections require updating. The impacted chapters include Chapters 18.20, 18.30, 18.50, and 18.60.

The Public Hearing for UDO19-0002 was held before the Planning Commission on July 22, 2019. There was no public comment nor discussion among the Planning Commission regarding these updates, and the Planning Commission recommended approval 7-0.

Since the Planning Commission public hearing on July 22, additional minor updates to these proposed amendments have been made. This involved the removal of unnecessary section references at the end of dimensional standards tables in Chapter 18.20, and addition of a cross reference for the reader in addition to minor housekeeping items.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Discuss the proposed amendments. Unless otherwise directed, staff will place Ordinance 19-XX (UDO19-0002), on the October 15, 2019 City Council agenda for formal consideration.

ATTACHMENT(S):

- A. Updated Redline Amendments
- B. July 22, 2019 Planning Commission Packet
- C. July 22, 2019 Planning Commission Meeting Minutes

18.20.070 R-1 (Residential Single-Family)

Purpose: The R-1 (Residential Single-Family) district provides for development of standard low-density residential developments in areas where adequate public facilities and services exist, and residential development is appropriate given the surrounding land uses and neighborhood.

Property zoned R-1 should be provided with public sanitary sewers, or suitable alternatives, prior to development. This district gives applicants the option to build low to medium density single family neighborhoods, or a higher density community that has street-oriented architecture or conservation design.

R-1 is consistent with the Conventional Residential and Conservation/Cluster Neighborhoods future land use categories, and implements the following Comprehensive Plan policies:

- *LUCC-3.3: allow for a variety of home types and lot sizes.*
- *HN-1.4: minimize spill-over impacts from adjacent commercial areas and incremental expansion of business activities into residential areas.*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to "age in place."*

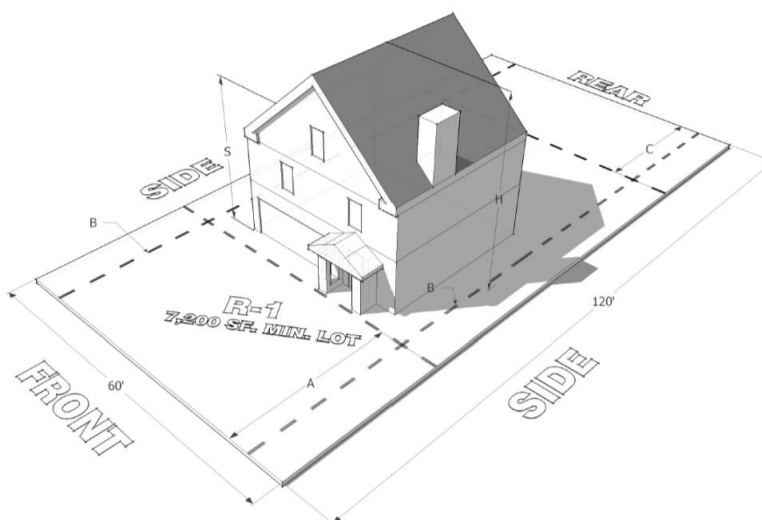


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the R-1 District is subject to the following dimensional standards:



Composite Standards →	Site 1 Building—none	Site 1 Building-A	Site 2 Building—none	Site 2 Building-A
Lot area (minimum)	• 7,200 sf	• 5,000 sf	• 3,000 sf	• n/a
Density (maximum)	• n/a	• n/a	• n/a	• 9.5 du/ac
Lot Width (minimum)	• 60 feet	• 50 feet	• 40 feet	• n/a
Front yard (minimum)*	• 30 feet	• 25 feet	• 20 feet	• 10 feet
Height (maximum)	• 2½ stories/35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet
Residences	• 75 feet	• 75 feet	• 75 feet	• 75 feet
Nonresidential				
Side yard (minimum, subject to minimum fire code building separation requirements)	• 7 feet	• 7 feet	• 7 feet	• 7 feet
Corner side yard (minimum)	• 20 feet	• 20 feet	• 20 feet	• 20 feet
Rear yard (minimum)	• 25 feet	• 15 feet	• 10 feet	• 10 feet

Composite Standards →	Site 1 Building – none	Site 1 Building A	Site 2 Building – none	Site 2 Building A
Common open space • n/a (minimum % / minimum % of total that is active open space)	• 15% total / 50% active	• 45%	• 40%	

* See ~~§ 18.15.025~~[§18.30.270](#) for permitted encroachments.

~~** Building materials are not regulated unless that applicant falls within a “Building A” composite standard. See § 18.15.025.~~

~~*** Larger landscape buffers may apply in addition to setbacks. (See §18.30.130)~~

C. Development and Performance Standards for R-1 Developments

1. See Chapters [18.30](#) (Development Standards) and [18.50](#) (Supplemental Use Regulations).
2. Non-residential structures taller than 35 feet must be set back from all property lines a distance at least equal to their height.
3. Parking and paved area for nonresidential uses ~~shall~~ [must](#) be located outside the front, side and rear yards, except for driveway access. (Ord. 16-20 §4, 2016; Ord. 15-16 §3, 2015)
- [4. Single-Family Detached Residences on lots less than 7,200 square feet in size are subject to building design standards found in §18.15.020.G.](#)
- [5. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.080 R-2 (Residential Two-Family)

Purpose: The R-2 (Residential Two-Family) district provides for development of conventional attached dwellings commonly known as duplexes. Because it potentially reduces development costs, R-2 zoning also promotes affordable housing in a low-density environment.

R-2 implements the Conventional Residential Neighborhood and Conservation/Cluster Neighborhood future land use categories and the following Comprehensive Plan policies:

- *LUCC-3.3: Residential Zoning Standards. Ensure that zoning allows for a variety of home types and lot sizes.*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to “age in place.”*

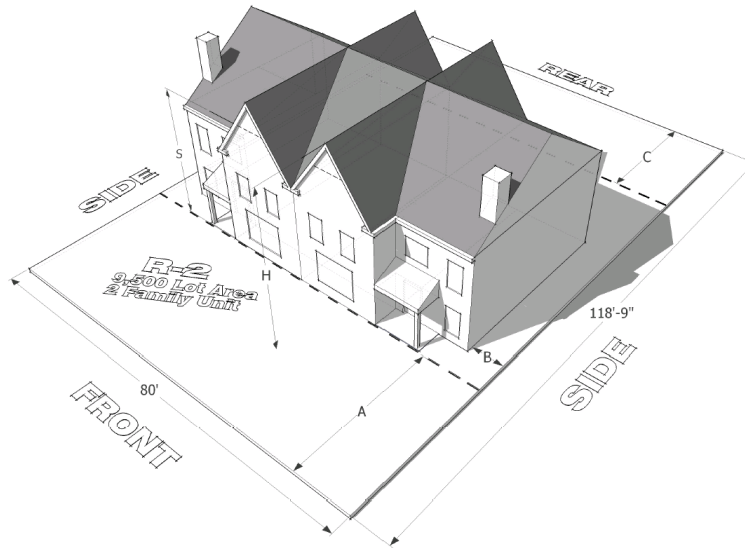


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the R-2 District is subject to the following dimensional standards:



Composite Standards →	Site 1 Building-A	Site 2 Building-A	Site 2 Building-B	Site 3 Building-B
Lot area per dwelling unit (minimum)	• 4,750 sf	• 2,500 sf	• 1,600 sf	• n/a
Density (maximum)	• n/a	• n/a	• n/a	• 17 du/ac
Lot Width (minimum)	• 60 feet	• 40 feet	• 25 feet	• 15 feet
Height (maximum)	• 2½ stories/ 35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet
Residences	• 75 feet.	• 75 feet.	• 75 feet.	• 75 feet.
Nonresidential structures and uses				
Front yard (minimum)*	• 20 feet	• 20 feet	• 15 feet	• 10 feet
Side yard (minimum)*	• 7 feet	• 7 feet	• 7 feet	• 7 feet
Corner side yard (minimum)*	• 20 feet	• 20 feet	• 20 feet	• 20 feet
Rear yard (minimum)*	• 25 feet	• 15 feet	• 15 feet	• 10 feet
Common open space (minimum % / minimum % of total that is active open space or civic space)		• 15% total / 50% active	• 45%	• 40% (Site 2) • 10% / 50% (Site 3)

* See ~~§ 18.15.025~~ [18.30.270](#) for permitted encroachments.

** Larger landscape buffers may apply in addition to setbacks (see 18.30.130)

C. Development and Performance Standards for R-2 Developments

1. See Chapters [18.30](#) (Development Standards) and [18.50](#) (Supplemental Use Regulations).
2. Non-residential structures taller than 35 feet must be set back from all property lines a distance at least equal to their height.
3. Parking and paved area for nonresidential uses ~~shall~~ [must](#) be located outside the front, side and rear yards, except for driveway access.
4. Guest parking in excess of minimum parking requirements is permitted in parking islands within enlarged cul-de-sacs. Required parking is not permitted within the guest parking islands. Guest parking islands ~~shall~~ [must](#) be built to meet all minimum standards of the City. Upon acceptance of the enlarged cul-de-sacs and guest parking islands by the City, they will be maintained in the same manner as all other public streets. In no case ~~shall~~ [should](#) boats, campers, recreational vehicles, trucks or inoperable vehicles be parked or stored in any guest parking islands. Any guest-parking island ~~shall~~ [must](#) be provided with landscaped areas at each end of the parking island. The landscaped areas ~~shall~~ [must](#) direct traffic and be provided with Portland cement concrete curbs. (Ord. 16-20 §4, 2016; Ord. 15-16 §3, 2015)
5. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.090 R-3 (Residential Low-Density Multifamily)

Purpose: The R-3 (Residential Low-Density Multifamily) District provides for well-designed multifamily developments that emphasize open space and access to light and air. Building types are low-rise developments with commonly maintained landscaped open space. The R-3 district allows a density of 12 dwelling units per acre. Increased densities are allowed by applying ~~composite~~ standards that achieve high quality, ~~compact~~ site and building design.

R-3 implements the Conventional Residential Neighborhood and Conservation/Cluster Neighborhood future land use categories and the following Comprehensive Plan policies:

- LUCC 3.1: Encourage housing near services

- *LUCC-3.3: Ensure that zoning allows for a variety of home types and lot sizes.*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to “age in place.”*



A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the R-3 District is subject to the following dimensional standards:



Composite Standards →	Site 1 Building-B	Site 2 Building-B	Site 3 Building-B
Density (<i>maximum</i>)	• 12 du/ac	• 15 du/ac	• 17 du/ac
Coverage (<i>minimum</i>)	• 60%	• 65%	• n/a
Height (<i>maximum</i>)	• 2½ stories / 35 feet	• 3 stories / 40 feet	• 3 stories / 40 feet
Residences	• 75 feet.	• 5 feet	• 75 feet
Nonresidential structures and uses			
Front yard (<i>minimum</i>) <u>*</u>	• 30 feet	• 5 feet	• n/a
Front yard (<i>maximum</i>) <u>*</u>	• n/a	• n/a	• 15 feet
Side yard (<i>minimum</i>) <u>*</u>	• 15 feet	• n/a	• n/a
Corner side yard (<i>minimum</i>) <u>*</u>	• 20 feet	• 20 feet	• 20 feet
Rear yard (<i>minimum</i>) <u>*</u>	• 25 feet	• 15 feet	• 5 feet
Common open space	• 10% / 50%	• 15% / 50%	• 5% / 50% (Site 3)

Composite Standards →	Site 1 Building-B	Site 2 Building-B	Site 3 Building-B
<i>(minimum % / minimum % of total that is active open space or civic space)</i>			

* See ~~§ 18.15.025~~ [§ 18.30.270](#) for permitted encroachments.

~~** Larger landscape buffers may apply in addition to setbacks.~~

C. Development and Performance Standards for R-3 Developments

1. See Chapters [18.30](#) (Development Standards) and [18.50](#) (Supplemental Use Regulations).
2. Non-residential structures taller than 35 feet must be set back from all property lines a distance at least equal to their height.
3. Parking and paved areas ~~shall~~ [must](#) be located outside the front, side and rear yards, except for driveway access. (Ord. 15-16 §3, 2015)
4. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.100 R-4 (Residential Medium-Density Multifamily)

Purpose: The R-4 (Medium-Density Multifamily) District provides for well-designed multifamily complexes with emphasis on open space and access to light and air. Multifamily projects in the R-4 districts are low-rise developments with commonly maintained landscaped open space. The R-4 district allows development of up to 18 to 29 dwelling units per net acre, depending on the ~~composite~~ standards that are used. R-4 implements the Conventional Residential Neighborhood and Conservation/Cluster Neighborhood future land use categories and the following Comprehensive Plan policies:

- LUCC 3.1: Encourage housing near services
- LUCC-3.3: Ensure that zoning allows for a variety of home types and lot sizes.

- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to “age in place.”*

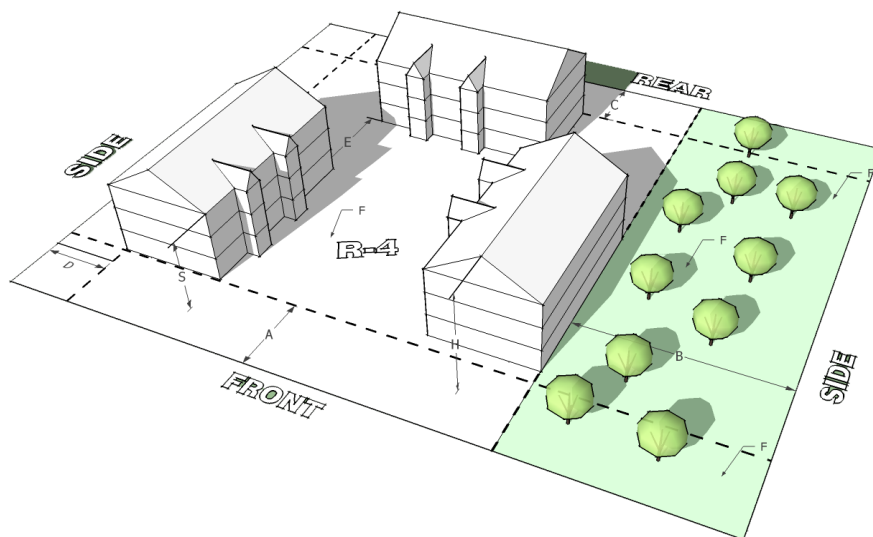


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the R-4 District is subject to the following dimensional standards:



Composite Standards →	Site 1 Building-B	Site 2 Building-B	Site 3 Building-B
Density (maximum)	18 du/ac	• 22 du/ac	• 29 du/ac
Coverage (minimum)	60%	• 65%	• n/a
Height (maximum)	3 stories / 40 feet	• 4 stories/ 50 feet	• 4 stories/ 50 feet
Residences	75 feet.	• 75 feet	• 75 feet
Nonresidential structures and uses			
	• 20 feet	• 20 feet	• n/a
Front yard (minimum) *		• 5 feet from collector or local streets	
Front yard (maximum) *	• n/a	• n/a	• 15 feet
Side yard (minimum) *	• 15 feet	• 15 feet, increasing 1 foot per 4 feet of	• n/a

Composite Standards →	Site 1 Building-B	Site 2 Building-B	Site 3 Building-B
		building height in excess of 40 feet	
Corner side yard (minimum) * • 20 feet		• 20 feet	• 20 feet
Rear yard (minimum) * • 25 feet		• 10 feet	• 5 feet
Common open space • 10% / 50%		• 15% / 50%	• 5% / 50% (Site 3)
(minimum % / minimum % of total that is active open space or civic space)			

* See ~~§ 18.15.025~~ [§ 18.30.270](#) for permitted encroachments.

*** Larger landscape buffers may apply in addition to setbacks (see Section [18.30.130](#))*

C. Development and Performance Standards for R-4 Developments

1. See Chapters [18.30](#) (Development Standards) and [18.50](#) (Supplemental Use Regulations).
2. Non-residential structures taller than 40 feet must be set back from all property lines a distance at least equal to their height.
3. Parking and paved areas ~~shall~~ [must](#) be located outside the front, side and rear yards, except for driveway access. (Ord. 15-16 §3, 2015)
4. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.110 N (Neighborhood)

Purpose: The "N" (Neighborhood) District provides for mixed-use centers where designated in the Comprehensive Plan, or as part of a master planned development. This district implements the mixed use and mixed income neighborhood policies of PlanOlathe (LUCC 3.1, -4.1, -8.1; HN 1.2). The "N" district is required for rezoning applications that fall within both a center (such as Community Commercial and Neighborhood Commercial) and Mixed Use Residential Neighborhood land use categories of PlanOlathe. The "N" district is also suitable for planned mixed-use development that diversifies and integrates land uses within close proximity to each other and offers a greater variety in type, design, and layout of residential and nonresidential uses.

The "N" District implements the Neighborhood Commercial Center, Community Commercial Center, and Mixed Use Residential Neighborhood future land use categories and the following Comprehensive Plan policies:

- *LUCC 3.1: Encourage housing near services, including a Mixed Use Neighborhood Zoning District*
- *HN-2.2: Complete Neighborhoods. Encourage a "complete" neighborhood concept for new development...*
- *HN-2.3: Higher Residential Densities. Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers*
- *LUCC-3.3: Ensure that zoning allows for a variety of home types and lot sizes.*
- *LUCC-4.1: Support viable mixed-use and mixed-density neighborhoods*
- *Principle LUCC-5: Develop commercial centers of an appropriate size and scale, and within the right locations, to ensure economic sustainability and shape community form.*
- *LUCC-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.*
- *LUCC-7.4: Alternative Zoning Techniques in Mixed-Use Neighborhoods*
- *LUCC-8.1: Mixture of Complementary Land Uses*

- *HN-1.2: Mixed Uses and Mixed Incomes*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to “age in place.”*



A. Land Use Allocations

An “N” district must include two types of Areas: Mixed Residential (MRA) and Center (CA). The district may also include Supportive Uses, Civic Uses, and Civic Spaces within the total development. Each type of Area has different land use and site development regulations. These areas are designated on the Preliminary Development Plan for a rezoning or a Site Development Plan within an existing “N” district. The description, basic requirements, and the minimum amount of land area, floor area and dwelling units required for each area, are provided below:

Description	Allocation/Basic Requirements
<p><u>Area Mixed Residential Area (MRA)</u></p> <p>A MRA includes a variety of residential land uses mixed throughout the neighborhood or within a block. In addition, offices, retail stores, and cafes are permitted in residential areas under strict scale, architectural building design, and land use controls. The MRA may include open spaces consisting of small squares, pocket parks, community parks, and greenbelts. All areas of a MRA are designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. Residential densities are higher than conventional single-family subdivisions.</p>	<ul style="list-style-type: none"> ▪ Minimum Allocation: all areas within an "N" District designated as a "Mixed Use Residential" future land use category in the Comprehensive Plan.
<p><u>Center Area (CA)</u></p> <p>A CA serves as the neighborhood focal point. It contains commercial, civic, and public services to meet the daily needs of neighborhood residents. A wide mix of neighborhood oriented uses are encouraged for a CA, such as: small scale retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings. Vertically mixed use buildings are permitted in order to create a greater mix of people and activities. A CA is pedestrian-oriented, with on-street parking and off-street parking and loading areas behind buildings. The CA is designed to encourage pedestrian movement and interaction with the adjacent MRA.</p>	<ul style="list-style-type: none"> ▪ The CA must contain at least 25% of the gross land area, including all areas designated as a "Community Commercial Center" or "Neighborhood Center" future land use category in the Comprehensive Plan.
<p><u>Supportive Uses</u></p> <p>The district may include commercial, light industrial, large office and low-impact manufacturing uses on a limited basis. These uses are subject to siting, scale and building design controls to ensure that they do not disrupt the district's character. This gives applicants the flexibility to incorporate these uses as anchors or supportive uses, while maintaining the appearance and function of a compact neighborhood.</p>	<ul style="list-style-type: none"> ▪ Supportive Uses are limited to "B" Streets designated on the Preliminary Development Plan or Site Development Plan. ▪ "B" Streets are limited to 10% of the linear street frontage of the application. ▪ The land area occupied by Supportive Uses is limited to 15% of the total land area of the "N" district.

Civic Uses

Civic uses can complement the social and physical fabric of a neighborhood. These include government offices, libraries, museums, schools, churches, and other prominent public buildings. These uses are sited and regulated to create focal points and landmarks for the community. The locations of these major public civic uses are designated on the preliminary development plan or site development plan.

- [No minimum allocation applies.](#)
- [Civic uses are limited to 25% of the land area within the "N" district.](#)

Civic Spaces

Formal and informal civic spaces can provide areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Examples include squares, plazas, greens, preserves, parks, and greenbelts. The regulations provide for functional, yet compact spaces that are appropriately sized for the relatively urban context of these areas, and to allow for their joint use for buffering, transitions to surrounding neighborhoods, and stormwater management.

- [Minimum allocation: 5% of the land area within the MRA, and 2% of the land area within the CA.](#)
- [Maximum Allocation: 20% of the land area within the MRA, and 15% of the land area within the CA.](#)

B. Permitted Uses

<u>Area</u>	Permitted Uses <i>See §18.20.500 (Use Matrix)</i>	Allocations
<u>Mixed Residential Area (MRA)</u>	<ul style="list-style-type: none"> ▪ Any use permitted in the R-2, R-3, R-4, and C-1 districts 	<ul style="list-style-type: none"> ▪ Single-family residences are limited to 80% of the gross land area within the MRA.
<u>Center Area (CA)</u>	<ul style="list-style-type: none"> ▪ Any use permitted in the C-1 or C-2 districts ▪ Any multi-family residence permitted in the R-4 district. 	<ul style="list-style-type: none"> ▪ Multifamily or townhouse uses must occupy at least 20% of the floor area in the CA.
<u>Supportive Uses</u>	<ul style="list-style-type: none"> ▪ Any use permitted in the C-4 district, subject to the design standards in this section 	<ul style="list-style-type: none"> ▪ See subsection A, above
<u>Civic Uses</u>	<ul style="list-style-type: none"> ▪ Any Civic Assembly (such as a church or meeting hall - see Use Matrix) 	<ul style="list-style-type: none"> ▪ See subsection A, above
<u>Civic Spaces</u>	<ul style="list-style-type: none"> ▪ See § 18.30.170 (Parks/Open Space/Civic Space Standards) 	<ul style="list-style-type: none"> ▪ See subsection A, above

C. Dimensional Standards

Development in the N District is subject to the following dimensional standards:

	MRA	CA	Supportive Uses	Civic Uses
Density (<i>minimum</i>)	• 7 units/acre	• n/a	• n/a	• n/a
Density (<i>maximum</i>)	• 35 units/acre	• 45 units/acre	• n/a	• n/a
Lot Width (<i>minimum</i>)	• 40 feet (<i>single-family only</i>)	• 10 feet	• 10 feet	• 10 feet
Height (<i>maximum</i>)	• 35 feet (<i>single-family, duplex</i>) • 75 feet (<i>multi-family, non-residential</i>)	• 7 stories / 90 feet	• 35 feet	• 72 feet
Front yard (<i>minimum</i>)	• 10 feet (<i>single-family only</i>)	• n/a	• n/a	• n/a
Front yard (<i>maximum-applies to area within frontage buildout</i>)	• 15 feet	• 5 feet	• n/a	• n/a
Frontage Buildout (<i>minimum</i>)	• 50%	• 80%	• n/a	• n/a
Side yard (<i>minimum</i>)	• 5 feet (<i>single-family, required on 1 side only</i>)	• n/a	• n/a	• n/a
Corner side yard (<i>minimum</i>)	20 feet	• 20 feet	• 20 feet	• 20 feet
Rear yard (<i>minimum</i>)	• 5 feet	• n/a	• 5 feet	• 5 feet
Common open space / civic space (<i>minimum % / minimum % of total that is active open space</i>)	• 5% / 50%	• 2% / 50%	• n/a	• n/a

~~* Larger landscape buffers may apply in addition to setbacks (see section 18.30.130)~~

D. Additional Regulations for Mixed Residential Area:

[1. See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

~~12.~~ Projects ~~shall~~ [must](#) incorporate ~~Composite~~ Site Design Category 3.

~~2. Buildings shall incorporate Composite Building Design Category B or C for residential and C for non-residential uses.~~

3. A commercial use may only be located:

- a. On the first floor of a building, with up to one-half (½) of the second floor allowed for accessory uses that are not open to the public, or
- b. On a corner lot, with a maximum lot size of 20,000 square feet.

4. Commercial uses are limited to corner locations that are designated on the Development Plan.

5. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130

E. Additional Regulations for Center Area

1. See Chapters 18.30 (Development Standards) and 18.50 (Supplemental Use Regulations).

2. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130

~~13.~~ **Setback and sidewalk encroachments**

- a. An open colonnade may extend into the front setback a maximum of five (5) feet.
- b. An unenclosed balcony with a minimum clearance of nine (9) feet above finished grade may extend five (5) feet over a public sidewalk.
- c. An awning or walkway covering with a minimum clearance of eight (8) feet above finished grade may extend five (5) feet over a public sidewalk.

~~24.~~ **Off-Street Parking.**

- a. An off-street parking lot ~~shall~~ must be located behind or along the side(s) of buildings, except for Supportive Uses.

- b. Parking lots ~~shall~~ must be set back at least 15 feet from the front property line. (Ord. 15-16 §3, 2015)

18.20.120 O (Office)

Purpose: The O (Office) District provides for development of office uses and ancillary service and retail uses that support offices. This district allows development of freestanding office buildings and office parks. The "O" District is consistent with the Employment Area future land use category, and implements the following Comprehensive Plan policies:

- LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses
- ES-4.1: Employment Districts

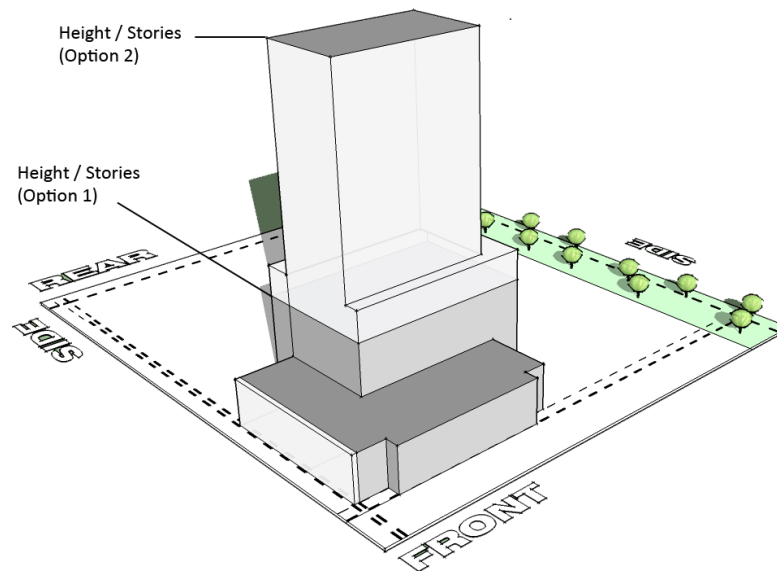


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

1. Development in the O District is subject to the following dimensional standards:



Composite Standards →			
	Site 3, 4, or 5-Building-D Site 4-Building-C, D or E Site 3-Building-D	Site 5-Building-E	Site 3 -Building-C
Height (maximum)	• 3 stories / 42 feet	• 6 stories / 72 feet	• 12 stories / 144 feet
Front yard (minimum)	• 20 feet	• 15 feet	• 10 feet
Front yard (maximum)	• n/a	• n/a	• 25 feet (Site 3) for at least 50' feet and 60% of the front elevation
Side yard (minimum)	• 10 feet • Abutting a residential zoning district, buildings over 20 feet tall must be setback 20 feet plus an additional 1 foot for every 2 feet in height	• 10 feet • Abutting a residential zoning district, buildings over 35 feet tall must be setback 20 feet plus an additional 1 foot for every 2 feet in height	• n/a (Site 3) • 7½ feet (Site 5) • That portion of buildings with a height over 40 feet must be setback 1 foot for 4 feet of height over 40 feet.
Rear yard (minimum)	• same as side yard	• same as side yard	• same as side yard
Parking/paving location	• 40 feet from street right-of-way • 10 feet from property lines	• 30 feet from street right-of-way • 10 feet from property lines	• 20 feet from street right-of-way
Open space	• 25% (Site 4-5)	• 20%	• 5%

	Site 3, 4, or 5-Building-D		
Composite Standards →	Site 4-Building C, D or E	Site 5-Building E	Site 3 -Building C
	Site 3-Building D		

(see §18.30.170) • 10% (Site 3)

~~* Larger landscape buffers may apply in addition to setbacks.~~

(Ord. 15-16 §3, 2015)

[2. See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

[3. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.130 C-1 (Neighborhood Center)

Purpose: The C-1 (Neighborhood Center) district provides for development of small-scale neighborhood office, low intensity retail business, civic, and residential uses. This district is compatible with the Neighborhood Commercial Center future land use designations in the Comprehensive Plan. A C-1 District encourages pedestrian movement between residential and nonresidential areas. Nonresidential uses in a C-1 are intended to service and blend into the residential character of the surrounding neighborhood. This district is not considered appropriate for conventional strip commercial pad sites, high traffic generating or automotive oriented uses, or uses oriented toward regional shopping facilities. C-1 is consistent with the Neighborhood Commercial Center future land use category, and implements the following Comprehensive Plan policies:

- *LUCC-4.1: Support viable mixed-use and mixed-density neighborhoods.*
- *LUCC-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.*
- *LUCC-8.1: Mixture of Complementary Land Uses.*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses.*

- *HN-1.2: Mixed Uses and Mixed Incomes.*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to “age in place.”*
- *HN-5.2: Provide for higher density residential housing retail and commercial centers.*

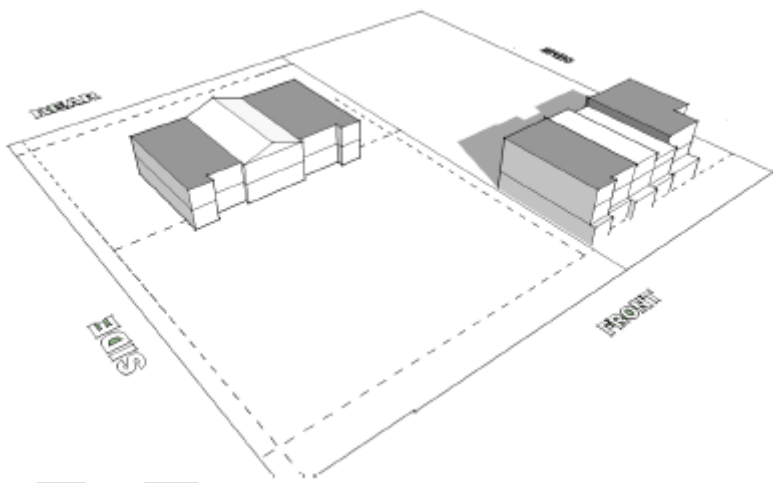


A. Permitted Uses

1. See Section [18.20.500](#) (Use Matrix).
2. **Residential uses** are permitted in the C-1 district only if –
 - a. They are located on upper stories of nonresidential buildings, adjacent to commercial or office buildings and uses, or around a square or plaza or immediately across a local street, and
 - ~~b. The proposed development incorporates Category B or C composite building design standards for the residences and Category C or E composite building design standards for the commercial and office buildings, and~~
 - ~~eb.~~ The proposed development incorporates Category 3 site design standards.

B. Dimensional Standards

Development in the C-1 District is subject to the following dimensional standards:



Composite Standards →		Site 3- or 4-Building D or E	Site 3-Building C
Maximum District Size		• 10 acres	• 40 acres
Height (maximum)		• 2 stories / 30 feet	• 42 feet / 3 stories
		<i>That portion of buildings over 20 feet in height shall <u>must be</u> set back an additional 1 foot for every 2 feet in height.</i>	

Composite Standards →	Site 3- or 4-Building D or E Site 4-Building C	Site 3-Building C
Front yard (<i>minimum</i>) • 20 feet	• n/a	
Front yard (<i>maximum</i>) • 150 feet	• 25 feet (<i>applies to area within frontage buildout</i>)	
Frontage Buildout (<i>minimum</i>) • 50%	• 80%	
Maximum building footprint • 15,000 sf	• 50,000 sf	
Side yard (<i>minimum</i>) • 7½ feet	• 5 feet	
Rear yard (<i>minimum</i>) • 7½ feet	• n/a	
Parking/paving location Set back 15 feet from street right-of-way and 10 feet from property lines	Set back 15 feet from street right-of-way except for parking areas behind buildings	
Open space • 20% of net site area (see Section § 18.30.170)	• 10% of net site area	

~~*Larger landscape buffers may apply in addition to setbacks (see Section [18.30.130](#))~~

C. Parking Regulations for C-1 Developments

1. No more than one hundred twenty-five (125) percent of the required parking for a use may be provided on site.
2. Where visible from a street, parking lots must be screened by landscaping or street walls between three (3) to four (4) feet in height.
3. Off-street parking areas ~~shall~~ must be divided into parking modules not to exceed fifty (50) parking spaces.
4. A use may apply adjacent on-street parking toward the minimum parking requirements.

D. Additional Development and Performance Standards for C-1 Developments

1. [See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)
2. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in \[§ 18.30.130\]\(#\)](#)

13. No merchandise ~~shall~~ will be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles, ~~shall~~ will be stored outside a building.

24. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by a temporary sales and events permit or catering or food trucks as licensed by the City Clerk. (Ord. 17-52 §§ 3, 41, 2017; Ord. 15-16 §3, 2015)

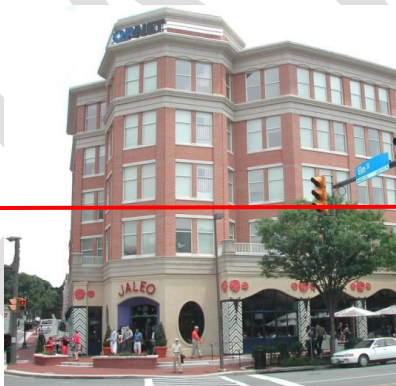
18.20.140 C-2 (Community Center)

Purpose: The "C-2" (Community Center) District provides for mixed-use centers where designated in the Comprehensive Plan. This district includes pedestrian-scale development with commercial uses that draw from multiple neighborhoods.

C-2 is consistent with the Community Commercial future land use category, and implements the following Comprehensive Plan policies:

- *mixed use and mixed income neighborhood policies of PlanOlathe (LUCC 3.1, -4.1, -8.1; HN 1.2)*
- *LUCC-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.*
- *LUCC-8.1: Mixture of Complementary Land Uses*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *HN-1.2: Mixed Uses and Mixed Incomes*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to "age in place."*





A. Permitted Uses

1. See § [18.20.500](#) (Use Matrix).
2. Residential uses are permitted in the C-2 district only if –
 - a. they are located on upper stories of nonresidential buildings, adjacent to commercial or office buildings and uses, around a square or plaza, or immediately across a local street, and

~~b. The proposed development incorporates Category B or C composite building design standards for the residences and Category C or E composite building design standards for the commercial and office buildings, and~~

eb. The proposed development incorporates Category 3 site design standards.

B. Dimensional Standards

Development in the C-2 District is subject to the following dimensional standards:

Composite Standards →	Site 3 or, 4, or 5 Building D or E	Site 3 Building C
	Site 4 Building C Site 5 Building C	
Maximum District Size	• 18 acres	• 25 acres
Height (maximum)	• 2 stories / 35 feet <i>That portion of buildings over 20 feet in height shall must be set back from any residential zoning district an additional 1 foot for every 2 feet in height.</i>	• 60 feet / 5 stories
Front yard (minimum)	• 15 feet	• 10 feet
Front yard (maximum)	• 150 feet	• 44 feet (<i>applies to area within frontage buildout</i>)
Frontage Buildout (minimum)	• n/a	• 80%
Maximum building footprint	• 85,000 sf	• 150,000 sf
Side yard (minimum)	• 7½ feet	• 5 feet
Rear yard (minimum)	• 7½ feet	• n/a
Parking/paving location	• Setback 15 feet from street right of way and 10 feet from property lines	• Setback 15 feet from street right of way except for parking areas behind buildings
Open space (see §18.30.170)	• 20% of net site area	• 25% of net site area

~~* Larger landscape buffers may apply in addition to setbacks (see Section 18.30.130)~~

C. Parking Regulations for C-2 Developments

1. No more than 150% of the required parking for a use may be provided on-site.
2. Where visible from a street, parking lots must be screened by landscaping or street walls between 3 to 4 feet in height.
3. Off-street parking areas ~~shall~~ must be divided into parking modules not to exceed fifty (50) parking spaces.
4. A use may apply adjacent on-street parking toward the minimum parking requirements.

D. Additional Development and Performance Standards for C-2 Developments

1. [See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)
2. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)
13. No merchandise ~~shall~~ will be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles, ~~shall~~ will be stored outside a building.
24. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering or food trucks as licensed by the City Clerk. (Ord. 15-16 §3, 2015)

18.20.150 C-3 (Regional Center)

Purpose: The C-3 (Regional Center) District provides for development of retail, service, entertainment, office, finance and related business uses that have a regional market. This district implements the Regional Commercial Center future land use category of the Comprehensive Plan.

C-3 implements the following Comprehensive Plan policies:

- *LUCC-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.*
- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*

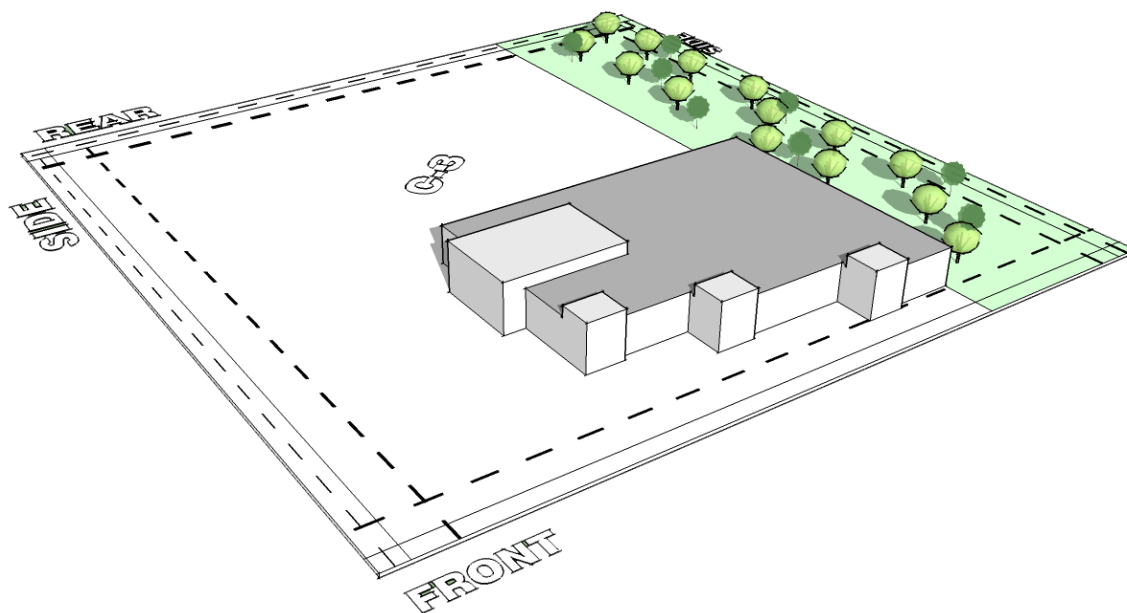


A. Permitted Uses

See Section [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the C-3 District is subject to the following dimensional standards:



Composite Standards →

**Site 3-~~or~~, 4, ~~or~~ 5 Building D-~~or~~ E
Site 5-Building C-~~or~~ D**

Site 3- or 4-Building C

Height (<i>maximum</i>)	• 3 stories / 40 feet	• 5 stories / 64 feet
Front yard (<i>minimum</i>)	• 40 feet from arterial street right-of-way • 15 feet from other street right-of-way	• 15 feet
Side yard (<i>minimum</i>)	• 10 feet	• 7.5 feet
Rear yard (<i>minimum</i>)	• 10 feet	• 7.5 feet
Parking/paving location	• 15 feet from street right-of-way • 10 feet from property lines	• 20 feet from street right-of-way • 10 feet from property lines
Open space	• 25%	• 10%
(see Section 18.30.170)		

C. Parking Regulations for C-3 Developments

1. No more than one hundred fifty (150) percent of the required parking for a use may be provided on site.
2. Where visible from a street, parking lots must be screened by landscaping or street walls between three (3) to four (4) feet in height.

3. Off-street parking areas ~~shall~~ must be divided into parking modules not to exceed fifty (50) parking spaces.
4. A use may apply adjacent on-street parking toward the minimum parking requirements.

D. Additional Development and Performance Standards for C-3 Developments

1. See Chapters 18.30 (Development Standards) and 18.50 (Supplemental Use Regulations).

2. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130

~~13.~~ No merchandise ~~shall~~ will be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles ~~shall~~ will be stored outside a building.

~~24.~~ Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering or food trucks as licensed by the City Clerk. (Ord. 17-52 §§ 4, 41, 2017; Ord. 16-20 §4, 2016; Ord. 15-16 §3, 2015)

18.20.160 C-4 (Corridor Commercial)

Purpose: The C-4 (Corridor Commercial) District provides for retail and wholesale sales and services with only minor restrictions. This district implements the Commercial Corridor future land use category of the Comprehensive Plan.

The "C-4" district is consistent with the Commercial Corridor future land use category, and implements the following Comprehensive Plan policies:

- LUCC-6.2: Santa Fe Commercial Corridor
- LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses

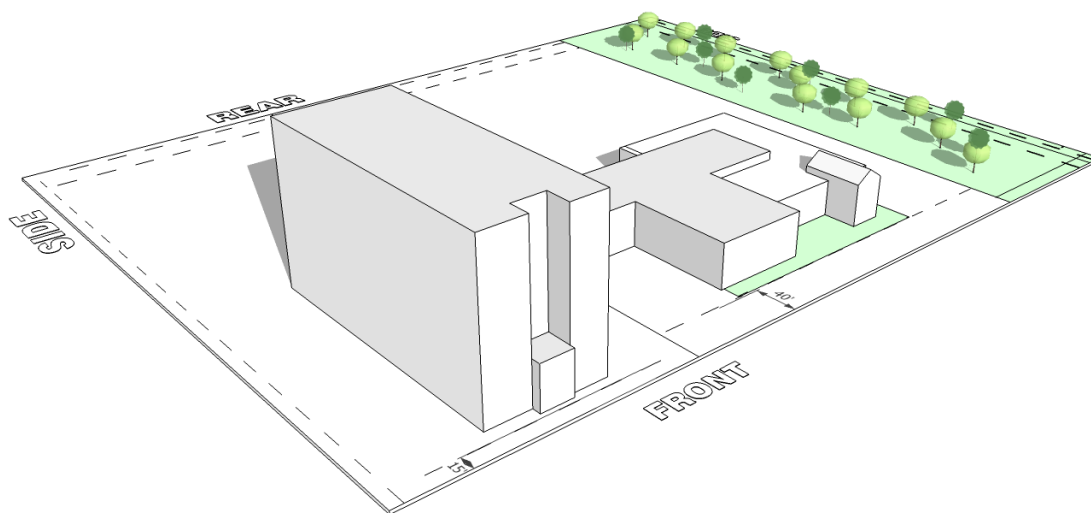


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

Development in the C-4 District is subject to the following dimensional standards:



Composite Standards →	Site 4-Building C, D or E Site 3, 4 or 5-Building D or E	Site 3 or 5-Building C
Height (maximum)	• 3 stories/40 feet	• 12 stories/144 feet
Front yard (minimum)	• 40 feet from arterial street right-of-way • 15 feet from other street right-of-way	• 15 feet
Side yard (minimum)	• 10 feet	• 7½ feet
Rear yard (minimum)	• 10 feet	• 7½ feet
Parking/paving location	• 15 feet from street right-of-way • 10 feet from property lines	• 7½ feet
Open space (see §18.30.170)	• 25% net site area	• 10% net site area

** Larger landscape buffers may apply in addition to setbacks (see Section [18.30.130](#))*

C. Parking Regulations for C-~~24~~ Developments

1. No more than 150% of the required parking for a use may be provided on-site.
2. Where visible from a street, parking lots must be screened by landscaping or street walls between 3 to 4 feet in height.
3. Off-street parking areas ~~shall~~ must be divided into parking modules not to exceed fifty (50) parking spaces.
4. A use may apply adjacent on-street parking toward the minimum parking requirements.

D. Additional Development and Performance Standards for C-~~24~~ Developments

1. See Chapters 18.30 (Development Standards) and 18.50 (Supplemental Use Regulations).
2. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130
- ~~13~~. No merchandise ~~shall~~ will be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles, ~~shall~~ will be stored outside a building.
- ~~24~~. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering or food trucks as licensed by the City Clerk.
(Ord. 16-20 §4, 2016; Ord. 15-16 §3, 2015)

18.20.180 BP (Business Park)

Purpose: The BP (Business Park) District allows development of a mix of research and development, office, light assembly, warehousing and limited retail and service uses in a planned business park setting. This district is a planned zoning district designed to provide for high-quality development with increased amenities and open space. In appropriate circumstances, property zoned BP may be located adjacent to residential uses.

The "BP" District is consistent with the Office-, Innovation and Technology-, and Gateway future land use categories, and implements the following Comprehensive Plan policies:

- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *ES-4.1 Employment Districts*

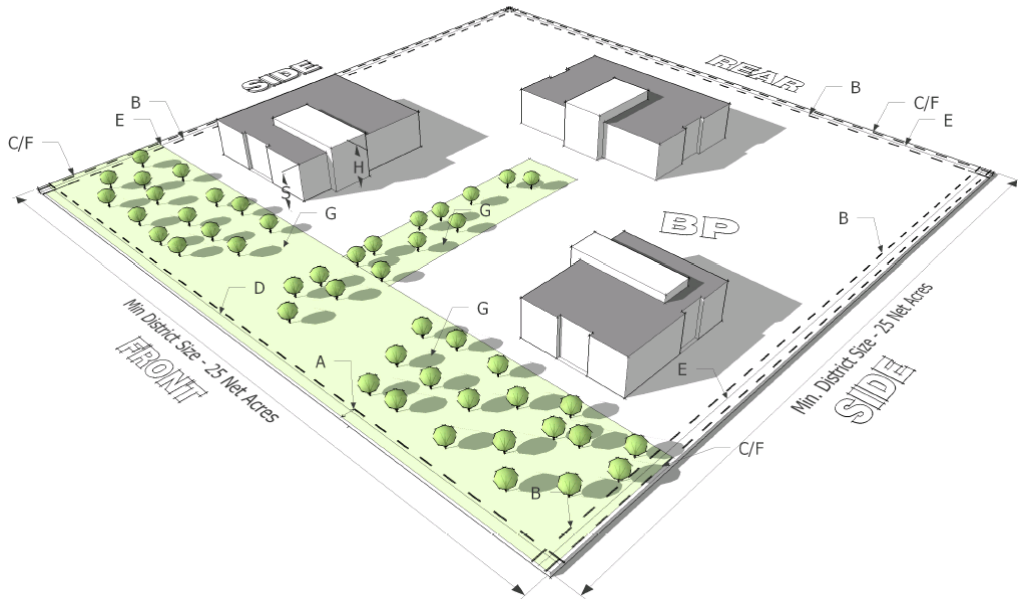


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

1. Development in the BP District is subject to the following dimensional standards:



Site 5-Building-D

Site 4 – Building C, D or E

Site 3 or 5-Building C or E

Site 3, 4, or 5-Building D

Minimum district size	• 25 net acres	• 5 acres
Height (maximum)	• Buildings: 12 stories/144 feet • Other structures (including signs): 75 feet. <i>These structures must be set back from all property lines a distance equal to or greater than their height.</i>	• Buildings: 12 stories/144 feet • Other structures (including signs): 75 feet. <i>These structures must be set back from all property lines a distance equal to or greater than their height.</i>
Front yard (minimum)	• 40 feet from arterial street right-of-way • 15 feet from other street right-of-way	• 10 feet from street right-of-way
Front yard (maximum)	• n/a	• 120 feet for at least 60% of the site frontage
Side yard (minimum)	• 10 feet	• n/a
Rear yard (minimum)	• 10 feet	• 10 feet
Parking/paving location	• 30 feet from street right-of-way • 10 feet from property lines	• 30 feet from street right-of-way • 10 feet from property lines

** Larger landscape buffers may apply in addition to setbacks (see Section ~~18.30.130~~) (Ord. 15-16 §3, 2015)*

[2. See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

[3. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.190 M-1 (Light Industrial)

Purpose: The M-1 (Light Industrial) District provides for development of light industrial uses in an industrial park setting. This type of industrial development should be of low intensity and high quality, with increased amenities and open space. The M-1 District encourages industrial park complexes that accommodate businesses engaged in light manufacturing and related uses, with limited retail and service uses. M-1 zoning is most appropriate where the subject property adjoins an area which is sensitive because of land use or environmental factors. (Ord. 02-54 §2, 2002). The "M-1" District is consistent with the Employment Areas future land use category, and implements the following Comprehensive Plan policies:

- *LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses*
- *ES-4.1 Employment Districts*

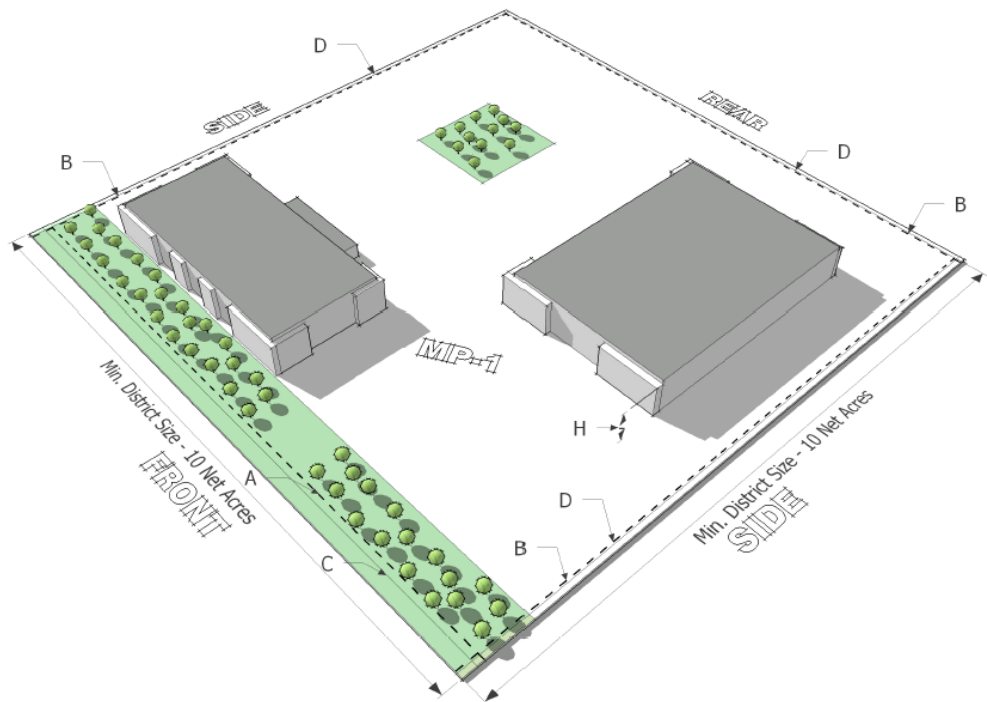


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

1. Development in the M-1 District is subject to the following dimensional standards:



Composite Standards →

Site 6-Building D
Site 5-Building D, E, F
Site 4-Building C, D or E
Site 3, 4, 5, or 6-Building D

Site 6-Building C or E
Site 3 or 5 or 6-Building C or E

Height (<i>maximum</i>)	<ul style="list-style-type: none">• Buildings: 55 feet• Other structures: 75 feet if set back from all property lines a distance equal to or greater than their height.	<ul style="list-style-type: none">• Buildings: 12 stories /144 feet• Other structures (including signs): 100 feet if the structure is set back from all property lines a distance equal to or greater than their height
	<ul style="list-style-type: none">• 50 feet	<ul style="list-style-type: none">• 20 feet
Front yard (<i>minimum</i>)		

Composite Standards →	Site 6-Building D	
	Site 5-Building D, E, F	Site 6-Building C or E
	Site 4-Building C, D or E	Site 3 or 5 or 6-Building C or E
	Site 3, 4, 5, or 6-Building D	
Side yard (<i>minimum</i>)*	• 10 feet	• 10 feet
Rear yard (<i>minimum</i>)*	• 10 feet	• 10 feet
Parking/paving location	• 30 feet from street right-of-way • 10 feet from property lines	• 20 feet from street right-of-way • 7½ feet from property lines
Open space	• 20% of net site area	• 15% of net site area
(see § 18.30.170)		

* Side or rear yard applies only to property lines adjoining Residential, Neighborhood, or Commercial districts, or residential or commercially designated areas of a PD District. No side or rear yard applies to a property line adjoining an Industrial district. Buffer requirements may apply as provided in § [18.30.130](#).

~~** Larger landscape buffers may apply in addition to setbacks (see Section [18.30.130](#))~~

(Ord. 15-16 §3, 2015)

[2. See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

[3. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § \[18.30.130\]\(#\)](#)

18.20.200 M-2 and M-3 (Heavy Industrial)

Purpose: The M-2 and M-3 (Heavy Industrial) districts manages the development of heavy and intensive industrial uses, including asphalt plants, feed lots and scrap and waste materials. Most activities will consist of manufacturing or outdoor storage yards. These Districts encourage the development of industrial buildings grouped around major transportation systems. The buildings would accommodate businesses engaged in intensive manufacturing, with limited light manufacturing uses. The difference between the "M-2" and "M-3" districts is that the "M-3" district allows more intense uses, such as quarries. The "M-2" and "M-3" Districts are consistent with the Industrial Areas future land use category, and implements the following Comprehensive Plan policies:

- LUCC-8.2: Use zoning as a tool to avoid or minimize conflicts between land uses
- ES-4.1 Employment Districts

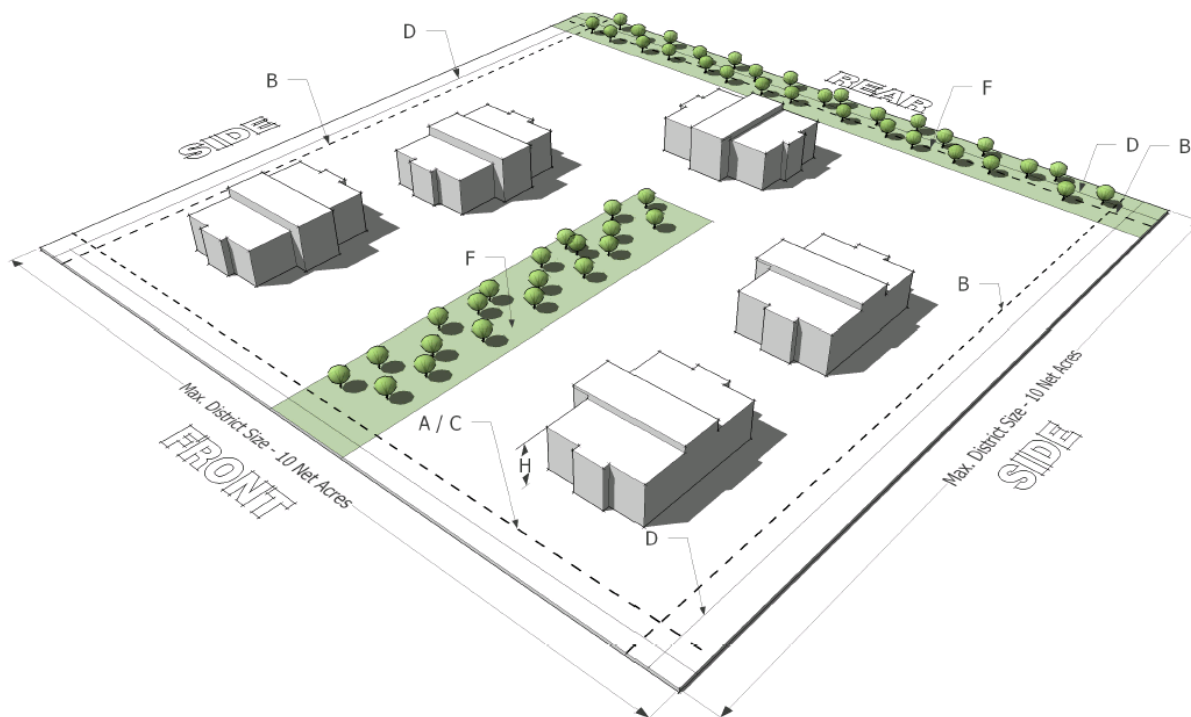


A. Permitted Uses

See § [18.20.500](#) (Use Matrix).

B. Dimensional Standards

1. Development in the M-1 District is subject to the following dimensional standards:



Composite Standards →

Site 6-Building D, F

Site 5-Building D, E, F

Site 4-Building C, D or E

Site 3, 4, 5, or 6-Building D

Site 6-Building C or E

Site 3, or 5, or 6-Building C or E

Height (maximum)

- Buildings: 55 feet • 12 stories/144 feet
- Other Structures (including signs): 100 feet. The structure must be set back from all property lines a distance at least equal to its height

Front yard (minimum)

- 30 feet • 20 feet

Side yard (minimum)

- 10 feet • 10 feet

Rear yard (minimum)

- 10 feet • 10 feet

Parking/paving location

- 30 feet from street right-of-way • 20 feet from street right-of-way
- 10 feet from property lines • 7½ feet from property lines

Open space

- 15% of net site area • n/a

(see §18.30.170)

~~* Larger landscape buffers may apply in addition to setbacks (see Section 18.30.130) (Ord. 15-16 §3, 2015)~~

[2. See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

[3. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

18.20.210 D (Downtown)

Purpose: The "D" (Downtown) District constitutes the "downtown" core and its fringe areas. It recognizes the unique characteristics of the traditional central area, which accommodates a mix of uses such as retail, service, special shops, offices and residential.

The "D" District is consistent with the Urban Center/Downtown future land use category, and implements the following Comprehensive Plan policies:

- *The original Town policies (Principles OT-1 to OT-3 and supporting policies) to provide a wide range of commercial, cultural, educational and entertainment experiences and to establish Downtown as the focal point of the community.*
- *Principle LUCC-4: Encourage mixed-use development, especially in the downtown area, to support commercial uses, promote walkability, and provide for a variety of housing options.*
- *HN-2.3: Higher Residential Densities. Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.*
- *LUCC-6.1: Targeted Development.*
- *LUCC-7.4: Alternative Zoning Techniques.*
- *LUCC-8.1: Mixture of Complementary Land Uses.*
- *HN-1.2: Mixed Uses and Mixed Incomes.*
- *HN-1.8: Encourage architecturally compatible infill housing in older neighborhoods.*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: Provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to "age in place."*



A. Permitted Uses

See Section [18.20.500](#) (Use Matrix).

B. Dimensional Standards

1. Development in the “D” District is subject to the following dimensional standards:

Downtown Core

	Site 5 or 6 Building C	Supportive Uses	Civic Uses
Lot Width (<i>minimum</i>)	• 10 feet	• 10 feet	• 10 feet
Height (<i>minimum</i>)	• n/a	• n/a	• n/a
Height (<i>maximum</i>)	• n/a	• n/a	• n/a
Front yard (<i>minimum</i>)	• n/a	• n/a	• n/a
Front yard (<i>maximum</i>)	• 5 feet (<i>applies to area within frontage buildout</i>)	• n/a	• n/a
Frontage Buildout (<i>minimum</i>)	• 90%	• n/a	• n/a
Side yard (<i>minimum</i>)	• n/a	• n/a	• n/a
Rear yard (<i>minimum</i>)	• n/a	• 5 feet	• n/a
Spacing / Number (<i>minimum</i>)	• n/a	• 300 feet from lot boundary • No more than 1 per block	• n/a

Downtown Mixed Use

	Site 3 Building-C	Supportive Uses	Civic Uses
Lot Width (<i>minimum</i>)	• 10 feet	• 10 feet	• 10 feet
Height (<i>maximum</i>)	• 7 stories / 90 feet	• 35 feet	• 72 feet
Front yard (<i>minimum</i>)	• 15 feet	• n/a	• n/a
Frontage Buildout (<i>minimum – nonresidential uses only</i>)	• 80%	• n/a	• n/a
Side yard (<i>minimum</i>)	• 10% of the lot width (<i>may be 0 on one side</i>)	• n/a	• n/a
Rear yard (<i>minimum</i>)	• 10 feet	• 5 feet	• 5 feet
Spacing / Number (<i>minimum</i>)	• n/a	• 300 feet from lot boundary • No more than 1 per block	• n/a

Downtown Santa Fe Corridor

	Site 5 or 6 Building-C	Supportive Uses	Civic Uses
Lot Width (<i>minimum</i>)	• 10 feet	• 10 feet	• 10 feet
Height (<i>minimum</i>)	• 2 stories / 35 feet	• n/a	• n/a
Height (<i>maximum</i>)	• 4 stories / 52 feet	• 35 feet	• 72 feet
Front yard (<i>minimum</i>)	• n/a	• n/a	• n/a
Front yard (<i>maximum</i>)	• 25 feet (<i>applies to area within frontage buildout</i>)	• n/a	• n/a
Frontage Buildout (<i>minimum</i>)	• 80%	• n/a	• n/a
Side yard (<i>minimum</i>)	• n/a	• n/a	• n/a
Rear yard (<i>minimum</i>)	• 10 feet	• 5 feet	• 5 feet
Spacing / Number (<i>minimum</i>)	• n/a	• 300 feet from lot boundary • No more than 1 per block	• n/a

**Larger landscape buffers may apply in addition to setbacks (see Section 18.30.130)*

2. Where buildings or structures located in the same block on the same side of a street in the "D" District have front yards of greater or lesser depth than required by the district regulations, the Planning Official may require a similar setback for new buildings or structures constructed on the block.

3. [See Chapters 18.30 \(Development Standards\) and 18.50 \(Supplemental Use Regulations\).](#)

4. [Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape buffer requirements found in § 18.30.130](#)

C. Building Location and Design

1. Primary entrances to buildings at ground level ~~shall~~ [must](#) face street rights-of-way rather than parking lots.
2. Primary building entrances ~~shall~~ [must](#) be oriented towards streets, parks or pedestrian plazas.
3. Each block face ~~shall~~ [must](#) have multiple building entries. A building occupying an entire city block ~~shall~~ [must](#) include more than one (1) building entrance along each block face.
4. The building façade ~~shall~~ [must](#) have three (3) vertical divisions: 'bases,' 'middles,' and 'tops.' In buildings of three (3) stories or less in height, the 'top' may be comprised of an ornamental 'cap' or cornice rather than the articulation of an entire floor of habitable space.



5. The majority of the building(s) of a development ~~shall~~ must possess an architectural character that respects traditional design principles, such as:

- a.** Variation in the building form such as recessed or projecting bays;
- b.** Expression of architectural or structural modules and detail;
- c.** Diversity of window size, shape or patterns that relate to interior functions;
- d.** Emphasis of building entries through projecting or recessed forms, detail, color or materials;
- e.** Variations of material, material modules, expressed joints and details, surface relief, color, and texture to scale;
- f.** Tight, frequent rhythm of column/bay spacing, subdividing the building façade into small, human scaled elements.

6. Building walls facing a street, pedestrian walkway, or adjacent residential development ~~shall~~ must:

- a.** Incorporate architectural features such as columns, ribs, pilaster or piers, changes in plane, changes in texture or masonry pattern, or an equivalent element that subdivides the wall into human scale proportions.
- b.** Incorporate a building bay or structural building system for walls exceeding thirty (30) feet in width. Bays should be visually established by architectural features such as columns, ribs or pilasters, piers, changes in wall planes, changes in texture or materials and fenestration pattern no less than twelve (12) inches in width.
- c.** Incorporate at least one (1) change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.
- d.** Incorporate features into ground level walls such as windows, entrances, arcades, arbors, awnings, trellises, or alternative architectural detail along at least sixty (60) percent of the façade.
- e.** Windows ~~shall~~ must be recessed and include visually prominent sills or other forms of framing.

7. Buildings ~~shall~~ must employ a uniform level of quality on street-facing sides of the building that is visible from a neighboring area in the Downtown Mixed Use Zone.
8. An open colonnade may extend into the front setback a maximum of five (5) feet. An unenclosed balcony with a minimum clearance nine (9) feet above finished grade may extend five (5) feet over a public sidewalk. An awning or walkway covering with a minimum clearance of eight (8) feet above finished grade may extend five (5) feet over a public sidewalk.
9. Glass without coatings or tints ~~shall~~ must be used for all retail glazing. Highly reflective glass is not permitted at the ground level of building elevations that abut a street right-of-way.
10. Each multi-story building ~~shall~~ must have one clearly identifiable entrance abutting the street. In addition to this entrance, a building occupying an entire city block ~~shall~~ must include at least one (1) other building entrance along each block face.
11. At least eighty (80) percent of the façade facing a street or public open space (not including windows, doors and their framing systems), ~~shall~~ must be composed of building materials required from Class 1, ~~for Category C Building Types~~ in Chapter 18.15.
12. Consistent architectural design and durable building materials ~~shall~~ must be continued on all façades adjacent to public streets and residential districts.

D. Parking and Circulation

1. Off-street parking is not required in the "D" Downtown district.
2. Off-street parking ~~shall~~ must be located behind or to the side of buildings.
3. No more than one (1) commercial off-street parking area may be located in a block.
4. Surface parking areas must be screened from the street by low hedges or walls at least three (3) feet and up to four (4) feet in height.
5. Parking structures with exposed street frontage ~~shall~~ must not be oriented toward residential uses.
6. However, all multifamily and nonresidential sites, where a parking area or lot is part of a redevelopment for a final site development plan as approved by the Planning Commission, ~~shall~~ will have antique globe/coach style light poles and fixtures. The following actions are exempt from installing this style of light poles and: a parking lot permit not part of a new final site

development plan approval, administrative review process, routine maintenance, or new poles that are consistent with existing site light poles and fixtures.

E. Service Areas

1. Service areas and refuse storage areas ~~shall~~ will not front onto streets and public open spaces.
2. Service areas ~~shall~~ must be located to the rear or side of buildings, and screened from view from the street and/or public open space.
3. Ground-based mechanical equipment ~~shall~~ must be located away from property lines adjacent to public streets and Mixed Use areas and screened from view at the street.
4. Refuse storage and pick-up areas ~~shall~~ must be combined with other service and loading areas.
5. Developments ~~shall~~ must provide access for service vehicles via alleys or parking lots.

F. Supportive Uses

No Supportive Use may be established by demolishing an existing building. However, a Supportive Use may occupy an existing, or a lot on which a building was demolished before the effective date of this Ordinance.

G. Downtown Mixed Use

The following standards apply to the Downtown Mixed Use areas:

1. Multifamily residential buildings ~~shall~~ must orient at least fifty (50) percent of the residential building's "active wall" toward the Downtown Core or a collector street. An "active wall" is considered the side of the building containing the majority of the residential entrances and windows.
2. Primary entrances to residential uses at ground level ~~shall~~ must be oriented toward the public street rights-of-way rather than to parking lots. (*Ord. 17-52 §§ 5, 41, 2017; Ord. 09-36 §4, 2009; Ord. 02-54 §2, 2002*)

18.20.230 TOD (Transit Oriented Development)

Purpose: The Transit-Oriented Development District is a planned district that encourages a mix of residential, commercial, and employment opportunities within identified bus rapid transit (BRT) corridors, commuter rail stations, or other high capacity transit areas. This district encourages a mix of residential, commercial, and employment opportunities within transit corridors or areas served by transit. This development pattern promotes transit ridership, ensures access to transit, and limits conflicts between vehicles, pedestrians and transit operations. The technique allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, to provide a density and intensity that is transit supportive. This section encourages a safe and pleasant pedestrian environment near transit stations by allowing intensive areas of shops and activities, providing for amenities (such as benches, kiosks, and outdoor cafes), and limiting conflicts between vehicles and pedestrians. The TOD technique is restricted to areas within one-half (½) of a mile of a transit facility. This area is equivalent to a 10-minute walking distance.

Because most transit users will walk only one-quarter (¼) to one-half (½) of a mile to a transit facility, transit influence areas require high densities on small areas of land. The City finds that uses inconsistent with transit will undermine the most efficient use of limited land areas within a TOD, and may render the transit system unworkable. Accordingly, the uses permitted within a TOD are those that are dependent upon, or which may generate, a relatively high level of transit use. Uses that would interfere with transit use and which generate few transit trips are not permitted within a TOD. Further, the City finds and determines that minimum levels of density as set forth in this section are required to support transit ridership, and that lower levels of density will not support transit ridership and will create unacceptable levels of vehicular congestion.

This district is consistent with the Transit-Oriented Development (TOD) Centers future land use category, Gateway District, and Regional & Local Transit Corridors. It also implements the following policies of the Comprehensive Plan:

- *LUCC-3.1: Encourage Housing Near Services. Encourage higher density housing development near transit services ...*

- *LUCC-3.2: Link between Transportation and Land Use. Implement land use plans and programs that support effective transit, an efficient street system, and alternative transportation modes.*
- *LUCC-5.2: Connections to Centers. Encourage pedestrian, bicycle, and transit connections to and within commercial centers.*
- *OT-3.2: Housing. Add high density, multi-family housing within and adjacent to the Downtown that will help support desired uses and amenities. Provide housing to serve a diverse population, including affordable housing, senior housing, special needs housing, and transit-oriented development.*
- *HN-1.2: Mixed Uses and Mixed Incomes*
- *HN-2.2: Complete Neighborhoods. Encourage a "complete" neighborhood concept for new development which includes a variety of residential densities on appropriately sized parcels, opportunities for shopping, nearby support services and conveniently-sited public facilities, including roads, transit, and pedestrian connections, parks, libraries and schools.*
- *HN-2.3: Higher Residential Densities. Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.*
- *HN-2.1, HN-2.5, HN-4.1, and HN-4.2: provide a full range of housing choices, affordable housing, and neighborhoods that enable residents to "age in place."*
- *Principle HN-5: Encourage housing densities and styles that will support vibrant retail and transit centers.*
- *HN-5.1: Mixed Use Neighborhoods. Utilize zoning and development designations that encourage and enable a mix of residential, retail and commercial space in areas that are close to public transportation and planned transit nodes and corridors.*
- *HN-5.2: Provide for higher density residential housing along major existing and planned public transit corridors.*
- *M-2.5: Transportation Corridors and Transit Nodes. Encourage growth along existing and planned transportation corridors and transit nodes.*



A. Applicability

1. Rezoning to a TOD is subject to the procedures for the PD district (§ [18.20.230](#)) and this section. The following areas are eligible for rezoning to a TOD district:

- a.** Property located within a Transit-Oriented Development (TOD) Center future land use category or a Regional or Local Transit Corridor in the Comprehensive Plan; and
- b.** property located within 1/2 mile of a transit station or major bus boarding location.

2. Transit Influence Area

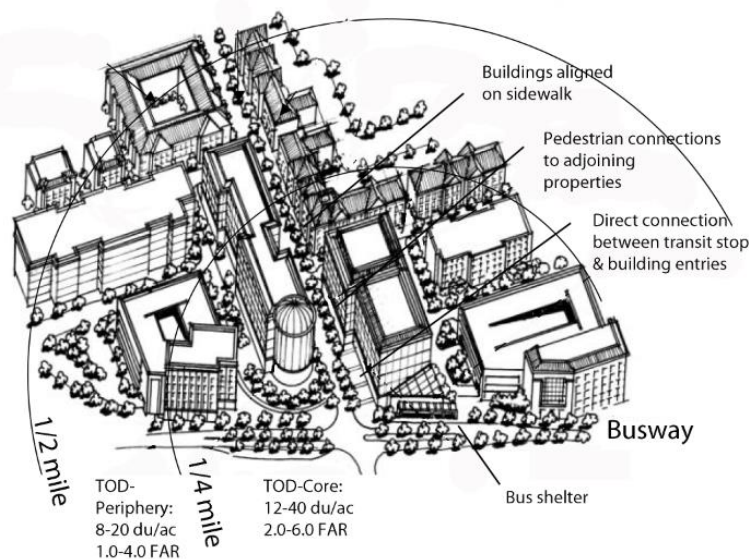
- a. The TOD includes a “transit influence area” with two distinct subareas known as the “TOD Core” (“TOD-C”) and the “TOD Periphery” (TOD-P), defined below:

Table 18.20.230-1. Transit Influence Area

Core	All areas within one-quarter ($\frac{1}{4}$) of a mile of a Busway or Transit Station.
Periphery	All areas between one-quarter ($\frac{1}{4}$) of a mile and one-half ($\frac{1}{2}$) of a mile from a Busway or Transit Station.

- b. A TOD rezoning application must include:

- (1) If not adjacent to another TOD district, at least one TOD-Core area adjacent to a Busway or a Transit station. No TOD-Periphery is required.
- (2) If adjacent to a TOD district described in subsection i., above, at least one TOD-Core area.
- (3) If adjacent to a TOD district with a TOD-Core and within an eligible location for a TOD-Periphery, the application may include a TOD-Core, TOD-Core and TOD-Periphery, or a TOD-Periphery only.



B. Uses and Density

1. Permitted Uses

The uses permitted in a TOD ~~shall~~ must be established in the development agreement approved with the TOD rezoning. Those uses are generally those permitted in the R-4, N, C-1, C-2, C-3 and O districts.

2. Prohibited Uses

The following uses are not permitted in a TOD:

LBCS Code(s)	Structure or Use Type
Function 2110	Automobile sales or service establishment
Function 2120	Heavy consumer goods sales or service
Structure 2110	Office building with drive-through facility
Structure 2210	Shop or store building with drive-through facility
Structure 2250	Warehouse discount store building
Structure 2270	Gasoline station
Structure 2280	Automobile repair and service structures
Structure 2593	Car care center
Structure 2620-2636	Heavy industrial structures and facilities and oil refineries
Structure 2700-2782	Warehouse or storage facility

C. Densities and Intensities

The requested densities, in terms of number of units per gross residential acre and total number of dwelling units, must be set forth in the Development Agreement. The Development Agreement must comply with Table 18.20.230-2, below.

Table 18.20.230-2. Transit-Oriented Development Dimensional Standards

(A) Location/Size	Minimum Density	Maximum Density	Minimum FAR	Maximum FAR
Core				
Less than 2 acres	16	40	2.5	6
2 acres or more	12	36	2	4
Periphery				
Less than 2 acres	12	20	1.5	4
2 acres or more	8	16	1	2

Rules of Interpretation for Table 18.20.230-2: The applicable land use categories are set forth in Column (A). The density for the particular use must be at least the amount set forth in Column (B) for residential uses, and must not exceed the amount shown in Column (C). The floor area ratio (FAR) for the particular use must be at least the amount set forth in Column (D) and must not exceed the amount shown in Column (E).

D. Lot & Site Design

1. Site Design

Site design must incorporate the Category 3 site design standards in the TOD-Core, and Category 3 or 5 site design standards in the TOD-Periphery.



Figure 1. Building and site design at the TOD-Periphery is more flexible in order to accommodate supportive uses

2. Front Setback

The front setback must be established as follows, measured from the edge of the sidewalk:

Table 18.20.230-3. TOD Front Setbacks

Category	Minimum Front Setback (feet)	Maximum Front Setback (feet)
Single-Family Dwelling Units	10	25
Multiple-Family Dwelling Units and all other Dwelling Units	0	15
Use Commercial Buildings	0	5
Industrial or Civic Buildings	0	30

3. Transit Orientation

All sites must orient their interior and on-site circulation to the closest adjacent Bus Shelter or Transit Station.

4. Pedestrian Access

New retail, office and institutional buildings within the Core subarea must provide for convenient pedestrian access to transit through the measures listed below:

- a. Pedestrian connections to adjoining properties must be provided except where such a connection is impracticable due to unique topography.
- b. Pedestrian connections must connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped, streets, accessways and walkways on site must be aligned or stubbed to allow for extension to the adjoining property.
- c. A direct pedestrian connection must be provided between the transit stop and building entrances on the site.

E. Building Design

1. Generally

Building design must conform to [Chapter 18.15 Building Design Standards](#). ~~the Type "C" building standards (see Chapter 18.15).~~

2. Commercial Buildings

Commercial Buildings may designate the entire building area above the ground floor or the second floor for residential use.



Figure 2. Class C design with buildings facing a square. Civic spaces are allowed, but not required, in TOD.



Figure 3. Mixed use building incorporating Class C building design standards

F. Parking

1. Parking Supply

- a. The minimum parking requirements must within the Core and Periphery subareas are as follows:

Table 18.20.230-4. Transit-Oriented Development Parking Requirements

Area	Minimum Parking Spaces (see <i>Parking and Loading Standards, §18.30.160</i>)	Maximum Parking Spaces
Core, within 500 feet of a Transit Station or Bus Shelter	None	75% of the required parking spaces
Core, balance of area	50% of the required parking spaces	100% of the required parking spaces
Periphery	75% of the required parking spaces	120% of the required parking spaces

- b. Existing development may to redevelop existing parking areas for transit-oriented uses, including residential uses, commercial uses, offices, bus stops and pullouts, bus shelters, park and ride stations.
- c. All other provisions of the Parking Standards apply to a Transit-Oriented Development.

2. Parking Structures

Parking Structures must have retail or residential uses along the first floor building area that abuts a sidewalk.





~~4-Class C site design standards require parking to the rear of buildings. This maintains the connection between transit stops and destinations. Structured parking is encouraged but not required, but is lined with active uses.~~

G. Parks and Open Space

The Parks/Open Space/Civic Space Standards (§18.30.170) do not apply to a Transit Oriented Development.

H. Landscaping and Screening

1. The following standards do not apply to a TOD (see § [18.30.130](#)):
 - a. Landscape buffers and berms; and
 - b. Parking lot interior landscaping requirements any parking area that is located in a rear yard or interior to a block.
2. All other requirements of § [18.30.130](#) apply to a TOD.
3. In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, Retail, Service, or Civic land uses must not be separated from Multi-family or Single-Family land uses within the TOD by berms or buffers unless a trail or sidewalk is established that provides a direct connection between the uses.

I. Streets

1. Adequate Public Facilities Exemption

A TOD is not subject to the adequate public facilities standards requirements for road networks (see § [18.30.040](#)).

2. Street Design

Public and private streets ~~shall~~ must conform to the “Community Design Standards” (see § [18.30.220](#)).



Figure 5. Buildings aligned to street within a convenient walk to transit station



Figure 6. Development in TOD uses Community Design street standards with sidewalks and on-street parking

18.20.500 Use Matrix



Purpose: The permitted, conditional and accessory uses within each zoning district are set out in the Use Matrix, below. The Use Table contains a correspondence to the applicable national coding system classifications (American Planning Association's Land Based Classification Standards [LBCS] and the North American Industrial Classification System [NAICS]) as aids to interpretation.

The Use Table establishes the following categories of uses:

Notation	Category	Description
P	By right	Permitted if they meet the standards established in the zoning district.
S	Special Use	Requires special approval by the Governing Body (refer to § 18.40.100).
	Accessory	Accessory uses are those as defined in §18.50.020.
	Signs	For information on what signs are permitted see § 18.50.190

Except as otherwise provided, uses permitted by right and uses permitted with a special use permit for any planned district, ~~shall~~ **must** be equivalent to the uses found in the associated conventional district. Planned districts and their associated conventional districts are provided in the table below. The PR District and PD District are two planned district categories to which a property owner or their designee may zone property to. Zoning to either of these districts provides a variety of uses. Refer to Section 18.20.220 and 18.20.240 for additional information.

Planned District Category	Associated Conventional District Category
RP-1	R-1
RP-2	R-2
RP-3	R-3
RP-4	R-4
CP-O	C-O
CP-1	C-1
CP-2	C-2
CP-3	C-3
MP-1	M-1
MP-2	M-2
MP-3	M-3

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition	
Accessory Dwellings	P	P	P	P											P	P	P	1100	1130	814	See Chapter 18.50.	
Cluster or conservation subdivisions	P	P	P	P	P													1100	1110	814	A subdivision that incorporates a Category 2 site design (see Chapter 18.15)	
Elderly housing, Multi-family Residences				P	P										P	P	P	1210	1200	814	A housing development that is certified as Housing for Elderly Persons by the United States Department of Housing and Community Development, and that includes multifamily dwellings.	
Elderly housing, Single-family Residences	P	P	P	P														1210	1200	814	A housing development that is certified as Housing for Elderly Persons by the United States Department of Housing and Community Development, and that includes only single-family dwellings.	
Residence, Adaptive Reuse		P	P	P	P		P	P										1100	1360	814	The occupancy and use of an existing, abandoned building that was formerly used as a commercial, service, or other non-residential use.	
Multifamily Dwellings See below:																		1100	1340	814	A building or portion thereof, arranged, intended or designed for three (3) or more dwelling units, and commonly referred to as a triplex, fourplex, townhouse, condominium or apartment building. (Ord. 02-54 § 2, 2002)	
Residence, Multifamily 3 units (triplex)				P	P										P	P	P	1100	1200	814	A building arranged, intended or designed for three (3) dwelling units. (Ord. 02-54 § 2, 2002)	
Residence, Multifamily 4 units (quadraplex or fourplex)				P	P										P	P	P	1100	1200	814	A building arranged, intended or designed for four (4) dwelling units. (Ord. 02-54 § 2, 2002)	
Residence, Multifamily, more than 4 units				P	P										P	P	P	1100	1200	814	A building arranged, intended or designed for more than five (5) or more dwelling units.	
Residence, Single-Family Attached	P		P															1100	1121	814	A building arranged, intended or designed for two (2) dwelling units with each dwelling unit located on a separate lot. This is sometimes referred to as a "semidetached dwelling unit."	
Residence, Single-Family Detached	P	P	P	P	P													1100	1110	814	A building arranged, intended or designed for one (1) dwelling unit, and that is not attached to another dwelling unit or building.	
Residence, Single-Family Modular	P	P	P															1100	1110	814	A dwelling constructed in accordance with the standards set forth in the City's building code applicable to site built homes, and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.	
Residence, Two-Family (Duplex)			P	P											P	P	P	1100	1121	814	A building arranged, intended or designed for two (2) dwelling units on one (1) lot, commonly referred to as a duplex. (Ord. 02-54 § 2, 2002)	
Residence, Zero Lot Line	S	S	S	S	S										S	S	S	1100	1122	814	A dwelling built adjacent to an interior side lot line with a yard adjacent to the opposite side lot line.	
Residential- Design Manufactured Home	P	P	P															1100	1150	814	See Chapter 18.50.	
Townhouse				P	P											P	P	1100	1140	814	A building that has dwelling units erected in a row as a single building, each being separated from the adjoining unit or units by a fire wall constructed in accordance with the City's building code. A Townhouse is separated from other buildings by space on all sides.	
Watchmen / caretakers																			1300			A dwelling located on premises with a principal nonresidential use and occupied only by a caretaker or guard employed on the premises.

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Assisted living, skilled nursing, continuing care retirement facilities	P	P	P	P	P		P	P	P	P					P	P	P	1220 1250		62311 0, 6233	A building, or a group of buildings, where for compensation, care is offered or provided for three (3) or more persons suffering from illness, other than a contagious disease, or sociopathic or psychopathic behavior, which is not of sufficient severity to require hospital attention, or for three (3) or more persons requiring further institutional care after being discharged from a hospital. (Ord. 08-104 § 13, 2008)
Bed and breakfast	S	S			S		P	P	P	P					P	P	P	1310		72119 1	An establishment operating primarily in a single family detached dwelling or a building designated on the National Register of Historic Places and originally devoted to another use that supplies temporary accommodations to overnight guests for a fee.
Day-Care & Child Care: Family Day-Care Home	P	P	P	P	P													6562 6566		6244	See Chapter 18.50
Day-Care & Child Care: Child-Care Centers						P	P	P	P	P	P				P	P	P	6562 6566		6244	See Chapter 18.50
Day-Care & Child Care: Group Day-Care Home	P	P	P	P	P													6562 6566		6244	See Chapter 18.50
Day-Care & Child Care: Mother's Day Out - Care Home	P	P	P	P	P													6562 6566		6244	See Chapter 18.50
Day-Care & Child Care: Preschools	S	S	S	S	S	P	P	P	P	P	P							6562 6566		6244	See Chapter 18.50
Day-Care & Child Care: Adult Day-Care	S	S	S	S	S	P	P	P	P	P	P							6566		62412 0	See Chapter 18.50
Community living facility, Mental Health / Substance Abuse, with on-site staff	S	S	S	S	S													6520		62322 0	A "community living facility" means any dwelling or building defined as "group living" or "semi-independent living" by the Kansas Department of Social and Rehabilitation Services (see KAR 30-22-31). This category provides residential care and treatment for patients with mental health and substance abuse illnesses. These establishments provide room, board, supervision, and counseling services. Medical services may be provided if they are incidental to the counseling, mental rehabilitation, and support services offered.
Community living facility, Mental Health Convalescent	S	S	S	S			S	S							P	P	P	6520		62322 0	A community living facility, as defined above, where at least two persons afflicted with mental illness are housed or lodged, and furnished with nursing care.
Group boarding home for adults, minors	P	P	P	P											P	P	P			62399 0	A residential dwelling unit for six (6) or more unrelated persons, eighteen (18) years of age or over, except where it is a group home as defined by KSA 12-736. (Ord. 02-54 § 2, 2002)
Group day-care homes	S	S	S	S	S															62399 0	A residential facility for six (6) or more persons under eighteen (18) years of age who for various reasons cannot reside in their natural home and where twenty-four (24) hour adult care, supervision and consultation exists under license of the Kansas Secretary of Health and Environment, except where it is a group home as defined by KSA 12-736. (Ord. 02-54 § 2, 2002)

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Group home (up to 10 persons)	P	P	P	P	P										P	P	P	6520		623220	A dwelling occupied by not more than 10 persons, including eight or fewer persons with a disability who need not be related by blood or marriage and not to exceed two staff residents who need not be related by blood or marriage to each other or to the residents of the home, which dwelling is licensed by a regulatory agency of the State of Kansas. (Source: KSA 12-736)
Homeless Shelter				S	S							S	S							634221	A facility providing temporary housing to indigent, needy, homeless, or transient persons. May also provide ancillary services such as counseling, meals, vocational training, etc., This land use category does not include group boarding homes or group homes as defined by K.S.A. 12-736.
Hotel, boutique (50 rooms maximum)						P	P	P	P	P	P				P	P	P	1330	1330	721110	A hotel that (1) complies with any applicable City historic design guidelines or the Class-C building design standards (see Chapter 18.15), include an accessory restaurant, and include no more than 50 rooms.
Hotel / Motel						P	S	P	P	P	P				P	P	P	1330	1330	721110	A building in which lodging or boarding and lodging are provided for primarily transient persons and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. A hotel may include restaurants, taverns, club rooms, public banquet halls, ballrooms, and meeting rooms.
Rooming house (includes fraternity/sorority houses & dormitories)					P	P	P	P	P						P	P	P	1320		721310	A building, other than a hotel/motel, multi-family dwelling, or bed and breakfast, where for compensation and by pre-arrangement for definite periods, lodging, and meals are provided for four (4) or more persons.
Adaptive re-use (see Chapter 18.50)															S	S	S		2200 / 2611		Adaptive reuse of a building formerly used as a dwelling unit for commercial, service, or office use
Nursery, lawn, garden center, and farm supply store	S									P		S	S		P	P	P	2123		44422	An establishment primarily engaged in the retail sale of garden supplies and plants grown on the premises or elsewhere. This classification includes the sale of landscape materials, topsoil and rental of landscaping equipment. This includes accessory service facilities.
Animal care facility (see categories below):																					A commercial operation that: (1) provides food, shelter, grooming, sitting, training or care for more than four (4) animals of six (6) months of age or older for purposes not primarily related to medical care (a kennel may or may not be run by or associated with a veterinarian); or (2) regularly engages in the breeding of animals for sale. (Ord. 02-54 § 2, 2002). A "kennel" refers to any area where animals are boarded or kept to provide the services listed above.
Animal and pet care services							P	P	P	P		S	S		P	P	P	2720		81290	An animal care facility with no outside kennel or retail sales. Including establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting and training pets.
Animal Care – indoor or outdoor kennel	S						P	P	P	P		S	S		P	P	P	2718	8700	541940	An animal care facility where all kennels are located within an enclosed and roofed building, or outside of a building. This may include accessory retail sales.

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Animal Care - veterinary clinics	S								S		P	S	S	S				2718	8700		An animal care facility operated by licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, animal surgery, or testing services for licensed veterinary practitioners. Examples include animal hospitals, veterinary clinics, veterinarians' offices, and veterinary testing laboratories. This may include either enclosed or outside kennels or dog runs.
Antique shop								P	P	P					P	P	P	2145	2200	453310	Establishments primarily engaged in retailing used merchandise, antiques, and secondhand goods (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes).
Apparel and accessory stores							P	P	P	P		S	S		P	P	P	2133	2200	4481-4483	Establishments primarily engaged in retailing new clothing, shoes, luggage, or footwear.
Auto supply (parts) stores								P	P	P							P	2115		4413	Establishments that: (1) are primarily engaged in retailing new, used, and/or rebuilt automotive parts, new or used tires, and accessories (known as automotive supply stores); (2) automotive supply stores that are primarily engaged in both retailing automotive parts and accessories and repairing automobiles; and (3) establishments primarily engaged in retailing and installing automotive accessories.
Bail bonding															S			2600		812990	An establishment principally engaged in providing security to ensure compliance with the terms of an appearance bond (see KSA 22-2202).
Bait shop												P	P						2200	451110	An establishment principally engaged in selling artificial or natural lures for taking fish by hook and line.
Bakery, retail (no wholesale distribution facilities)							P	P	P	P		P	P		P	P	P	2151	2200	311811	Establishments primarily engaged in retailing bread and other bakery products not for immediate consumption made on the premises from flour, not from prepared dough.
Bars, Taverns and Drinking Establishments								P	P	P		S	S		P	P	P	2540		722410	Premises which may be open to the general public, where alcoholic liquor by the individual drink is served. (Ord. 02-54 § 2, 2002)
Beer, wine, and liquor store							P	P	P	P					P	P	P	2155		4453	Establishments primarily engaged in retailing packaged alcoholic beverages, such as ale, beer, wine, and liquor.
Bicycle sales and service							P	P	P	P		S	S		P	P	P	2113	2200	451110	An establishment principally engaged in selling and repairing bicycles and bicycle equipment.
Boat/watercraft, marine supplies, and marine/boating equipment sales and service										P		S	S	S	P	P	P	2114		441222	Establishments primarily engaged in (1) retailing new and/or used boats or retailing new boats in combination with activities, such as repair services and selling replacement parts and accessories, and/or (2) retailing new and/or used outboard motors, boat trailers, marine supplies, parts, and accessories.
Book, magazine, or stationery store							P	P	P	P					P	P	P	2135	2200	4512	Establishments primarily engaged in retailing new books, newspapers, magazines, and other periodicals.
Brewpub									P	P											An establishment for facility which manufactures fermented malt beverages and operates a restaurant on the premises.
Building materials sales - without lumberyard								P	P	P			P	P	P	P	P	2126 2127		444190	Establishments (except those known as home centers, paint and wallpaper stores, and hardware stores) primarily engaged in retailing specialized lines of new building materials, such as fencing,

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																					glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, and kitchen and bath cabinets and countertops to be installed. Lumber is sold only from enclosed buildings rather than unroofed spaces such as lumberyards.
Building materials sales and storage									P	P			P	P				2126 2127		4441	Retailing, wholesaling or rental of building supplies or construction equipment. This classification includes lumberyards, home improvement sales and services, tool and equipment sales or rental establishments. (Note: establishments that operate from a warehouse are classified separately).
Business service centers / business support						P	P	P	P	P	S	P	P	P	P	P	P	2424	2200	56143 5619	Includes blueprinting, printing, Photostating, copying, packaging, labeling, and similar services to other businesses.
Cafeterias and snack bars (accessory)																		2520 2530		72251 4, 72251 5	Cafeterias and snack bars that principally serve the employees in the buildings in which they are located and their guests.
Camera and film shop; photography studio; frame shop							P	P	P	P					P	P	P	2132	2200	54192 81292	Establishments primarily engaged in providing still, video, or digital photography services, or developing film and/or making photographic slides, prints, and enlargements.
Candy or confectionary making (retail)							P	P	P	P		S	S		P	P	P	3100	2200	3113, 31191	Establishments that make candy or confectionaries on for retail sale on the premises.
Car Wash, Automobile Laundries, or Car Care Centers									P	P		S	S						2593	81119 2	Establishments that wash, wax or clean automobiles or similar light vehicles.
Catering / food service						P		P	P	P	P	S	S		P	P	P	2560 2570		72231 72232	A business that prepares food and beverages for off-site consumption, including delivery services. This classification includes catering kitchens, bakeries with on-site retail sales and the small-scale production of specialty foods, such as sweets. This classification excludes food production of an industrial character.
Commercial Use in Multifamily Development																					A commercial use located in a building that has multifamily dwelling units, and that has no direct entry from the use to the street.
Convenience Stores, without gas sales								P	P	P		S	S		P	P	P	2152	2591	44711 0	Establishments that retail a limited line of goods that generally includes milk, bread, soda, and snacks.
Convenience- Stores, with gas sales								P	P	P	P	P	P		S P	S P	P		2591	44512 0	A convenience store that includes Fuel Sales. Automotive repair is also allowed if it is listed as a permitted use in the applicable zoning district.
Courier and messenger services						P	P	P	P	P	P	P						4160		492	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Delicatessen / Limited-Service Restaurant							P	P	P	P		S	S		P	P	P	2151		72251 3	Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken

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																					out, or delivered to the customer's location.
Department store, warehouse club, superstore, or general merchandise								P	P	P		S	S		P	P	P	2145	2240 2250	452	Establishments that retail new general merchandise from fixed point-of-sale locations. Establishments in this subsector are unique in that they have the equipment and staff capable of retailing a large variety of goods from a single location. This includes a variety of display equipment and staff trained to provide information on many lines of products.
Drive-in or Drive-Through Service (for retail, restaurant)																			2110 2210		See Chapter 18.50.
Drive-Through Service (for financial institution)																			2110 2210		See Chapter 18.50.
Elderly and disabled services							P	P	P	P					P	P	P			62412 0	Establishments primarily engaged in providing nonresidential social assistance services to the elderly, persons diagnosed with intellectual and developmental disabilities, or persons with disabilities.
Entertainment establishment							S	P	P	P					P	P	P	2540		72241 0	This includes any establishment other than a restaurant where alcoholic beverages are served for consumption on the premises (such as lounges, or private clubs), or which offers live entertainment such as music or dance floors (such as nightclubs). This includes any warehouse entertainment club or teen entertainment club (see Chapter 5.10 of the Municipal Code).
Executive Suite Space (Non-retail, Non-Industrial)						P	P	P	P	P	P	P	P		P		P	2200 - 2455 - 4210 - 4212 - 523- 525, 4241 5411- 5418, 5611- 5140 5616, 56192 5160 54191 - 6200 - 6220 - 6800 - 6820 - 9210	2100	11511 5, 511, 51911 - 51913 523- 525, 531, 5411- 5418, 5611- 5616, 56192 5160 54191 - 6200 54193 - 6220 - 6800 55, 6117, 4885, 7113- 7115, 8132- 8133, 813, 923- 928	A building where offices are rented either for businesses that operate from the building, or that use the building for mail collection, conferences, or similar business services (sometimes referred to as "virtual offices"), and where the proprietor provides furnishings, private mailbox, receptionist and secretarial services, faxing, photocopying, conference rooms and other support services. These are sometimes referred to as: open plan offices, serviced offices, office business centers, office suites, business centers, executive offices, furnished offices, flexible offices, managed offices, shared-office spaces, or office hotels. This does not include leasing for onsite retail or industrial purposes.
Farm / landscape / garden supply sales	S						S	S	P	P					P	P	P	2123			Establishments that sell specialized products and services for lawns and gardens. This may include: (1) new outdoor power equipment which may or may not be accompanied with repair services and replacement parts, or (2) nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere (these establishments may

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Farmer's markets	S						S	S	P	P		S	S		P	P	P		2260		sell a limited amount of a product they grow themselves). A structure or place where agricultural products or consumer goods are brought by individual producers for the purposes of retail sales. The structure from which produce is sold need not be portable or capable of being dismantled or removed from the site. This includes farmers markets or flea markets. Flea markets are establishments primarily engaged in retailing or wholesaling used merchandise, antiques, and secondhand goods (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes) outside of an enclosed building, typically on an open lot from individual booths.
Farm Supplies Merchant Wholesalers	S									P		S	S		P	P	P	2000		424910	Establishments primarily engaged in the merchant wholesale distribution of farm supplies, such as animal feeds, fertilizers, agricultural chemicals, pesticides, plant seeds, and plant bulbs.
Financial Institution (bank, credit union, or savings institution)						P	P	P	P	P	P				P	P	P	2210	2100	521-522	An establishment that provides retail banking, credit and mortgage, or insurance services to individuals and businesses. This classification includes banks and savings and loan establishments, brokerage firms, check cashing and currency exchange outlets and stand-alone automated teller machines. This does not include a Payday Loan Business or Title Loan Business.
Flex Space (office and warehouse building)										P	P	P	P		P	P	P	3600			A building that combines office with manufacturing, wholesale, warehousing, or training facilities that relate to the office uses. Retail or showroom uses that are accessory to those uses may occupy up to 25% of the gross floor area.
Florist or floral/gift shop							P	P	P	P					P	P	P	2141		453110	Establishments known as florists primarily engaged in retailing cut flowers, floral arrangements, and potted plants purchased from others. These establishments usually prepare the arrangements they sell.
Furniture Stores									P	P	P							2121		442110	This industry comprises establishments primarily engaged in retailing new furniture, such as household furniture (e.g. baby furniture, box springs and mattresses) and outdoor furniture; office furniture (except those sold in combination with office supplies and equipment); and/or furniture sold in combination with major appliances, home electronics, home furnishings, or floor coverings
Gas Station								P	P	P	S	P	P	S	S	S	S	2116	2270	4471	The retail sale of gasoline, diesel and kerosene fuels.
Grocery, meat, dairy product and bakery sales							P	P	P	P		S	S		P	P	P	2151		445	An establishment for retail sales of food and beverages for off-site preparation and consumption. Typical uses include supermarkets, specialty food stores, delicatessens or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.
Gun shops and Gunsmiths									P	P										451110	An establishment principally engaged in selling, exchanging, or transferring firearms, handguns, rifles, or ammunition at wholesale or retail.
Hardware store							P	P	P	P		S	S		P	P	P	2122	2592	444130	Establishments known as hardware stores primarily engaged in retailing a

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Laundry, pick-up only and garment services						P	P	P	P	P					P	P	P			81232	general line of new hardware items, such as tools and builders' hardware. Establishments primarily engaged in one or more of the following: (1) providing dry-cleaning services (except coin-operated); (2) providing laundering services (except linen and uniform supply or coin-operated); (3) providing drop-off and pickup sites for laundries and/or drycleaners; and (4) providing specialty cleaning services for specific types of garments and other textile items (except carpets and upholstery), such as fur, leather, or suede garments; wedding gowns; hats; draperies; and pillows. These establishments may provide all, a combination of, or none of the cleaning services on the premises.
Laundry, coin operated							P	P	P	P					P		P			8123	Establishments primarily engaged in clean, dry clean, or supply (on a rental or contract basis) apparel, uniforms, garments and other textile items, linens, fur, leather, hats; draperies; and pillows. This includes industrial laundries that supply protective apparel (flame and heat resistant) and clean room apparel; dust control items, such as treated mops, rugs, mats, dust tool covers, cloths, and shop or wiping towels.
Leasing office, residential																		2300		531110	Establishments primarily engaged in acting as lessors of buildings used as residences or dwellings, such as single-family homes, apartment buildings, and town homes.
Leasing, Commercial and Industrial Machinery and Equipment										P		S	S		P	P	P	2334		5324	Establishments primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples including the leasing of heavy equipment, office furniture or equipment, or off-highway transportation equipment.
Leasing/Rental - consumer or recreational goods							P	P	P	P		S	S		P	P	P	2333 - 2335		5322, 5323	Establishments that rent electronics, home health equipment, formal wear, furniture, party supplies, sporting goods, or similar consumer goods to the general public.
Leasing/Rental of Trucks, Trailers, RV's, Boats, Motorcycle										P		P	P					2332		532120	Establishments primarily engaged in renting or leasing, without drivers, one or more of the following: trucks, truck tractors, buses, semitrailers, utility trailers, or RVs (recreational vehicles).
Leasing/Rental, Car and Passenger Vehicle									S	S		S	S					2331		53211	Establishments primarily engaged in renting or leasing passenger cars without drivers.
Light manufacturing accessory to retail use												S	S		P	P	P				The production of goods or products as a subordinate function of a retail establishment, where the activities generate no offsite noise, vibrations, odors, or other nuisance impacts.
Live-work units	P	P	P	P	P		P	P	P						P	P	P	2200 - 2455 5140 - 5160 6200 - 6220 6800 - 6820	2300 2400		A building in which offices, studios, or other commercial uses are located on the first floor and a dwelling unit is located above the first floor, or behind the areas that house the commercial activities.

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Medical equipment sales, rental or leasing									P	P	P				P	P	P			44619	Establishments primarily engaged in retailing medical equipment and supplies such as Examples of products made by these establishments are surgical and medical instruments, surgical appliances and supplies, dental equipment and supplies, orthodontic goods, ophthalmic goods, dentures, and orthodontic appliances.
Mixed Use, Commercial (includes offices units located over storefronts)						P	P	P	P	P					P	P	P	2200 - 2455 5140 - 5160 6200 - 6220 6800 - 6820	2300 2400 2611		A building where retail activities occur on the ground floor, with offices or a mix of dwellings and offices located above the ground floor.
Mixed use, Vertical (includes Residences located over storefronts)					P	S	P	P	P	P					P	P	P	2200 - 2455 5140 - 5160 6200 - 6220 6800 - 6820	2300 2400 2611		A building where retail activities occur on the ground floor, with residences located above the ground floor.
Mobile Food Services	----- As regulated by Municipal Code ----- -----																	2550		72233	Establishments primarily engaged in preparing and serving meals and snacks for immediate consumption from motorized vehicles or nonmotorized carts.
Monument dealers (tombstones and markers)										P		P	P		P	P	P			45399 8	Establishments that buy or sell finished monuments or tombstones, or semifinished monuments and tombstones with no work other than polishing, lettering, or shaping to custom order.
Motor vehicles, all types, sales/leasing/rental									S	S		S	S					2111		4411, 4412	Establishments that sell automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, motor homes and RV's, boats and similar equipment, include storage and incidental maintenance.
Motor Vehicles, internet sales, no outdoor display									P	P		P	P								Motor vehicles sold online with no display of vehicles outdoors and no on-site repair or refurbishing of the vehicles
Musical Instrument and Supplies Stores							P	P	P	P					P	P	P	2135		45114	Establishments primarily engaged in retailing new musical instruments, sheet music, and related supplies; or retailing these new products in combination with musical instrument repair, rental, or music instruction.
Nonstore retail / Internet Retail						P	P	P	P	P	P	P	P		P	P	P	2144 - 2580		454, 42511 0	Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).

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Office supply and equipment store							P	P	P	P	P	S	S		P	P	P	2135		45321	Establishments primarily engaged in one or more of the following: (1) retailing new stationery, school supplies, and office supplies; (2) retailing a combination of new office equipment, furniture, and supplies; and (3) retailing new office equipment, furniture, and supplies in combination with selling new computers.
Office						P	P	P	P	P	P	P	P		P	P	P	2310 - 2322 , 2336 - 2455 , 4210 - 4212 , 4241 - 4243 , 5411- 5418, 5611- 5616, 5160 56192 - 6200 - 6220 - 6800 - 6820 - 9210	2100	11511 5, 23611 8, 511, 51791 1, 51911 - 51913 - 523- 525, 531, 533, 5411- 5418, 5611- 5616, 5160 56192 - 6200 - 6220 - 6800 - 6820 - 9210 - 92219 - 923- 928	A building or facility for a firm or organization that primarily provides professional, executive, management or administrative services (such as accounting, advertising, architectural, consulting, planning, computer software consulting, data management, engineering, medical assistance programs and associations, dental, chiropractors, or other health care professionals, environmental analysis, insurance, interior design, investment, graphic design, landscape design, law and real estate offices, drafting), information services (such as print or software publishing, internet publishing and broadcasting, web search portals), and production of intellectual property. It includes research and development, scientific and technical research services that do not involve laboratory facilities. It excludes medical offices or clinics, banks/financial services, and offices that are incidental to retail, production, storage or other activities.
Optical Goods Stores							P	P	P	P					P	P	P	2163		44613 0	Establishments primarily engaged in one or more of the following: (1) retailing and fitting prescription eyeglasses and contact lenses; (2) retailing prescription eyeglasses in combination with the grinding of lenses to order on the premises; and (3) selling nonprescription eyeglasses.
Pawnshops								P	P						P	P	P	2145		4533, 52229 8	Includes any pawnbroker or precious metal dealer (see 5.42 of the Municipal Code). See Municipal Code § 5.43.010.
Payday Loan Business or Title Loan Business									P	P											
Personal services						P	P	P	P	P					P	P	P	2600		8121	The provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, nail salons, tanning salons, massage therapy (see Chapter 5.36 of the Municipal Code), electrolysis, seamstresses, tailors, shoe repair, dry cleaners (excluding dry cleaning plants), self-service laundries and photographic studios.
Pet store							P	P	P	P					P	P	P	2710		45391 0	Establishments primarily engaged in retailing pets, pet foods, and pet supplies.

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Pharmacy and drugstore							P	P	P	P					P	P	P	2161		446110	Establishments known as pharmacies and drug stores engaged in retailing prescription or nonprescription drugs and medicines.
Real estate Services						P	P	P	P	P		P	P		P	P	P	2300 - 2335		53121	Establishments primarily engaged in acting as agents in at least one or more of the following: (1) selling real estate for others; (2) buying real estate for others; and (3) renting real estate for others. This also includes establishments providing real estate services such as (4) appraising real estate; (5) property management; appraisal, and (6) any other real estate related services.
Repair services										P		P	P		P	P	P		2280	8111-8114	An establishment providing repair or restoration services for vehicles, machinery and equipment, personal and household goods, such as household appliances, computers, television, audio or video equipment, office machines, furniture and leather goods. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.
Restaurant (see classifications below)																					A building where food is prepared and served in ready-to-eat form to the public for human consumption. Restaurant includes cafe, cafeteria, grill, pizza parlor, diner, snack shop, hamburger shop and steak house. (Ord. 02-54 § 2, 2002)
Restaurant or snack bar, accessory						P	P	P	P	P	P	P	P		P	P	P	2520 - 2530			A restaurant or snack bar, as defined below, that is subordinate to an office or retail building with no direct outside entrance.
Restaurant, Full Service						P	P	P	P	P	P				P	P	P	2510		722511, 722514	Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live nontheatrical entertainment. This also includes establishments known as cafeterias, grill buffets, or buffets, primarily engaged in preparing and serving meals for immediate consumption using cafeteria-style or buffet serving equipment, such as steam tables, refrigerated areas, display grills, and self-service nonalcoholic beverage dispensing equipment.
Restaurant, limited service or carry out							P	P	P	P		S	S		P	P	P	2520		722513, 722515	Establishments primarily engaged in (1) providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating (food and drink may be consumed on premises, taken out, or delivered to the customer's location), (2) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or (3) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises.
Retail sales, generally (not otherwise listed)							P	P	P	P		S	S		P	P	P	2000 - 2100 - 2121	2200 - 2590	44-45	The sale of any tangible personal property for use or consumption, and not for resale. Examples include the sale of: furniture and home furnishings, electronics and appliances, hobbies, tobacco, cosmetic and beauty supplies,

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
																		2124 2125 2131 2135 2143			gifts and novelties, and art work. Examples include standalone shops or stores, art galleries, pawn shops, and video stores. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification.
Sales and service, manufactured homes										S		S	S					2112		45393	Establishments primarily engaged in retailing new and/or used modular or manufactured homes, recreation vehicle, bus, or trucks, including parts, and equipment.
Sales and service, large vehicles										S		S	S					2114		44121 0, 44122 2, 44122 8, 44122 9, 53212 0	Establishments primarily engaged in retailing new and/or used recreational vehicles (commonly referred to as RVs), boats/marine, recreational vehicle, travel trailer, or campers, or retailing these new vehicles in combination with activities, such as repair services and selling replacement parts and accessories.
Services to buildings and dwellings							P	P	P	P		P	P		P	P	P	2450 - 2455		5617, 56162 2	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning, upholstery, painting and paper hanging, sign painting, packing and crating, landscaping, and locksmith services
Specialty food stores							P	P	P	P					P	P	P	2153 2154		4452	Establishments primarily engaged in retailing specialized lines of food, such as meat markets, fish and seafood markets, fruit and vegetable markets, and gourmet food stores.
Sporting goods shop							P	P	P	P					P	P	P	2134		45111	Establishments primarily engaged in retailing new sporting goods, such as bicycles and bicycle parts; camping equipment; exercise and fitness equipment; athletic uniforms; specialty sports footwear; and sporting goods, equipment, and accessories.
Tailor / shoe repair							P	P	P	P					P	P	P	3130		3152	Establishments primarily engaged in manufacturing cut and sew apparel from woven fabric or purchased knit fabric.
Tattoo Parlor/Tattoo Studio and/or Body Piercing								S	P	P					P	P	P	2600			An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.
Temporary sales and events						P	P	P	P	P	P	P	P		P	P	P				Temporary sales and events require a permit (see § 18.50.225).
Travel Agency						P	P	P	P	P					P	P	P	2430		5615	Establishments primarily engaged in acting as agents in selling travel, tour, and accommodation services to the general public and commercial clients.
Travel Plaza/Truck Stop										P										44719 0	A facility that provides services to the trucking industry, including but not limited to the following: dispensing of fuel, repair shops, automated washes, restaurants, and motels; all as part of the facility.

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Upholstery and furniture refinishing							P	P	P	P	P	P			P	P	P			811420	Establishments primarily engaged in one of more of the following: (1) reupholstering furniture; (2) refinishing furniture; (3) repairing furniture; and (4) repairing and restoring furniture (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes).
Used merchandise stores (e.g., books, clothes, etc.)							P	P	P	P	P				P	P	P	2145		453310	Establishments primarily engaged in retailing or wholesaling used merchandise, antiques, and secondhand goods (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes) from an enclosed building/storefront. Examples include antique stores, used book stores, and used clothing stores.
Vehicle painting and body shops									P	P		P	P					2110	2280	81112	Establishments primarily engaged in: (1) repairing or customizing bodies or interiors of automotive vehicles, such as passenger cars, trucks, and vans, and all trailer bodies and interiors; (2) painting automotive vehicle and trailer bodies; (3) replacing, repairing, and/or tinting automotive vehicle glass; or (4) customizing automobile, truck, and van interiors for the physically disabled or other customers with special requirements. No vehicles are sold on the premises.
Vehicle repair and restoration (generally)									P	P		P	P					2110	2280	81111	Establishments providing mechanical or electrical repair and maintenance services for motor vehicles. This includes (1) repair or replacement of mechanical and electrical systems, engines, exhaust systems, transmissions, brakes, and radiators, and (2) installing radios, stereos, and similar items. These do not include automotive wrecking or long-term disabled vehicle outdoor storage.
Vehicle Services								P	P	P								2110	2280	811191	Establishments primarily engaged in providing automotive maintenance services. Examples include oil change, engine tune-ups, diagnostics, wheel alignment, and maintenance of air conditioning, charging or starting systems, belts, brakes, radiators, and transmissions. Repair services are limited to tires. Services do not include mechanical and electrical repair and maintenance; transmission repair; and body, paint, interior, and glass repair. This includes tune-up, quick lube and auto diagnostic centers.
Video/audio sales and/or rental								P	P	P		S	S		P	P	P			532230	Establishments primarily engaged in renting prerecorded video tapes and discs for home electronic equipment.
Woodworking shops						P	P	P	P	P		P	P		P	P	P			337, 444190	Establishments that make furniture, cabinets, or similar items from logs or lumber, for sale on the premises. Processes include carpentry or wood crafting.
Automobile storage or towing (excluding junked vehicles)												P	P					4138		488410	Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services. Includes any impound towing business subject to Chapter 5.44 of the Municipal Code.
Bottling works												P	P	P				2613, 2620	31211		Establishments primarily engaged in one or more of the following: (1) manufacturing soft drinks; (2)

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																		2621			manufacturing ice; and (3) purifying and bottling water.
Brewery/Tasting Rooms												P	P	P	S	S	S			312120	This industry comprises establishments primarily engaged in brewing beer, ale, malt liquors, and non-alcoholic beer.
Building contractor without outdoor storage												P	P	P	P	P	P	7110 - 7450		236	Establishments primarily responsible for the construction of buildings. The work performed may include new work, additions, alterations, or maintenance and repairs.
Carpentry, floor, and tile contractor												P	P	P	P	P	P	7310		2383	Establishments primarily engaged in the specialty trades needed to finish buildings. The work performed may include new work, additions, alterations, maintenance, and rep
Computer and Electronic Product Manufacturing											P	P	P	P				2613 , 2614 , 2620 , 2621		334	Establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.
Construction and contractors												P	P							236115-236117, 238	Establishments primarily engaged in the entire construction of new housing or non-residential buildings, or specific activities (e.g., pouring concrete, site preparation, plumbing, painting, and electrical work) involved in building construction or other activities that are similar for all types of construction, but that are not responsible for the entire project.
Crematories								S	S	S		S	S		S	S	S	6720	4800	8122	A building or structure containing one or more furnaces for the reduction of bodies of deceased persons to cremated remains.
Data Processing, hosting, and related services						P		P	P	P	P	P	P	P	P	P	P	4240	2613 , 2620 , 2621	518	Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. An example is a data center.
Explosives manufacturing/storage														S				3320	2620 , 2621	332992-332995, 32592 , 325998	Establishments primarily engaged in manufacturing ammunition, ordnance, or explosives such as dynamite.
Extractive industries	S													S				8000 - 8500		212, 213112-213115	The extraction of metallic minerals and nonmetallic minerals, including coal. This includes mine site development, beneficiating (i.e., preparing), and support activities. Activities include ore extraction, quarrying, and beneficiating (e.g., crushing, screening, washing, sizing, concentrating, and flotation), customarily done at the mine site.
Food and Beverage Manufacturing												P	P					3110 - 3120	2613 , 2614 , 2620 , 2621	311-312	Establishments that transform livestock and agricultural products into products for intermediate or final consumption, or that manufacture beverages or tobacco products.
Fuel oil distribution												P	P							45431	Establishments primarily engaged in retailing heating oil, liquefied petroleum (LP) gas, and other fuels via direct selling.

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Jewelry and Silverware manufacturing												P	P	P				3410 2613 2620 2621		33991	Establishments primarily engaged in one or more of the following: (1) manufacturing, engraving, chasing, or etching jewelry; (2) manufacturing, engraving, chasing, or etching metal personal goods (i.e., small articles carried on or about the person, such as compacts or cigarette cases); (3) manufacturing, engraving, chasing, or etching precious metal solid, precious metal clad, or pewter flatware and other hollowware; (4) stamping coins; (5) manufacturing unassembled jewelry parts and stock shop products, such as sheet, wire, and tubing; (6) cutting, stabbing, tumbling, carving, engraving, polishing, or faceting precious or semiprecious stones and gems; (7) recutting, repolishing, and setting gem stones; and (8) drilling, sawing, and peeling cultured and costume pearls.
Junk yards, salvage yards, and auto and scrap processing														S				3510		42393	An establishment or part thereof, which is maintained, operated, or used for storing, keeping, repairing, buying or selling junk, including any parts of vehicles, equipment, or machines or discarded or similar materials, or for the maintenance or operation of a salvage yard. (Ord. 02-54 § 2, 2002). "Junk" includes, but is not limited to: older scrap copper; brass; rope; rags; batteries; paper; trash; rubber; debris; waste; junked, dismantled, scrapped or wrecked motor vehicle or parts thereof; iron; steel; or other old or scrap materials. (Ord. 08-104 § 9, 2008) A "salvage yard" is any establishment or part thereof, which is maintained, used or operated for storing, keeping, buying, repairing, or selling any wrecked, scrapped, ruined, and/or dismantled motor vehicles or parts thereof. (Ord. 02-54 § 2, 2002) This category includes any scrap metal dealer (see Chapter 5.52 of the Municipal Code).
Laboratories-research and testing						P					P	P	P		P	P	P	2416 2614 2615 2620		54138	Establishments primarily engaged in performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing.
Laboratories-medical and diagnostic						P					P	P	P	P				6513	2614		Establishments that provide analytic or diagnostic services, and related services such as medical imaging, and forensics.
Landfill, demolition														S				6320 7000	6320	56221 2	An area used to dispose nonbiodegradable waste resulting from road building, construction, remodeling, repair, or demolition of structures.
Landfill, land clearing and inert debris														S				6320	6320	56221 2	A facility for the land disposal of land clearing waste, concrete, brick, concrete block, uncontaminated soil, gravel and rock, untreated and unpainted wood, and yard trash. For purposes of this definition, "land clearing waste" means solid waste which is generated solely from land clearing activities such as stumps, trees, limbs, brush, grass, and other naturally occurring vegetative material.
Landfill, sanitary														S				4345	6320	56221 2,	Any solid waste disposal area, as defined in KSA 65-3402.

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																				562219	
Limited Sales in Industrial Districts/Uses On-site									P	P		P	P	P	P	P	P				Retail sales areas that occupy up 5,000 sf or 25% of the floor area of a principal industrial use, whichever is less.
Manufacturing, excluding other uses listed in this table												S	S					3100 3230 3400 3520	2613 2614 2620 2621	31-33	Establishments primarily engaged in (1) operating landfills for the disposal of nonhazardous solid waste or (2) the combined activity of collecting and/or hauling nonhazardous waste materials within a local area and operating landfills for the disposal of nonhazardous solid waste.
Meat packing and poultry processing														P					2613 2620	3116	Establishments primarily engaged in processing or preserving meat and meat byproducts from purchased meats.
Medical Equipment and Supplies Manufacturing												S	P	P					2614 2620 2621	3391	Establishments primarily engaged in manufacturing medical equipment and supplies. Examples of products made by these establishments are surgical and medical instruments, surgical appliances and supplies, dental equipment and supplies, orthodontic goods, ophthalmic goods, dentures, and orthodontic appliances.
Milling or canning of agricultural products, feed and flour mills													P	P				9240	2612 2620	311211	Establishments primarily engaged in (1) milling flour or meal from grains (except rice) or vegetables and/or (2) milling flour and preparing flour mixes or doughs.
Motor Vehicle Manufacturing													P	P				3370	2613 2620 2621	336	Includes automobiles, trucks, transportation equipment, aircraft, boat, railroad, and similar items.
Office Supply, inks, etc. manufacturing (except paper)												P	P	P				3430	2613 2620 2621		Office supply manufacturing establishments manufacture office supplies with the exception of paper. Examples of products made by these establishments are pens, pencils, felt tip markers, crayons, chalk, pencil sharpeners, staplers, hand operated stamps, modeling clay, and inked ribbons.
Oil and gas well drilling	S												S	S				8100		211, 213111	See Section 18.50.065.
Paper Manufacturing													P	P				3220	2613 2620 2621	322	Establishments that transform metal into intermediate or end products (other than machinery, computers and electronics) and metal furniture, or treat metals and metal formed products fabricated elsewhere.
Petroleum and coal products manufacturing														S				3310	2613 2620 2630 2636	324	Establishments that transform crude petroleum and coal into usable products.
Printing / Publishing										P	P	P	P	P	P	P	P		2613 2614 2620 2621	323111- 323120, 511	Establishments primarily engaged in: (1) printing on apparel and textile products, paper, metal, glass, plastics, and other materials, except fabric (grey goods); (2) performing prepress and post press services in support of printing activities, or (3) publishing newspapers, magazines, other periodicals, and books, as well as directory and mailing list and software publishing.
Process Plant-Chemicals														S				3320 3350	2613 2620	325	Establishments that transform organic and inorganic raw materials by a

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																			2622		chemical process and the formulation of products.
Process Plant-Metals														S				3340	2613 2620 2622	331	Establishments that smelt and/or refine ferrous and nonferrous metals from ore, pig or scrap, using electrometallurgical and other process metallurgical techniques.
Production/Assembly Plant-Fabricated Metal or Machinery													P	P				3350	2613 2620 2621	332, 333	Establishments that: (1) transform metal into intermediate or end Products (other than machinery, computers and electronics), and metal furniture, or treat metals and metal formed products fabricated elsewhere, or (2) create end products that apply mechanical force, for example, the application of gears and levers, to perform work.
Production/Assembly Plant-Electronics											P	P	P	P				3360	2613 2614 2621	334, 335	Establishments that (1) manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products, or (2) manufacture products that generate, distribute and use electrical power.
Stone cutting/mason	S												S	P				8500		2123	Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.
Recycling Centers, Drop-Off	S								P	P			P	P				4346		562920	Establishments primarily engaged in (1) operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or (2) operating facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories.
Rendering and Meat Byproduct Processing													P	P				3110	2613 2620	311613	Establishments primarily engaged in rendering animal fat, bones, and meat scraps.
Research and development						P	S	S	P	P	P	P	P	P	P	P	P	2416 3000 6320	2614	5417, 927	An establishment primarily engaged in the research, development and controlled production of high technology electronic, industrial or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components. Includes government research such as space research and technology.
Sign makers												P	P	P				3440	2613 2620 2621	33995	Establishments primarily engaged in manufacturing signs and related displays of all materials (except printing paper and paperboard signs, notices, displays).
Textile, Clothing, and Leather Manufacturing													P	P				3130	2613 2620 2621	313-316	Establishments that (1) transform a basic fiber (natural or synthetic) into a product, such as yarn or fabric that is further manufactured into usable items, such as apparel, sheets, towels, and textile bags for individual or industrial consumption, (2) make textile products (except apparel), or (3) cut and sew (i.e., purchasing fabric and cutting and sewing to make a garment), or manufacture garments in establishments that first knit fabric and then cut and sew the fabric into a garment.
Welding, tinsmithing and machine shop													P	P				2613	332710		Establishments primarily engaged in machining metal and plastic parts and

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																					parts of other composite materials on a job or order basis.
Wood or wood products manufacturing	S												P	P				3210	2612 2613 2620 2621	321	Establishments that manufacture wood products, such as lumber, plywood, veneers, wood containers, wood flooring, wood trusses, manufactured homes (i.e., mobile homes), and prefabricated wood buildings.
Mini-Warehouse									P	P		P	P	P				2700	2710 2720	53113	Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.
Petroleum Bulk Stations and Terminals	S												P	P				3600	2780 2782	424710	Establishments with bulk liquid storage facilities primarily engaged in the merchant wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas. These may include above-ground storage.
Refrigerated warehouse or cold storage												P	P	P				3600	2750	49312	Establishments primarily engaged in operating refrigerated warehousing and storage facilities, including the storage of furs.
Outdoor Display and Storage														P				3600		493190	Any off-street area designated and used for storing retail items sold on the premises. (Ord. 02-54 § 2, 2002)
Storage area or lot												P	P	P				7000		23	Any off-street area designated and used for placing, keeping, holding and storing of inoperable vehicles, vehicles awaiting repair, and vehicle parts; building materials, supplies and equipment; trailers; heavy construction equipment and other motorized vehicles and equipment, but not for junkyard or salvage yard purposes. (Ord. 02-54 § 2, 2002)
Warehousing, storage, wholesale, and distribution facilities											P S	P	P	P				3500 3600	2730 2740 2760	42, 493	<div>A facility for (1) storing goods, merchandise, or bulk goods and non-retail store items for wholesale distribution, or (2) for keeping business, personal property and office records in an enclosed and roofed building. Warehousing and distribution are permitted in the BP District areas as follows:</div> <div><ul style="list-style-type: none">When located within the Industrial Revenue Bond (IRB) Target Areas according to City Council Policy F-5. ORWhen located outside the IRB area and containing an existing building intended for a warehouse use, prior to the effective date of this ordinance (August 2017). ORWhen located outside of the IRB area with a Special Use Permit.</div>
Adult business establishments														P							See definition in Chapter 5.50. (Ord. 02-54 § 2, 2002, Ord. 08-20 § 6, 2008)
Amphitheater, outdoor stage, bandstand, or similar structure	S							S		S		S	S		S	S	S		3130 6970		

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Amusement parks	S									P		S	S		S	S	S	5310	4440	713110	Establishments primarily engaged in operating a variety of attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds. These establishments may lease space to others on a concession basis.
Amusement, indoor							S	S	S	S		S	S		P	P	P	5320		713120	Includes game arcades.
Aquarium or Planetarium									S	P		S	S		P	P	P	4420 4430	4410	712110	Establishments primarily engaged in preservation and exhibition of objects of historical, cultural, and/or educational value.
Art gallery							P	P	P	P		S	S		P	P	P	2142	4410	453920	An establishment primarily engaged in retailing original and limited edition art works. Included in this category are establishments primarily engaged in displaying works of art for retail sale.
Artist Studio					P		S	P	P	P		S	S		P	P	P	5160	4410	711510	A facility used for independent individuals primarily engaged in performing in artistic productions, in creating artistic and cultural works or productions, or in providing technical expertise necessary for these productions. Examples include: actors/actresses, producers, art restorers, recording technicians, artists (except musical, commercial or medical), cartoonists, theatrical costume designers, dancers, theatrical lighting technicians, journalists, and technical writers.
Club or Lodge, Membership	P	P	P				S	S	S	P		S	S		P	P	P	6830	3800	8134, 81399	A Class A or Class B Club. Class A club means a premises which is owned or leased by a corporation, partnership, business trust or association, and which is operated thereby as a bona fide nonprofit, social, fraternal or war veterans' club as determined by the Director of Alcoholic Beverage Control of the Kansas Department of Revenue, for the exclusive use of the corporate stockholders, partners, trust beneficiaries or associates and their families and guests accompanying them. Class B club means premises operated for profit by a corporation, partnership or individual to which members of such club may resort for the consumption of food or alcoholic beverages and for entertainment. (Ord. 02-54 § 2, 2002)
Community center		S	S	S	S		P	P	S	P		S	S		P	P	P		3700 3800		A facility used for social, educational and recreational activities and programs. Generally open to the public and designed to accommodate and serve the community.
Conference and Retreat center	S					P		P	P	P	P	S	S		P	P	P		3400		A facility used for assemblies or meetings of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges or other meeting facilities of private or non-profit groups that are primarily used by group members.
Entertainment establishment	----- See listing under Commercial / Mixed Use -----																				
Fairgrounds	S									S		S	S		S	S	S	5310		713990	An area wherein buildings, structures, and land are used for the exhibition of livestock, farm products, etc., and/or for carnival-like entertainment providing recreational and amusement services.
Indoor athletic facility	S						S	P	P	P	S	P	P		S	S	S	5370		71394	An indoor space that is used for fitness, tennis, racquetball, soccer, gyms, health spas, reducing salons, swimming

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
																					pool/auditorium, racquet clubs or other athletic or fitness activities.
Museum / art gallery / cultural facility							P	P	P	P	S	S	S		P	P	P	5210 5220	4400	712	Establishments primarily engaged in preservation and exhibition of objects, of historical, cultural and/or educational value.
Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	5500		71219 0	A park, playground, recreation facility and open space. This classification includes community centers, playing fields, courts, gymnasiums, swimming pools, wave pools, picnic facilities, golf courses and country clubs, zoos and botanical gardens, and related food concessions.
Recreation, indoor	S					S	S	P	P	P		P	P					5300 5380	3200	71395 71399	Uses not specifically listed.
Recreation, outdoor	S						S	S	S	S		S	S		S	S	S	5120 5130 5310 5340 5350	3110 3140 3300	7112, 7131, 71121 2, 71391 - 71392 - 71399 72121 1	Large, generally outdoor facilities primarily used for recreational or sports activities. Examples include: sports stadiums and arenas, amusement and theme parks, racetracks, driving ranges, swimming or wave pools, drive-in theaters, archery or shooting ranges, riding stables or academies, campgrounds, recreational vehicle parks, miniature golf, golf courses and country clubs, batting cages, driving ranges, go cart tracks, skiing, public or commercial swimming pools, or tennis courts.
Recreational vehicle parks/campgrounds	S											S	S					5400		7032	An area of land available for the overnight or temporary parking of recreation vehicles which is in compliance with the zoning and other ordinances of the City. (Ord. 02-54 § 2, 2002)
Skating Rink - Ice Or Roller Skating										P		S	S		P	P	P	5390		71394 0	An establishment that provides facilities for participant skating.
Sports stadiums and arenas	S									S		S	S		S	S	S	5120	3300	71121 1	A large facility primarily used for professional, semiprofessional sports teams or clubs engaged in participating in live sporting events, such as but not limited to baseball, basketball, football, hockey, soccer, etc.
Theater, drive-in										P		S	S						3140	51213 2	An open lot devoted to primarily to showing motion pictures to patrons seated in vehicles.
Theater, Movie								P	P	P		S	S		P	P	P	5110	3120	51213 1	Establishments primarily engaged in operating motion picture theaters (except drive-ins) and/or exhibiting motion pictures. Said establishment can be comprised of one-single theater or a complex structure with multiple movie theaters.
Theaters, performing arts							P	P	P	P		S	S		P	P	P	5110	3110	7111	Establishments primarily engaged in producing live theatrical presentations such as musicals, operas, plays, comedy, dance presentations, and musical entertainment.

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Cemetery	S	S							P										4700	812220	Land used as a burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries classified as Undertaking, funeral and interment services. Crematories are classified separately.
Civic Assemblies, including churches/religious assemblies	P	P	P	P	P	S	P	P	P	P		S	S	S				6600	3500	813	Includes religious assemblies such as churches or synagogues, clubs, lodges, meeting halls, recreation buildings, and community centers.
Community food and personal support services, non-residential	S	S	S	S	S		S	S	S	P					S	S	S	6563		624210	Establishments primarily engaged in collection, preparation, and delivery of food for the needy. These establishments may also distribute clothing and blankets. Food banks, meal delivery programs, and soup kitchens are included in this category.
Community Services, Counseling and Intervention							S	S	P	P		S	S		P	P	P	6512		624190	Includes family planning and outpatient care centers.
Correctional Facility												S	S		S	S	S	6222	4600	922140	A facility where persons are detained pending adjudication or confined under sentences of two years or less provided that the facility is operated by a Johnson County law enforcement agency or under contract with the Board of County Commissioners of Johnson County. Includes community correctional facilities, correctional facilities or juvenile detention facilities.
Correctional office, parole / probation												S	S		S	S	S			922150	A government facility engaged primarily in providing parole, probation, and pardon services.
Cultural facilities	S	S	S	S	S		S	S	P	P		S	S		P	P	P	5210 5230	4300 4400 4450	71211 71213	A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries, zoos, aquariums and observatories.
Funeral home or mortuary	S	S						P		P		S	S		P	P	P	6710	4800	81221	An establishment primarily engaged in the provision of services involving the care, preparation or disposition of human dead. Typical uses include funeral parlors, mortuaries or columbaria. A "cemetery" means a burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries classified as Undertaking, funeral and interment services. Crematories are classified separately.
Government facilities, other than offices	S					S	S	S	S	P	P	S			P	P	P	6221 6310	7000 7500 6600	92211, 928	Includes courts, major mail processing centers, military installations, vehicle emissions testing facilities, and other similar facilities.
Hospital						P	P	P	P	P	P				P	P	P	6530	4110	622	A state-licensed facility providing medical, surgical, psychiatric or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including drug and alcohol abuse programs as well as training, research and administrative services for patients and employees.

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
Library	P	S	S	S	S	P	P	P	P	P	P				P	P	P	4242	4300	519120	A facility engaged in maintaining collections of documents (e.g. books, journals, newspapers, and music) and facilitating the use of such documents as required to meet the informational, research, educational, or recreational needs of their user.
Medical Office or Clinic						P	P	P	P	P		P			P		P	6510 - 6511 - 6512 - 6514	4120	621	A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: offices for physicians, dentists, chiropractors, or other health care professionals; outpatient care facilities; urgent care facilities; blood and organ banks; and allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative." Patients are not provided with room and board and are not kept overnight on the premises. Medical Services and medical clinics include medical and dental laboratories incidental to the medical office use.
Post office and postal substations	P	P	P	P	P	P	P	P	P	P	P	S			P	P	P	4170		49110	These establishments provide and operate mail services under a universal service obligation. Mail services include the carriage of letters, printed matter, or mailable packages, including acceptance, collection processing and delivery.
Postal service receptacle pods designated on a plat or approved site plan	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				
Public Safety services	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	6400 - 6430	4500 - 4530	92212 - 92216	A facility for public safety and emergency services, including police and fire protection and police and fire training facilities.
Schools, specialty						P	P	P	P	P		P	P		P	P	P	6124 - 6126 - 6140 - 6147	4230	6114- 6116	Includes training in alternative, adult, beauty, business management, technical, trade, computer, flight, sports and recreation, exam preparation, language, photography, and other specialty instruction or training.
Schools, colleges and universities						P	P	P	P	P		P	P		P	P	P	6130	4220	6112- 6113	An institution of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services.
Schools, elementary or secondary	P	P	P	P	P		P			P		P	P		P	P	P	6111 - 6124	4200 - 4210	6111	A facility for educational purposes that offers a general course of study at the elementary or middle school levels.
Schools, high schools	P	P	P	P	P		P			P		P	P		P	P	P	6111 - 6124	4200 - 4210	6111	A facility for educational purposes that offers a general course of study at the high school level, and vocational and trade programs that are incidental to the operation of those schools.
Social Services								P	P	P								6560 - 6568		624	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include food, medical relief, counseling or

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
																					training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons). These services do not include residential or accommodation services, temporary shelters or community housing (classified separately under Transitional Housing, above).
Airport landing strip (field or strip only)	S											S	S	S				4110 - 4114	5610	481	A landing area solely for takeoff and landing of aircrafts.
Airport	S											S	S	S				4110 - 4114	3920 - 5650	481, 4881	An area of land or water that is used or designed for the landing and takeoff of aircraft, of any type, and includes its buildings and facilities, for the shelter, servicing or repair of aircraft. (Ord. 02-54 § 2, 2002)
Bus/Truck maintenance, including repair and storage												P	P	P					5400		A facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes governmentally owned construction yards, equipment service centers and similar facilities.
Cable networks and distribution								P	P	P	P	P	P	P	P		P	4232			
Environmental monitoring stations	S	S	S	S	S	P	P	P	P	P	P	S	S		S	S	S		6600		
Freight terminals & truck terminals												P	P	P				4122 - 4140 - 4144	5700 - 5720	48211 - 4842	
Gas or electric generation distribution facilities, compressor stations, or substations	S												S	S				4180 - 6422 - 6440 - 6460	6410 - 6422 - 6440 - 6460	2211-2212, 486	Establishments primarily engaged in operating gas or hydroelectric power generation facilities. These facilities primarily transmit and distribute to transmission and distribution systems.
Hazardous waste storage or treatment facility													S	S				4341 - 4342	6340	56211 2, 56221 1	Facilities that collect and/or haul hazardous waste within a local area and/or operating hazardous waste transfer stations. These facilities are responsible for the identification, treatment, packaging and labeling of waste for purpose of transport.
Heliport	S																		5640		Facilities intended solely for takeoff and landing of helicopters.
Incinerator, Commercial														P				4344	6330	56221 3	Facilities operating combustors and incinerators for the disposal of nonhazardous solid waste. These establishments may produce

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
																					byproducts, such as electricity and steam.
Media Production										P	P	P	P		P	P	P	4220 - 4223		51211 , 51212 , 51219 , 5122	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, music, and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios
Parking lots, Surface, as Principal Use	S				S			S	S	P		P	P		P	P	P		5210 - 5220	81293	A parking lot where the spaces are the principal use of the property, not in a covered building, and where the surface is composed of porous pavement or similar surface that complies with Chapter 18.30.
Parking lots, underground or structure, as principal use						P		S	S	P	P	P	P		P	P	P		5230 - 5250	81293	A parking lot where all spaces are provided in a covered building.
Power generation plants	S												P	P					6430 - 6434		Plant facilities and equipment for the purpose of producing, generating, transmitting, delivering, or furnishing electricity for the production of power.
Public transportation facility	S				P	P	P	P	P	P	P	P	P		P	P	P	4121 - 4130 - 4135	3900 - 3940 - 5300	485, 48211	Includes ground passenger transportation services such as bus, taxi, limousine, train or light rail depots, school bus, employee bus, charter bus, or similar service. This includes stations or dispatch facilities and any taxicab establishment subject to Chapter 5.24 of the Municipal Code.
Public utility storage and service yards	S	S										P	P								
Radio and television broadcasting or recording studio						P				P	P	P	P		P	P	P	4231	6510	5151- 5152	Broadcasting and other communication services accomplished through electronic mechanisms. This classification includes radio, television or recording studios, switching centers and cable transmitting stations.
Railroad facilities	S											P	P	P				4123	5700 - 5720	4882	Railroad land used for through tracks, or areas used for classification yards, switch tracks, team tracks, storage tracks and freight yards.
Solar Energy	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S		6460	22111 4	Facilities that convert energy from the sun into electric energy for distribution to electric power transmission systems or to electric power distribution systems. Including photovoltaic cell, solar collector, solar energy conversion system, or solar greenhouse as defined in Chapter 18.50.200
Waste collection	S	S	S	S	S					S		S	S		S	S	S	4343 - 4346		56211 1, 56211 9, 56292 0	A facility where waste material, other than hazardous or infectious waste, is received and temporarily stored in closed containers without processing or disposition, including but not limited to: recycling drop-off point, yard waste depot, charitable drive box and other similar uses limited in volume and means of storage and posing no nuisance by reason of odor, noise, runoff, underground seepage or unsightly conditions. This includes

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition
																					solid waste collection centers, solid waste transfer stations, recycling centers, yard waste collection drop-offs, and similar facilities.
Solid Waste Landfill														S				4345	6320	56221 2,	A facility operating landfills for disposal of nonhazardous solid waste or the combined activity of collecting and/or hauling nonhazardous waste materials within a local area and operating landfills for the disposal of nonhazardous solid waste.
Stormwater management / flood control facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		6220 - 6240	23799 0	Any stormwater management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of stormwater runoff. Such as but not limited to: storm sewers, retention or detention basins, drainage channels, drainage swales, inlet or outlet structures, or other similar facilities.
Telecommunication (Wireless)	See § 18.50.210 -----																	4233	6500	5173, 5174	Depending upon the type of telecom facility, uses are permitted by right or special use. To further understand requirements, see Chapter 18.50.
Telephone and other wired telecommunications	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4234		51731 1	Establishments engaged in operating wired telecommunication network facilities. Providing a variety of services, such as wired telephony services, including VoIP services; wired (cable) audio and video programming distribution; and wired broadband internet services.
Utility facilities, principal use	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	4310 - 4340 - 4343 - 4347	6100 - 6162 - 6310 - 6314 - 6350 - 6356	221	A facility where the distribution of gas, electricity, water, steam, hot water, chilled water, and landline communications serves as the principal use.
Water supply facilities	S	S	S	S	S					S		S	S		S	S	S		6200 - 6290		Includes including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities.
Wind Energy Conversion Systems (WECS)	S	S	S	S	S	S	S	S	S	S	S	S	S	S						22111 5	A Wind Energy Conversion System (WECS) as defined in Chapter 18.50.
Agriculture																					
Agriculture and Agricultural Support Functions (including raising of crops and pasturing livestock)	P																	9100 - 9155 - 9230 - 9330 - 9350 - 9373 - 9500 - 9520 9380	8100 - 8210 - 8230 - 8300 - 8600 - 8800 - 8900	111-11133 9, 112-11221 0, 113-114 115	The use of land where that is devoted to the production of plants, animals or horticultural products, including but not limited to: forages; grains and feed crops; dairy animals and dairy products; poultry and poultry products; beef cattle, sheep, swine and horses; bees and apiary products; trees and forest products; fruits, nuts and berries; vegetables; or nursery, floral, ornamental and greenhouse products. Agricultural use does not include use of land for recreational purposes, suburban residential acreages, rural home sites or farm home sites and yard plots whose primary function is for residential or recreational purposes even though the properties may produce or maintain some of those plants or animals listed in the foregoing definition. (Ord. 02-54 § 2, 2002).

Use	AG Agriculture	R-1 (Residential Single-Family)	R-2 (Residential Two-Family)	R-3 (Residential Low-Density MF)	R-4 (Residential Medium Density MF)	O (Office)	C-1 (Neighborhood Center)	C-2 (Community Center)	C-3 (Regional Center)	C-4 (Corridor Commercial)	BP (Business Park)	M-1 (Light Industrial)	M-2 (Heavy Industrial)	M-3 (Intense Industrial)	D (Downtown)-Core	D (Downtown)-Mixed Use	D (Downtown)-Santa Fe	LBCS Function	LBCS Structure	NAICS	Definition	
Concentrated Animal Feeding Operations (CAFO's)	S																		8300 - 8450	112		
Forestry, Commercial	P	P																	9400 - 9430			The growing or harvesting of forest tree species used for commercial or related purposes.
Non-commercial agriculture / community garden	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		9400		113	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off-site sale of items grown on the site.
Greenhouse	P											P	P					9140	8500	1114	An enclosed structure with or without climate control facilities for growing plants and vegetation under controlled environments.	
Greenhouse, Accessory to Florist Shop							S	S	P	P					S	S	S		8500			An enclosed structure with or without climate control facilities for growing plants to serve the principal retail use of the property.
Hatcheries and poultry houses	P	P																9340	8220	1123	Establishments primarily engaged in raising and hatching poultry of any kind (e.g. chickens, turkey, ducks, and geese). These animals are raised for their meat and eggs.	
Livestock sales, and markets	P	P																9200			An establishment primarily wherein livestock is collected for sale or auctioning.	
Riding academies and/or stables (commercial)	S																	5300	8240	713990	A structure or premises for the keeping of horses, ponies or mules. (Ord. 02-54 § 2, 2002)	

~~18.30.070 — Building Design Standards~~ 18.30.070 Repealed

~~A. Generally~~

~~Refer to Chapter 18.15 for building design requirements by zoning district.~~

~~↔ See Building Design Composite Categories in Chapter 18.15. (Ord. 15-16 §3, 2015)~~

18.50.040 Drive-Through

A. Applicability

This section applies to any drive-in or drive-through service, defined as follows:

Drive-in service The service of food or other goods, services or entertainment where patrons remain in their motor vehicles which are parked in spaces provided on the premises for that purpose. (Ord. 02-54 § 2, 2002)

Drive-through service Service where sales occur or patrons are served through a window or other wall opening, door, or mechanical device while remaining in their motor vehicles. Any products served to patrons are normally not consumed on the premises.

B. Compatibility

Drive-through service ~~shall~~ must be developed in accordance with the following criteria:

1. Order boxes ~~shall~~ must be located at least fifty (50) feet from property zoned AG, any residential zoning district, or the residential portion of any Planned Development.
2. Speakers within order boxes ~~shall~~ must be directed away from property zoned AG, any residential zoning district, or the residential portion of any Planned Development.
3. Solid screening ~~shall~~ must be provided between order stations and property zoned AG, any residential zoning district, or the residential portion of any Planned Development.

4. Drive-through windows ~~shall~~ will not face public streets.

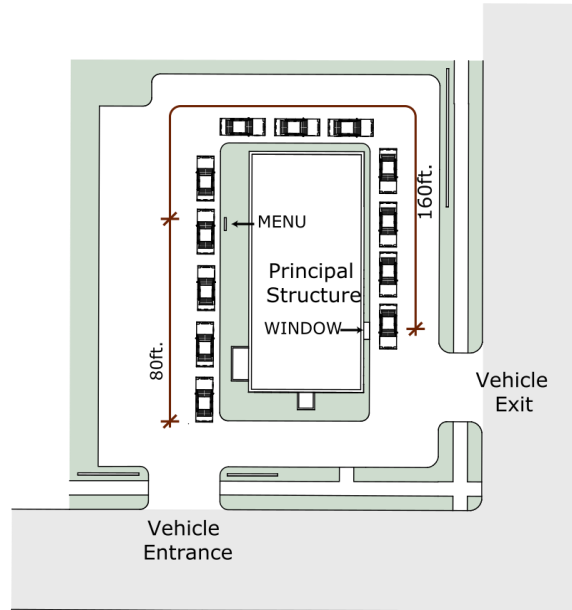
C. Drive-in and Drive-through Stacking Distance Requirements

1. Drive-in and drive-through facilities ~~shall~~ must provide a minimum stacking length as provided in Table 18.50.40-1 Drive-Through Stacking Length, below. The stacking lengths provided below are in addition to any aisle or parking space.

Table 18.50.40-1. Drive-Through Stacking Length

<u>Type of Operation</u>	<u>Minimum Stacking Length</u>
Car wash - self-service, automatic	80 feet/bay at entrance, 20 feet/bay at exit
Dry cleaning	40 feet/window
Eating places with drive-through service	80 feet to the menu board, 160 feet to first window
Financial Institution with drive-up ATM	40 feet/window or kiosk
Financial Institution with drive-up teller	80 feet/window or kiosk
Gas stations	40 feet/pump
Gated parking lot entrance	20 feet/gate
Gated unit or overhead door	20 feet/door
Pharmacy	80 feet/window

2. Minimum pavement lane width ~~shall~~ must be twelve (12) feet. This length is in addition to any curb.
3. These minimum vehicle stacking requirements ~~shall~~ will remain in force, unless the developer or applicant can present a traffic study from a professional traffic engineer which provides verifiable evidence to allow the reduction of these minimum stacking lengths. Deviations from these stacking lengths ~~shall~~ will be approved by the City Traffic Engineer.



Vehicle Stacking for Eating Places with Drive-Through Service

(Ord. 09-37 §13, 2009; Ord. 02-54 § 2, 2002)

~~D. Drive-in and Drive-through Canopy Requirements~~

~~A freestanding canopy covering a drive-through service or gas pumps shall must be developed in accordance with the following criteria:~~

- ~~1. The canopy shall must be integrated into the roof design of the principal structure, or incorporate roof shapes or massing that is similar to the principal structure.~~
- ~~2. All exterior canopy surfaces shall:~~
 - ~~a. be composed of materials from composite materials category Class 1 or 2 (see § 18.15.020.B §18.15.020.F) that are similar to the principal structure, and~~
 - ~~b. have a matte finish.~~

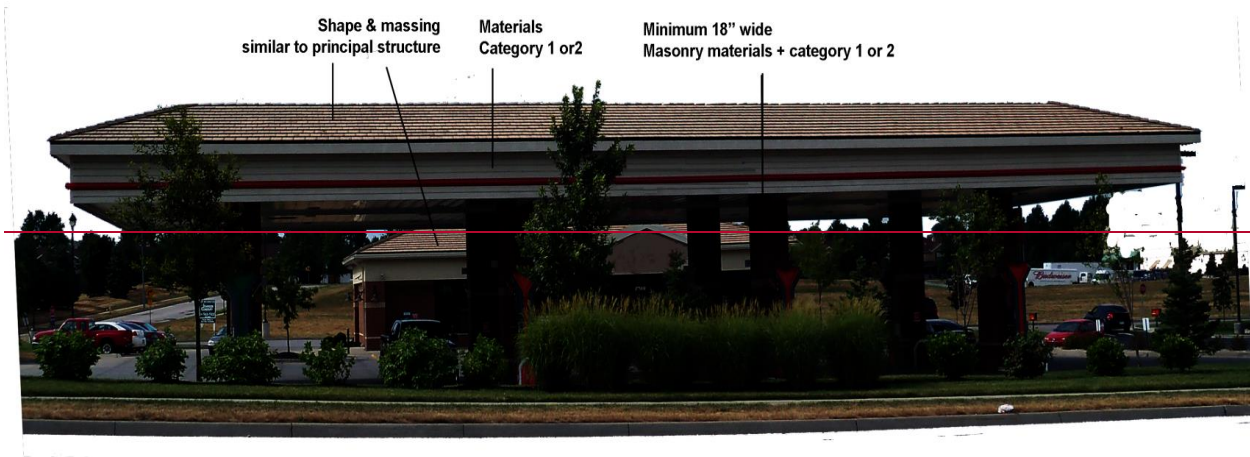
~~3. Canopy columns shall:~~

~~a. be clad primarily in masonry from composite materials category Class 1 or 2 (see § 18.15.020.B) that is compatible with materials used on the primary building façade, and~~

~~b. be at least eighteen (18) inches in width.~~

~~4. Canopies shall not incorporate strips or bands of neon light.~~

Gas Station Canopy Design



18.50.220 Telecommunications Facilities

Purpose: This chapter ensures that residents and businesses have reliable access to wireless telecommunications networks while also protecting the health, safety, welfare, and aesthetic character of the community. The City of Olathe recognizes that facilitating the development of wireless service technology can be an economic development asset to the City and a benefit to residents. This chapter is intended to ensure that the placement, construction, and modification of wireless telecommunications facilities complies with all applicable Federal and State laws and is consistent with the City's land use policies, zoning, planning, and design standards. This chapter meets the following specific objectives:

- *Ensure access to reliable wireless communications services throughout the City of Olathe.*
- *Encourage the reasonable use of disguised (stealth) facilities in residential areas, properties located in corridors with specific design guidelines and properties located near historically significant structures or districts.*
- *Encourage the location of new monopoles in nonresidential areas.*
- *Encourage the location of monopoles in areas where adverse impact on the community will be minimal.*
- *Minimize the potential adverse effects associated with the construction of monopoles through the implementation of reasonable design, landscaping and construction practices.*

A. Applicability

1. Generally

This section applies to broadcast systems, cellular, commercial mobile radio services, common carrier wireless access exchange services, enhanced specialized mobile radio, personal communication services paging, personal wireless services, public service and emergency systems, specialized mobile radio, tower builder, unlicensed wireless services, and wireless cable systems.

2. Exemptions

This section does not apply to:

- a.** Amateur radio uses or private dispatch systems.

- b.** Antennas used by residential households solely for broadcast radio and television reception.
- c.** Satellite antennas used solely for residential or household purposes.
- d.** Carrier-on-wheels (COW) placed for a period of not more than one hundred twenty (120) days at any location within the City of Olathe after a declaration of an emergency or a disaster by the Governor or by the responsible official of the City of Olathe. In nonemergency situations, COWs or other temporary communication towers require approval of a temporary sales and events permit (see Section [18.50.225](#)).
- e.** Television and AM/FM radio broadcast towers and associated facilities.
- f.** Facilities owned and operated by a Federally-licensed amateur radio station operator.

3. Functionally Equivalent Services

Section 704 of the Telecommunications Act of 1996 prohibits unreasonable discrimination among functionally equivalent services.

- a.** The Approving Authority may waive any part of this section where the applicant demonstrates that the provision would violate the Federal ban on unreasonable discrimination among functionally equivalent services.
- b.** For purposes of this section, the following are considered “functionally equivalent services”: CMRS, cellular, PCS, enhanced specialized mobile radio, specialized mobile radio and paging. The Approving Authority may also consider current case law, State or Federal legislation, or FCC rulings that define functionally equivalent services.
- c.** For purposes of this section, telecommunications facilities provided for commercial purposes are not considered functionally equivalent services to:
 - (1)** Public service/emergency systems and services; and
 - (2)** Services exempt from this section (see subsection [A.2](#) of this section).

4. Maintenance

Ordinary maintenance of existing telecommunications facilities and support structures, as defined herein, is exempt from permitting requirements.

B. Definitions

The terms and phrases used in this section are defined as follows:

Accessory Equipment Any equipment serving or being used in conjunction with a telecommunications facility or support structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.

Amateur Radio Radio equipment and associated antennas or support structures operated for the purpose of receiving or transmitting communications by a radio station as described in Section [153](#)(g) of Title [47](#) of the U.S. Code and which is operated under license by the FCC.

Antenna Any structure or device used to collect or radiate electromagnetic waves for the provision of wireless services, including, but not limited to, cellular, paging, personal communications services (PCS) and microwave communications. Such structures and devices include, but are not limited to, directional antennas, such as panels, microwave dishes and satellite dishes, and omni-directional antennas. A whip (omni-directional antenna), panel (direction antenna), disc (parabolic antenna) or similar device used for transmission and/or reception of radio frequency signals.

Antenna Array An assembly of antennas, whips, panels, discs or similar devices for a telecommunications provider or wireless service that are placed on a structure and spaced apart to avoid interference.

Broadcast Systems Wireless communication systems that are licensed for the broadcast of AM/FM radio or television.

Camouflage To paint or mount a wireless communication facility in a manner that requires minimal changes to the host structure and hides the facility in the context of its surroundings on the host structure. (*Compare "Disguised (Stealth) Telecommunications Facility."*)

Carrier A company licensed by the Federal Communications Commission (FCC) that provides wireless communication. A tower builder is not a carrier.

“Carrier on Wheels” or “Cell on Wheels” (COW) A portable self-contained cell site that can be moved to a location and set up to provide personal wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Cellular A personal wireless service capable of transmitting and receiving voice that operates in the 800 MHz spectrum.

Co-location The act of siting telecommunications facilities:

1. In the same location on the same support structure as other telecommunications facilities; or
2. On an existing structure (for example: water tanks, towers, utility poles, building rooftops, etc.) without the need to construct a new support structure.

Commercial Mobile Radio Services (CMRS) Per Section 704 of the Telecommunications Act of 1996, any of several wireless communication technologies using radio signals at various frequencies to send and receive voice, data and video.

Common Carrier Wireless Exchange Access Services Services by which wireless communication is interconnected with wired communication infrastructure.

Conceal To enclose a wireless communication facility within a natural or man-made feature resulting in the facility being either hidden from view or made part of the feature enclosing it.

Design The appearance of wireless communication facilities as determined by selection of materials, colors, size, and shape.

Disguised (Stealth) Telecommunications Facility Any telecommunications facility that is integrated as an architectural feature or designed to blend with surrounding development or natural environment in a manner to minimize visual impacts and to not have the appearance of providing wireless service. Specifically, this means ensuring that all antennas, arrays, cables and other equipment used for providing communications service are not obtrusive or noticeably visible from adjacent properties or adjacent streets. Examples of disguised telecommunications

facilities include, but are not limited to, structures designed to resemble trees, flag poles, steeples, crosses, clock towers or other building elements. (*Compare "Camouflage."*) Due to changing technologies and the use of new communications equipment, the City Planner has the discretion to determine if a telecommunications facility is designed as a disguised or stealth facility.

Elevation The measurement of height above sea level. Also AMSL, or above mean sea level.

Enhanced Specialized Mobile Radio (ESMR) Private land mobile radio with telephone services.

Equipment Shelter An enclosed structure, cabinet, shed, or box at the base of or in the general proximity of a support structure within which are housed the equipment for the wireless communication facility such as radios, batteries, and electrical equipment.

Federal Communications Commission (FCC) An independent Federal agency charged with licensing and regulating wireless communication at the national level.

Ground-mounted Mounted on the ground.

Guyed Tower Any type of support structure that is supported in whole or in part by cables anchored to the ground or other surface.

Lattice Tower A type of support structure that consists of an open network of braces forming a tower that is usually triangular or square in cross section.

Location The area where a wireless communication facility is located or proposed to be located.

Major Modifications Improvements to existing telecommunications facilities or support structures that result in a substantial change to the facility or structure. Co-location of new telecommunications facilities on an existing support structure without replacement of the structure ~~shall~~ will not constitute a major modification. Major modifications include, but are not limited to, increasing the height of the support structure by more than ten (10) feet or ten (10)

percent, whichever is greater, and expansion of the compound area for additional accessory equipment.

Minor Modifications Improvements to existing telecommunications facilities and support structures that result in some material change to the facility or support structure but of a level, quality, or intensity that is less than a substantial change. Such minor modifications include, but are not limited to, a one (1) time increase in the height of the support structure by less than ten (10) feet or ten (10) percent, whichever is greater.

Modification The changing of any portion of a telecommunications facility from its description in a previously approved permit.

Monopole A single, freestanding vertical pole supporting one (1) or more antennas.

Ordinary Maintenance Ensuring that telecommunications facilities and support structures are kept in good operating condition. Ordinary maintenance includes inspections, testing, and modifications that maintain functional capacity, aesthetic and structure integrity (such as the strengthening of the support structure foundation or the support structure itself). Ordinary maintenance includes replacing antennas and accessory equipment on a like-for-like basis within an existing telecommunications facility and relocating the antennas of approved telecommunications facilities to different height levels on an existing monopole or tower upon which they are currently located. Ordinary maintenance does not include minor and major modifications.

PCS (Personal Communication Services) A personal wireless service capable of transmitting and receiving voice, data, text, and video messaging that operates in the 1850 to 1990 MHz range.

Paging A personal wireless service that provides tone, text, and limited voice messaging that operates on several frequency ranges, usually in a limited geographic area.

Personal Wireless Services Any personal wireless service defined in the Federal Telecommunications Act of 1996 which includes Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile

radio (ESMR), paging and unlicensed wireless services, and common carrier wireless exchange access services.

Private Dispatch System Wireless communication systems that are licensed to one (1) user for exclusive use and not to be shared with, or leased to, other users.

Public Service/Emergency System Wireless communication systems operated by or for a governmental agency for the delivery of emergency or other public services.

Radio Frequency (RF) Engineer Someone with a background in electrical engineering or microwave engineering who specializes in the study of radio frequencies.

Radio Frequency Radiation (RFR) The propagation of electromagnetic waves through space.

Radio Frequency (RF) Signal The actual beam or radio waves sent and received by telecommunications facility. A signal is the deliberate product of a telecommunications facility. The RF emission is the byproduct.

Replacement Constructing a new support structure of proportions and of equal height or such other height as would be allowed under the definition of minor modification to a preexisting support structure in order to support a telecommunications facility or to accommodate co-location, and removing the preexisting support structure.

Roof-mounted Mounted on the roof of a building.

Screening Decorative fencing or other materials, evergreen vegetation, or landscaped earth berms constructed and maintained for the purpose of concealing a telecommunications facility from view.

Separation The distance between one carrier's antenna array and another carrier's antenna array.

Side-mounted Mounted on the side of a building.

Site That portion of a subject property where a telecommunications facility is to be placed. Any acceptable location may have several potential sites within it.

Siting The method and form of placement of telecommunications facilities on a specific area of a subject property.

Specialized Mobile Radio (SMR) A form of dispatch or two (2) way communication used by companies that rent space or time from an SMR carrier. These are used primarily for delivery vans, truckers or taxis within a small, definable geographic area.

Structure-mounted Mounted on a structure other than a building.

Support Structure A structure designed to support telecommunications facilities including, but not limited to, monopoles and other freestanding structures.

Telecommunications Facility Any unmanned facility established for the purpose of providing wireless transmission of voice, data, images, or other information including, but not limited to, cellular service, personal communications service (PCS), and paging service. A telecommunications facility can consist of:

- One (1) or more antennas, antenna array, equipment shelter, guyed tower, lattice tower, location, monopole, site, support structure, and tower; and
- Accessory equipment; or
- One (1) or more base stations.

Tower A structure designed to support telecommunications facilities including, but not limited to, monopoles and other freestanding structures.

Tower Builder A company or individual that builds or manages support structures for wireless communication facilities.

Unlicensed Wireless Services Wireless communication services operating on public domain frequencies using duly authorized devices which do not require an FCC license for their sites.

Wireless Cable System Wireless communication services that provide point-to-multipoint communication for the provision of voice, data, text, and video that operate in the 2.1 to 2.8 GHz range.

Wireless Communication A comprehensive term describing the wireless services covered by this section, including: broadcast systems, cellular, commercial mobile radio services, common carrier wireless access exchange services, enhanced specialized mobile radio, personal communication services paging, personal wireless services, public service and emergency systems, specialized mobile radio, tower builder, unlicensed wireless services, and wireless cable system. Does not include amateur radio or private dispatch system.

C. Where Permitted

1. Special Use Permit

- a. Except as provided in subsection [C.2](#) of this section, telecommunications facilities are allowed only upon approval of a special use permit (see Chapter [18.40](#)).
- b. The initial special use permit has a time limit of ten (10) years with subsequent renewals of ten (10) years each. At the time of renewal, the applicant ~~shall~~ [must](#) demonstrate that the telecommunications facility is still in compliance with the original conditions of approval.

2. By Right

The following telecommunications facilities are permitted by right in any zoning district, if they comply with all applicable requirements of this section.

- a. In nonresidential zoning districts:
 - (1) New facilities that are concealed in or mounted on top of or the side of existing buildings (excluding single-family and duplex residences) and other structures. This includes support structures up to twenty (20) feet above the building, or the maximum height permitted in the underlying zoning district, whichever is greater.
- b. In any zoning district, modification and/or replacement of support structures (light poles, flag poles, electrical poles, private dispatch towers, and similar structures) that do not make the existing structure significantly more visible or intrusive, including cumulative height extensions of up to ten (10) percent above the original structure height.

- c. In any zoning district, telecommunications facilities are allowed in the City right-of-way if the applicant has complied with all the requirements of Chapter [12.14](#), and has obtained a right-of-way permit from the City Engineer as required by such chapter.

D. General Requirements

1. Generally

a. Legal Requirements

All telecommunications facilities ~~shall~~ [must](#) comply with all Federal, State, and local rules and regulations.

b. Locations

Telecommunications facilities are allowed in the following locations:

- (1) Mounted on top or the side of multistory buildings and other structures, appropriately concealed, screened, disguised or camouflaged.
- (2) On existing poles in street rights-of-way, including telephone poles, electrical transmission and distribution poles, street lights, and traffic signal stanchions; on existing parking lot and athletic field/stadium light standards; and on modified or rebuilt poles that are substantially similar in appearance.
- (3) On existing support structures, including those constructed for personal wireless services, AM/FM radio and television broadcast, school district microwave antennas and private dispatch systems.
- (4) In wooded areas.
- (5) At certain City owned properties, where the size and nature of the use does not interfere with other functions and allows for compatible siting. These may include water towers, large park areas, sewer treatment plant sites, and maintenance yards.

2. Concealing, Disguising, or Camouflaging

Telecommunications facilities ~~shall~~ [must](#) ~~be~~:

- a. Concealed within potential space in or on existing structures;

- b.** Disguised to look like another type of facility, like a flag pole, clock tower, tree, or church steeple;
- c.** Placed in areas where trees and/or buildings obscure some or all the facility from view, or behind new plantings/screening installed around the site where visible from major street or residential areas; or
- d.** Placed on existing walls, flush-mounted, or on building roofs (excluding single-family and duplex) and structures, up to twenty (20) feet above the existing structure, as opposed to building new ground-mounted support structures. Facilities on rooftops ~~shall~~ must be set back from roof edges or screened from view.

3. Modifications to Existing Facilities

- a. Minor modifications** to telecommunications facilities and support structures may be permitted upon the granting of administrative approval by the City Planner.
- b. Major modifications** to telecommunications facilities and support structures may be permitted only upon approval of a special use permit by the Governing Body.

(1) Platting

Platting is not required to obtain a building permit where the underlying parent property has not been previously platted. (This supersedes the subdivision regulations in Section [18.40.140](#).)

(2) Replacement

Replacement (as defined above) of an existing support structure may be permitted upon the granting of administrative approval by the City Planner. In cases where a new support structure exceeds the height allowed under the definition of minor modification to a preexisting support structure, a special use permit is required. Replacement of nonconforming support structures must conform to subsection [J.3.e](#) of this section.

4. Setbacks

a. Commercial and Industrial Zoning Districts

Unless otherwise stated, support structures ~~shall~~ must be set back from all platted property lines a distance equal to fifty (50) percent of the height of the structure measured from the base of the structure to its highest point (excluding lightning arrestor). In addition, where support structures are located on property zoned for commercial or industrial use that is adjacent to property zoned for residential use, the monopoles and towers ~~shall~~ must be set back from the residential property line a distance equal to the height of the structure measured from the base of the structure to its highest point. Setbacks for other structures are governed by the underlying zoning district.

b. Agricultural and Residential Zoning Districts

Unless otherwise stated, support structures ~~shall~~ must be set back from all platted property lines a distance equal to the height of the structure measured from the base of the structure to its highest point (excluding lightning arrestor). Setbacks for other structures are governed by the underlying zoning district.

c. Measurement

Unless otherwise stated, setbacks for support structures ~~shall~~ must be measured from the outermost point of the structure to the platted property line.

d. Exceptions

The Planning Commission may recommend and the Governing Body may approve, a deviation from the setback requirements if it finds that all of the following conditions are met:

- (1) That the deviation is appropriate.
- (2) The deviation will not adversely affect the rights of adjacent property owners or residents.
- (3) That the strict application of the provisions of this ordinance would constitute unnecessary hardship upon the property owner represented in this application.
- (4) That the deviation will not adversely affect the public health, safety or general welfare.

5. Height

a. Agricultural, Commercial and Industrial Zoning Districts

Unless otherwise stated, the maximum height for support structures ~~shall~~ must be one hundred fifty (150) feet, excluding lightning arrestor.

b. Residential and Mixed-Use Districts

New telecommunications facilities ~~shall~~ must be disguised facilities as defined above. The maximum height for disguised facilities ~~shall~~ must be one hundred twenty (120) feet, excluding lightning arrestor.

c. In the City Right-of-Way

New telecommunications facilities in the City right-of-way ~~shall~~ will be subject to the following maximum height restrictions:

- (1) Fifty (50) feet along arterial streets;
- (2) Forty (40) feet along collector streets; and
- (3) Twenty (20) feet along residential streets.

E. Design Standards

1. Access

- a. Paved access ~~shall~~ must be provided to all telecommunication equipment shelters and cabinets and to all telecommunication support structures.
- b. The Planning Commission, Governing Body or City Planner may waive this requirement if it is concluded that the goals of the City are better served by an alternative surface.
- c. Paved access is not required when co-locating telecommunications facilities on existing structures or buildings.

2. Accessory Structures

- a. Accessory equipment, including any buildings, cabinets, or shelters, ~~shall~~ must be used only to house equipment and other supplies in support of the operation of the

telecommunications facility or support structure. Any equipment not used in direct support of the operation ~~shall~~ will not be stored on the site.

- b.** An equipment building, shelter, or cabinet must not exceed five hundred sixty (560) square feet in area and twelve (12) feet in height.
- c.** Buildings or shelters must be faced with materials that are compatible with surrounding development.
- d.** Ground-level equipment ~~shall~~ must conform to the setbacks for accessory uses in the applicable zoning district.
- e.** Ground-level equipment ~~shall~~ must be enclosed by six (6) to eight (8) foot height security fencing, of a material compatible with its surroundings.
- f.** Equipment ~~shall~~ must be located indoors if space is available nearby. Burying equipment in an underground vault, to keep most of the equipment out of sight, may be necessary in rights-of-way and in some other visually/environmentally sensitive locations, such as tourist attractions, historic landmarks/districts, museum district, river corridor, and other locations of civic importance or architectural significance.
- g.** The Approving Authority may require additional screening or landscaping for stacked equipment buildings where needed to hide the buildings from surrounding parcels located in a residential or mixed-use district.

3. Antennas

All anticipated antennas and mounting hardware ~~shall~~ must be shown on drawings for review. Mounting locations for multiple antennas on a single support structure ~~shall~~ must be coordinated in design, and spaced and balanced to give a planned and uncluttered appearance. Installation of additional antennas at new centerlines beyond those reflected in initial approvals may be approved administratively subject to subsection F of this section.

4. Cable/Conduit

All cable runs should be through tower portals and within the tower itself. Where cable is required to be located on the exterior of tower for co-location of additional antennas, the cable ~~shall~~ must be painted to match the tower or covered by a material to match the tower.

5. Color

- a. Unless otherwise required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or the City of Olathe:
- b. The telecommunications facility ~~shall~~ must use colors, textures and materials that blend in with the existing environment;
- c. Surfaces ~~shall~~ must be painted, or otherwise treated, to:
 - (1) Match or complement existing background structures and surfaces, or the sky, as appropriate, and
 - (2) To minimize reflection;
- d. Support structures ~~shall~~ must be painted:
 - (1) A galvanized silver or gray finish, or
 - (2) Red and white where needed to avoid strobe lighting that would otherwise be required by applicable governing agencies.

6. Disguised (Stealth) Telecommunications Facilities

- a. Disguised telecommunications facilities must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
- b. The structure used to support the antennas must meet the requirements of the underlying zoning district, including, but not limited to, height, setback, and use.
- c. The structure used to support the disguised facility must be integrated as an architectural feature or designed to resemble an object or structure that does not have the appearance of a monopole or other telecommunications facility.

7. Landscaping

In all districts the Governing Body, Planning Commission, or City Planner ~~shall~~ will have the authority to impose reasonable landscaping requirements surrounding accessory equipment. Required landscaping ~~shall~~ must be maintained by the facility owner. The Governing Body, Planning Commission, or City Planner may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the

judgment of Governing Body, Planning Commission, or City Planner, landscaping is not appropriate or necessary.

8. Lighting and Marking

- a.** Telecommunications facilities or support structures ~~shall~~ must not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
- b.** Nighttime lighting of or on telecommunications facilities is not permitted except for aircraft warning lights or similar emergency warning lights required by applicable governmental agencies.
- c.** Strobe lights are not permitted.
- d.** Lighting for security purposes is not permitted at the base of telecommunications facilities.
- e.** Temporary lighting for nighttime repairs is permitted.

9. Security and Fencing

Ground-mounted accessory equipment and support structures ~~shall~~ must be secured and enclosed with fencing not less than six (6) feet in height. Fencing ~~shall~~ must be constructed with materials and design compatible with surrounding development.

10. Signage

No advertising or display is permitted on any telecommunications facility or related equipment, unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

11. Tower Design

In order to minimize the silhouette presented by new support structures and antenna arrays:

- a.** All new towers ~~shall~~ must be constructed of a monopole design. Guyed and self-support (lattice) towers are not permitted for telecommunications facilities.

b. Antennas ~~shall~~ must be mounted flush to the support structure where economically and technically feasible. Triangular “top-hat” antenna arrays are not permitted in a residential or mixed-use zoning district.

12. Disguised Facilities Required

New telecommunications facilities ~~shall~~ must be disguised facilities or camouflaged if they are:

- a. Located in residential zoning districts, or within five hundred (500) feet of residential zoning districts;
- b. Located in mixed-use zoning districts;
- c. Located in the K-7 Corridor or North Ridgeview Road Corridor; or
- d. Located in ~~a Class A through C building design or Class~~ Site Design Category 1 through 3 ~~site design composite district~~ (see Chapter 18.15).

13. Wall- and Roof-Mounted Antennas

- a. The maximum height (measured from the highest point) of any wall- or roof-mounted antenna ~~shall~~ must be fifteen (15) feet above the roofline.
- b. Wall- and roof-mounted antennas ~~shall~~ must be designed and located to minimize visual impact and ~~shall~~ must be architecturally compatible with the building.

14. Flight Path Obstruction

New support structures ~~shall~~ must not be located in the flight paths of local airports where they would constitute a potential hazard to air safety.

F. Procedures for Approval

1. Administrative Review Process

- a. The following types of telecommunications facilities require administrative review approval:

(1) Co-location of telecommunications facilities on existing support structures.

- (2)** Telecommunications facilities on existing buildings.
 - (3)** Minor modifications to existing telecommunications facilities.
 - b.** Unless otherwise stated herein, all administrative review applications for telecommunications facilities and support structures must conform to the requirements of Chapter [18.40](#).
 - c.** In addition to the requirements of Chapter [18.40](#), all administrative review applications for telecommunications facilities and support structures must contain the following:
 - (1)** Number and type of proposed antennas and their height above ground level, including the proposed placement of antennas on the support structure; and
 - (2)** Elevations showing the height of proposed telecommunications facilities and all associated buildings and structures.
 - d.** Co-location of telecommunications facilities on existing support structures and buildings requires a building permit only and a separate administrative review is not required.
 - e.** Telecommunications facilities in the City right-of-way that comply with the provisions of Chapter [12.14](#) require a permit from the City Engineer and a separate administrative review is not required.

2. Special Use Permit Process

- a.** The following types of proposed telecommunications facilities require approval of a special use permit:
 - (1)** Major modifications to existing telecommunications facilities.
 - (2)** New support structures for telecommunications facilities.
 - (3)** Disguised (stealth) telecommunications facilities.
- b.** All special use permit applications for telecommunications facilities and support structures must conform to the requirements of Chapter [18.40](#).
- c.** In addition to the requirements of Chapter [18.40](#), all special use permit applications for telecommunications facilities and support structures must contain the following:

- (1) Number and type of proposed antennas and their height above ground level, including the proposed placement of antennas on the support structure.
- (2) Elevations showing the height of proposed telecommunications facilities and all associated buildings and structures.
- (3) In the case of a new support structure:
 - (a) Line-of-sight diagram or photo simulation, showing the proposed support structure set against the skyline and viewed from at least three (3) directions within the surrounding area.

3. Time Limits

The Approving Authority ~~shall~~ will act within a reasonable period of time to review and recommend requests to place, construct, or modify telecommunications facilities after an application is filed. Unless otherwise agreed between the City and the applicant or provided by State or Federal law, reasonable review and action by the City ~~shall~~ will take no more than:

- a. Ninety (90) days for wireless co-location applications; and
- b. One hundred fifty (150) days for all other wireless siting applications.

G. Abandonment and Removal

1. Abandonment

Any telecommunications facility or support structure that is not operated for a period of one hundred eighty (180) consecutive days is considered abandoned.

2. Removal

- a. The owner of the telecommunications facility or support structure ~~shall~~ must remove the facility within one hundred eighty (180) days of its abandonment.
- b. The owner is responsible for removing the unused facilities, including the uppermost twenty (20) percent of support structures that are unused. This does not apply where removal of the uppermost twenty (20) percent would require the removal of a lower portion of the support structure that is in use, in which case the required removal will be raised to the next highest portion of the support structure not in use.

c. If the facility or portion of a facility is not removed by the owner, then the City may employ all legal measures, including, if necessary, obtaining authorization from a court of competent jurisdiction, to remove it, and after removal may place a lien on the subject property for all direct and indirect costs incurred in its dismantling and disposal, including court costs and reasonable attorney fees. Under this paragraph, "owner" includes both the owner of the real property and the owner of the telecommunications facility, whether such ownership is divided or in the same person.

H. Federal Regulations

All telecommunications towers and facilities must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the State or Federal government with the authority to regulate telecommunications facilities, towers, and antennas.

I. Interference Requirements

All telecommunications facilities, towers, and antennas ~~shall~~ must be installed, operated, and maintained in accordance with all applicable laws, regulations, and ordinances so as not to interfere or cause interference with existing communications including, but not limited to, radios, televisions, computers, and the City's or other public entity's emergency broadcast systems.

J. Structures in Existence on the Date of Adoption of This Ordinance

1. Generally

Telecommunications facilities and support structures that were legally permitted on or before the date this ordinance was enacted are considered a permitted and lawful use.

2. Nonconforming Telecommunications Facilities

- a. Ordinary maintenance may be performed on nonconforming antennas and accessory equipment.
- b. Minor modifications to nonconforming telecommunications facilities may be permitted upon the granting of administrative approval by the City Planner.
- c. Major modifications to nonconforming telecommunications facilities may be permitted only upon the granting of a special use permit by the Governing Body.

d. Notwithstanding other provisions of the Unified Development Ordinance denying modifications for nonconforming structures, minor/major modifications to telecommunications facilities and supporting structures ~~shall~~ must be allowed for the sole purpose of co-location of facilities.

3. Nonconforming Support Structures

a. Ordinary maintenance may be performed on a nonconforming support structure.

b. Co-location of telecommunications facilities on an existing nonconforming support structure is permitted upon the granting of administrative approval by the City Planner.

c. Minor modifications may be made to nonconforming support structures to allow for co-location of telecommunications facilities. The minor modifications are permitted only upon the granting of administrative approval by the City Planner. Prior to the consideration of any minor modifications, the applicant ~~shall~~ must submit a letter or signed lease agreement with a telecommunications provider indicating intent to collocate.

d. Major modifications may be made to nonconforming support structures to allow for co-location of telecommunications facilities. The major modifications are permitted only if the Governing Body grants a special use permit. Prior to the consideration of any major modifications, the applicant ~~shall~~ must submit a letter or signed lease agreement with a telecommunications provider indicating intent to collocate.

e. Replacement of a nonconforming support structure is considered a major modification, and is permitted only if the Governing Body grants a special use permit. (*Ord. 17-01 § 3, 2017; Ord. 10-80 § 2, 2010*)

18.60.020 Generally

A. General Definitions

The definitions below apply to this entire chapter as well as this section:

Cost

The total cost of alteration or repair is the fair market value of the materials, services and labor necessary to accomplish the renovation, repair or restoration. No person may seek to avoid the intent of this chapter by doing the work incrementally.

Effective Date of This Ordinance

Whenever this chapter refers to the effective date of this ordinance, the reference includes the effective date of any amendments to this ordinance if the amendment, rather than this ordinance (as originally adopted), creates a nonconforming situation.

Nonconforming Situation

A situation that occurs when, on the effective date of this ordinance, an existing lot, structure or improvement, i.e., parking and landscaping, or the use of an existing lot, structure or improvement no longer conforms to one (1) or more of the regulations applicable to the zoning district in which the lot, structure or improvement is located.

Structural Value

The present-day cost of replacing the structure or improvement.

B. Continuation of Nonconforming Situations and Completion of Nonconforming Projects

- 1.** Unless otherwise specifically provided in this chapter and subject to the restrictions and qualifications set forth in Sections [18.60.020](#) through [18.60.070](#), nonconforming situations that were otherwise lawful on the effective date of this ordinance may be continued.
- 2.** Nonconforming projects may be completed only in accordance with Section [18.60.070](#).
- 3.** The burden is on the landowner or developer to establish entitlement to continuation of nonconforming situations or completion of nonconforming projects.

C. Extension or Enlargement of Nonconforming Situations

1. No person may cause an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures on open land is unlawful if the activity results in:
 - a. An increase in the total amount of space or building area devoted to a nonconforming use; or
 - b. Greater nonconformity with respect to dimensional restrictions such as building setback requirements, height limitations or density requirements, or other requirements such as parking requirements.
2. The volume, intensity or frequency of use of property where a nonconforming situation exists may be one (1) time increased up to ten (10) percent and the equipment or processes used at a location where a nonconforming situation exists may be changed if:
 - a. These or similar changes amount only to changes in the degree of activity rather than changes in kind, and
 - b. No violations of other paragraphs of this section occur.

D. Repair, Maintenance and Alterations

Repairs, alterations and maintenance of structures and property where nonconforming situations exist are allowed if they conform to the applicable zoning district regulations.

↔ Refer to Section [18.60.050](#) for repair, maintenance and alteration of nonconforming structures.

E. Abandonment and Discontinuance of Nonconforming Situations

1. For a **nonconforming use**, refer to Section [18.60.030.D](#).
2. If the principal activity on property where a nonconforming situation **other than a nonconforming use** exists is discontinued for a consecutive period of one hundred eighty (180) days, or discontinued for any period of time without a present intention of resuming that activity, then:
 - a. The property ~~shall~~ [must](#) conform to all of the regulations applicable to the preexisting use unless subsection [E.2.b](#), below, applies.

b. The Planning Official may approve a nonconforming situation permit to allow the property to be used without correcting the nonconforming situations if it finds that:

(1) Eliminating the nonconformity is not reasonably possible (i.e., cannot be accomplished without adding additional land to the lot where the nonconforming situation is maintained, or without moving a substantial structure that is on a permanent foundation), and

(2) The permit specifies which nonconformities need not be corrected.

3. All of the buildings, activities, and operations maintained on a lot are generally to be considered as a whole. For example, the failure to rent one (1) apartment in a nonconforming apartment building for one hundred eighty (180) days does not result in a loss of the right to rent the apartment or space if the apartment building as a whole is continuously maintained. But if a nonconforming use is maintained in conjunction with a conforming use, discontinuance of a nonconforming use for the required period terminates the right to maintain it.

4. When a structure or operation made nonconforming by this ordinance is vacant or discontinued on the effective date of this ordinance, the one hundred eighty (180) day period for purposes of this section begins to run on the effective date of this ordinance.

F. Applicability of ~~Composite~~ Design Standards

1. Buildings that do not conform to the ~~composite~~ building and site standards of this ordinance may be granted exceptions to those ~~composite~~ standards upon approval of an administrative review application. The purpose of this section is to allow existing buildings to be expanded or enlarged in a manner that matches the existing building design and materials. The additions ~~shall~~ must be compatible with surrounding properties and are subject to major and minor change requirements in Section [18.40.120.A](#). The denial of an administrative review application may be appealed to the Planning Commission. (*Ord. 17-52 §§ 34, 41, 2017; Ord. 02-54 § 2, 2002*)



Staff Report

Planning Commission Meeting: July 22, 2019

Application:	<u>UDO19-0002</u>: Unified Development Ordinance Amendments
Applicant:	City of Olathe, Public Works – Planning Division
Staff Contact:	Zachary Moore, Planner II

The City has engaged the services of Christopher Shires with Confluence for an update and rewrite to our architectural standards and requirements found in Chapters 18.15 of the Unified Development Ordinance (UDO). As a result of this work, new terminology and new sections have been drafted which impact other supporting chapters of the UDO.

Specific chapters necessary for updating in response to possible adoption of the new Building Design Standards (Architecture) include Chapters 18.20, 18.30, 18.40, 18.50, and 18.60. As stated above, these updates are minor in nature and are intended to:

- Ensure consistency with new terminology from the updates included with UDO19-0001.
- Update items such as building categories, section references, and class names (removed or updated) as necessary

A redline copy of the updates by Chapter and Section is attached with a summary of each amendment provided below. These updates were discussed at the July 8, 2019 Planning Commission Workshop and from that meeting, no additional updates have been made.

UDO AMENDMENTS – GENERAL HOUSEKEEPING ASSOCIATED WITH UDO UPDATE UDO19-0001 (Building Design Standards)

1. Section 18.20 – Zoning Districts

Recommendation: Remove references to building design categories from the dimensional standards tables for applicable zoning districts.

Recommendation: Update UDO section reference for permitted encroachments from Section 18.15.025 to Section 18.30.270 for accuracy.

2. Section 18.20.130 and 18.20.140 – Zoning Districts (C-1 Neighborhood Center and C-2 Community Center)

Recommendation: Remove reference to building design categories from the permitted uses section of these zoning districts.

3. Section 18.20.230 – Zoning Districts (Transit Oriented-Development)

Recommendation: Update language to direct the reader to Chapter 18.15 for building design standards and remove reference to Building Design Category Standard C.

Recommendation: Remove transit-oriented development image example, as all building design standards are located in Chapter 18.15.

4. Section 18.20.500 – Zoning Districts (Use Matrix)

Recommendation: Update definition for “Hotel, boutique” to remove verbiage referring to Building Design Category C, which will be removed with UDO19-0001.

5. Section 18.30.170 – Development Standards (Building Design Standards)

Recommendation: Remove empty chapter as it does not include design requirements and simply directs the reader to Chapter 18.15.

6. Section 18.50 – Supplemental Use Regulations

Recommendation: Update the word “category” to “class” to ensure the correct verbiage is used from associated updates.

Recommendation: Update section reference for composite materials to correlate with new subsection for 18.15 when pertaining to canopy material requirements.

7. Section 18.60 – Nonconformities

Recommendation: Remove the term “composite” as it is no longer associated with the Building Design Standards Chapter 18.15.

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Staff Recommendation:

Staff recommends approval of the proposed amendments as detailed in the attached UDO19-0002 Amendments Exhibit, for the following Chapters and associated subsections herein: 18.20, 18.30, 18.40, 18.50, and 18.60. These updates correlate directly to the new Composite Standards Chapter (UDO19-0001) and are necessary to ensure that processes, verbiage, and terminology is all consistent. This project will proceed to City Council in association with UDO 19-0001 and any changes to UDO 19-0001 which may impact these supporting chapters will be updated accordingly.



MINUTES

Planning Commission Meeting: July 22, 2019

Application:	<u>UDO19-0002: Unified Development Ordinance Amendments</u>
Applicant:	City of Olathe, Public Works – Planning Division
Staff Contact:	Zachary Moore, Planner II

Zachary Moore, Planner II, outlined the possible adoption of new Building Design Standards to include Chapters 18.20, 18.30, 18.40, 18.50, and 18.60. All amendments are minor in nature and correlate with amendments to the Building Design Standards. Staff recommends that references to Building Materials “Categories” be amended to Building Materials “Classes,” making it consistent with the amendments addressed in UDO19-0001. **Mr. Moore** provided a table for 18.20, which removes reference to building design categories and revises UDO citation for permitted encroachments to the accurate citation. Additionally, the word “composite” has been removed from sections of the UDO referring to Building and Site Design standards, and Chapter 18.30.070, Building Design Standards, has been removed. The definition of “Hotel Boutique” in the Use Matrix has been updated to remove language identifying Building Design Category C.

Chair Vakas opened the public hearing. There being no one wishing to speak, **Chair Vakas** called for a motion to close the public hearing.

Motion by Vice Chair Rinke, seconded by Comm. Nelson, to close the public hearing.

Motion passed 7-0.

Motion by Vice Chair Rinke, seconded by Comm. Nelson, to recommend approval of UDO19-0002, per the following staff recommendation:

Staff recommends approval of the proposed amendments as detailed in the attached UDO19-0002 Amendments Exhibit, for the following Chapters and associated subsections herein: 18.20, 18.30, 18.40, 18.50, and 18.60. These updates correlate directly to the new Composite Standards Chapter (UDO19-0001) and are necessary to ensure that processes, verbiage, and terminology is all consistent. This project will proceed to City Council in association with UDO

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19-0001 and any changes to UDO 19-0001 which may impact these supporting chapters will be updated accordingly.

Aye: Freeman, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.