

**ORDINANCE NO. 8891**

**AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 5.09 ACRES FROM IG (GENERAL INDUSTRIAL) DISTRICT TO IL (LIMITED INDUSTRIAL) DISTRICT WITH A CONDITION LIMITING CERTAIN USES, AND AMENDING THE CITY’S “OFFICIAL ZONING DISTRICT MAP,” INCORPORATED BY REFERENCE INTO THE CITY CODE AT CHAPTER 20, ARTICLE 1, SECTION 20-108 OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2013 EDITION, AND AMENDMENTS THERETO.**

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

**SECTION 1.** The base zoning district classification for the following legally described real property, situated in the City of Lawrence, Douglas County, Kansas, to-wit:

Lot 1, Block 4, East Hills Business District, Lawrence, Douglas County, Kansas;  
commonly known as 2200 East Hills Drive.

is hereby changed from IG (General Industrial) District to IL (Limited Industrial) District, as such district is defined and prescribed in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, and amendments thereto.

**SECTION 2.** The rezoning granted in Section 1, *supra*, in addition to being subject to the general conditions established in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, as amended, is also subject to the following special conditions:

- (a) The development shall be limited to no more than 50,000 sq. ft. of commercial (retail) development and
- (b) The permitted uses for the real property described in Section 1, *supra*, are restricted to those listed below:

<b>Community Facilities</b>	<b>Retail Sales &amp; Services</b>
College/University	Building Maintenance
Day Care Center	Business Equipment
Lodge, Fraternal & Civic Assembly	Business Support
Postal & Parcel Service	Food and Beverage
Public Safety	Mixed Media Store
Social Service Agency	Personal Convenience
Utility, Minor (P or SUP)	Personal Improvement
<b>Medical Facilities</b>	Repair Service, Consumer
Health Care Office/Clinic	Retail Sales, General
<b>Recreational Facilities</b>	<b>Transient Accommodation</b>
Active Recreation	Hotel, Motel, Extended Stay
Participant Sports & Recreation, Indoor	<b>Vehicle Sales &amp; Service</b>

Participant Sports & Recreation, Outdoor	Cleaning (Car Wash)
Passive Recreation	Fleet Storage
<b>Religious Assembly</b>	Gas and Fuel Sales
Campus or Community Institution	Heavy Equipment Sales/Rental
Neighborhood Institution	Light Equipment Repair
<b>Animal Services</b>	Light Equipment Sales/Rental
Sales and Grooming	<b>Industrial Facilities</b>
Veterinary	Industrial, General
<b>Eating &amp; Drinking Establishments</b>	Laundry Service
Accessory Bar	Manufacturing & Production, Ltd
Fast Order Food	Manufacturing & Production, Tech
Fast Order Food with Drive-In	Research Service
Restaurant, Quality	<b>Wholesale Storage &amp; Distribution</b>
<b>Offices</b>	Light
Administrative and Professional	Mini-Warehouse
Financial, Insurance & Real Estate	<b>Adaptive Reuse</b>
Other	Designated Historic Property (SUP)
<b>Parking</b>	<b>Communications Facilities</b>
Accessory	Amateur & Receive Only Antennas (accessory)
Commercial	Broadcasting Tower
	Communications Service Establishment
	Telecommunications Antenna (accessory)
	Telecommunications Tower (SUP)
	Satellite Dish (accessory)
	<b>Recycling Facilities</b>
	Large Collection
	Small Collection

**SECTION 3.** The “Official Zoning District Map,” which is adopted and incorporated into the City Code by reference at City of Lawrence, Kan., Code § 20-108 (July 1, 2013), is hereby amended by showing and reflecting thereon the new zoning district classification for the subject property as described in more detail in Section 1, *supra*.

**SECTION 4.** If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

**SECTION 5.** This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**PASSED** by the Governing Body of the City of Lawrence, Kansas, this \_\_\_\_ day of August, 2013.

**APPROVED:**

---

Michael Dever  
Mayor

**ATTEST:**

---

Jonathan M. Douglass  
City Clerk

**APPROVED AS TO FORM AND LEGALITY:**

---

Toni R. Wheeler  
City Attorney

\*\*\*\*\*

**NOTICE TO PUBLISHER**

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.