

C. Use Table – Industrial & Other

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL				INDUSTRIAL / OTHER				Design Standards & Use Restrictions ¹
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	I-1 I-2	I-3 A-1	C- R E- N	P/I	
INDUSTRIAL AND OTHER USES														
AGRICULTURAL USES, EXCEPT AS BELOW:	D	D	D	D	D	D	D	D	D	D	D	D	D	See 27-406.C.1.
Agricultural chemical manufacture or storage / Agricultural product processing or storage	N	N	N	N	N	N	N	N	N	D	D	N	N	See 27-406.C.2.
Community gardens	D	D	D	D	D	D	D	D	D	D	D	D	D	See 27-406.C.3.
Agricultural equipment sales and service	N	N	N	N	N	N	N	D	N	D	D	N	N	See 27-406.C.4.
Agricultural sales, including onsite product sales	D	D	D	D	D	N	N	N	N	N	N	N D	N	See 27-406.C.5.
Feedlots	N	N	N	N	N	N	N	N	N	N	N	N	N	
RESEARCH AND DEVELOPMENT *Permitted in C-4 only	N	N	N	N	N	N	N	D*	D	D	P	N	C	See 27-406.C.6. See 27-912
CONTRACTORS, AS DENOTED BELOW:														
Offices	H	H	H	H	H	D	D	D	D	P	P	D	D	See 27-406.C.7. See 27-912
Storage yards	N	N	N	N	N	N	N	D	N	D	D	D	D	
Wholesale sales	N	N	N	N	N	N	N	N	N	D	D	N	N	
HAZARDOUS MATERIALS MANUFACTURING / STORAGE	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-406.C.8. See 27-912
LANDFILL	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-406.C.10.
MANUFACTURING:														
Artisanal	N	N	N	N	N	N	N	D	D	D	D	D	N	See 27-406.C.9.a.

Key: P= Permitted Use S = Special Use C = Conditional Use N = Not Permitted D=Permitted with Design Requirements H=Home Occupation Only

¹Where parking, screening and other standards that are established elsewhere in this Article conflict with the standards established in Sec. 27.406.C.1. through Sec. 27.406.C.12., the provisions of this Section shall prevail.

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	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	I-1 I-2	I-3 A-I	C-R E-N	P/I	
INDUSTRIAL AND OTHER USES														
Light	N	N	N	N	N	N	N	N	N	D	D	N	N	See 27-406.C.9.b. See 27-912
Heavy	N	N	N	N	N	N	N	N	N	N	D	N	N	See 27-406.C.9.c. See 27-912
MINING / EXTRACTION	C	C	C	C	C	C	C	C	C	C	C	C	C	See 27-406.C.10.
Oil/Natural Gas	N	N	N	N	N	N	N	N	N	N	N	N	N	
REPAIR (AIRCRAFT, RAILCAR & HEAVY VEHICLE)	N	N	N	N	N	N	N	N	N	N	S	N	N	See 27-406.C.11.
SALVAGE YARDS, INCLUDING AUTO SALVAGE	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-917
STORAGE AND WAREHOUSES, EXCEPT SELF-SERVICE, AND AS LISTED BELOW:	N	N	N	N	N	N	N	D	N	D	D	N	N	See 27-406.C.12.
Outdoor storage (accessory)	N	N	N	N	N	N	N	N	N	D	D	N	N	See 27-406.C.13.
TRANSPORTATION*														
Multi-modal transfer station	N	N	N	N	N	N	N	N	N	N	S	N	N	
Railyard	N	N	N	N	N	N	N	N	N	N	S	N	N	
Motor Freight Terminal	N	N	N	N	N	N	N	N	N	S	P	N	N	

*Refer to the A/I Airport Industrial Zoning District for specific regulations pertaining to the airport and related uses.

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¹Where parking, screening and other standards that are established elsewhere in this Article conflict with the standards established in Sec. 27.406.C.1. through Sec. 27.406.C.12., the provisions of this Section shall prevail.

- 1. Agricultural Uses (General) Design Standards & Use Restrictions**

Agricultural uses (general) shall be permitted as indicated in Table §27-406.C., pursuant to meeting the following requirements:

 - a. Farming and keeping of farm animals, as an established, legal nonconforming use, shall be permitted in all zoning districts.
 - b. Keeping of domestic farm animals, where permitted, shall be limited to those quantities as specified in 27-918 and 27-919 of these regulations.
 - c. See 27-303 of these regulations for agricultural exemptions.

- 2. Agricultural Chemical Manufacture or Storage / Agricultural Product Processing or Storage Design Standards & Use Restrictions**

Agricultural chemical manufacture or storage / Agricultural product processing shall be permitted as indicated in Table §27-406.C., pursuant to meeting the following requirements:

 - a. Agricultural chemical manufacture or storage.
 - 1) Chemical manufacture and storage shall be conducted entirely within an enclosed building.
 - 2) Buildings used for chemical manufacture or storage shall be setback a minimum of 30 feet from property lines.
 - b. Agricultural product processing or storage.
 - 1) Animal slaughtering, processing and packaging shall be restricted to the I-3 Zoning District only and shall comply with the following:
 - a) Storage of animals, animal products or byproducts, including hides, bones, tallow, etc., shall be conducted entirely within a fully enclosed building.
 - b) All slaughtering and processing of animals shall occur within an enclosed building.
 - 2) Outdoor storage of grain and other vegetable products shall comply with the requirements of the State of Kansas.

- 3. Community Gardens Design Standards & Use Restrictions**

Community gardens shall be permitted as indicated in Table §27-406.C., pursuant to meeting the following requirements:

 - a. Signage shall comply with the regulations for the underlying zoning district.
 - b. Following discontinuance of a community garden use, the property shall be seeded with native grasses or turf and shall be maintained. All sheds, bed fencing, posts and other accessory materials and signs shall be removed within 180 days of discontinuance.
 - c. Sheds for storage of implements and equipment shall be permitted.
 - d. Onsite sales of produce shall comply with the provisions of 27-601.F.3.

4. Agricultural Equipment Sales and Service Design Standards & Use Restrictions

Agricultural equipment sales and service uses shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Equipment on display for sale shall not overhang the public right-of-way.
- b. All equipment offered for sale shall be in working condition. Sale or outdoor storage of inoperable equipment is prohibited.

5. Agricultural Sales, including Onsite Product Sales, Design Standards & Use Restrictions

Agricultural sales, including onsite product sales, shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Temporary sales facilities shall be permitted in accordance with the requirements of 27-601.F.3.
- b. Permanent sales facilities shall meet the off-street parking and paving requirements for retail sales except that, in the TA Zoning District, surfacing materials shall be approved by the Director of Engineering.
- c. Permanent agricultural sales shall not be permitted in the R-1 or R-2 Zoning Districts.

6. Research and Development Design Standards & Use Restrictions

Research and development shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor storage of materials, supplies or goods shall not be permitted in C-4, C-5, I-1 and I-2 districts.
- b. Research and development using hazardous or explosive materials, or products derived from hazardous or explosive materials, shall not be permitted in the C-4, C-5, I-1 and I-2 districts.
- c. Outdoor equipment storage shall be permitted pursuant to the provisions of 27-406.C.12.

7. Contractors Offices, Contractors Storage Yards & Contractors Wholesale Sales Standards & Use Restrictions

Contractors offices, contractors storage yards and contractors wholesale sales shall be permitted in the zoning districts noted in Table 27.406.C., pursuant to meeting the required design and use criteria below:

- a. Contractors offices only shall be permitted in the residential zoning districts noted pursuant to obtaining a Home Occupation Permit. No outdoor storage of materials, goods or equipment. Trailers may be parked in the rear yard,

provided a 6-foot screening fence is installed. See 27-901 for additional requirements.

- b. Contractors offices shall be permitted in Commercial, CR and EN zoning districts noted pursuant to meeting the following design standards:
 - 1) Outdoor storage of materials, goods, equipment or trailers shall be limited to those districts allowed by Table 27-406.C.
 - 2) Outdoor storage areas shall meet the requirements of 27-406.C.12
- c. Contractors offices shall be permitted in Industrial, P/I and EN zoning districts, as noted, pursuant to meeting the standards below:
 - 1) Outdoor storage shall comply with 27-406.C.12.
- d. Contractors wholesale sales shall comply with requirements of 27-406.C.12.

8. Hazardous or Explosive Materials Manufacturing / Storage Design Standards & Use Restrictions

Hazardous or explosive materials manufacturing / storage shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. All facilities, whether for storage or manufacturing, shall be located a minimum of **50 feet** from property lines and 300 feet from any residential use or zoning district, any school, hospital, church or other place of public assembly.
- b. Outdoor storage of hazardous or explosive materials shall be prohibited.
- c. Outdoor equipment storage shall comply with the provisions of 27-406.C.12.

9.a. Artisanal manufacturing Design Standards & Use Restrictions

Artisanal manufacturing shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor storage of materials, supplies or goods shall not be permitted.
- b. Manufacturing of hazardous or explosive items, or products derived from hazardous or explosive items, shall not be permitted.
- c. The gross floor area for an artisanal use shall not exceed 5000 square feet.

9.b. Light Manufacturing Design Standards & Use Restrictions

Light manufacturing shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor storage of materials, supplies or goods shall not be permitted.
- b. Manufacturing of hazardous or explosive items, or products derived from hazardous or explosive items, shall not be permitted.

- c. Outdoor equipment storage shall be permitted pursuant to the provisions of 27-406.C.12.

9.c. Heavy Manufacturing Design Standards & Use Restrictions

Heavy manufacturing shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor materials, supplies, goods and equipment storage yards shall be meet the requirements of 27-406.C.12.

10. Mining / Extraction Standards & Use Restrictions

Mining and extraction shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. No new surface extraction shall be permitted.
- b. Subsurface extraction (mining) shall comply with the requirements of the Kansas Department of Health and Environment.
- c. High pressure liquid injection (fracking) shall not be permitted.

11. Repair (Aircraft, Railcar & Heavy Vehicle) Standards & Use Restrictions

Repair (aircraft, railcar and heavy vehicle) shall be permitted in the zoning districts noted in Table 27.406.C., pursuant to meeting the required design and use criteria below:

- a. Repair activities shall be conducted entirely within an enclosed building.
- b. Vehicles, aircraft and railcars awaiting repair shall be permitted to be stored outside on a paved or graveled surface (or on rails), provided said area meets the requirements of 27-406.C.12.d.-f.
- c. Salvage operations shall not be permitted unless the appropriate State and City approvals are obtained.

12. Storage and Warehouses, Except Self-Service Design Standards & Use Restrictions

Storage and warehouses, except self-service, shall be permitted in the zoning districts noted in Table 27.406.C., pursuant to meeting the required design and use criteria below:

- a. Storage buildings and warehouses shall be located a minimum of **10** feet from property lines.
- b. Storage and warehouses, as a primary use, shall be conducted entirely indoors.

13. Outdoor Storage (Accessory) Standards & Use Restrictions

Outdoor storage shall be permitted in the zoning districts noted in Table 27.406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor storage of goods, materials, equipment and supplies shall be permitted as an accessory use only.
- b. Outdoor storage yards shall not exceed 75% of the total property area associated with the use.
- c. Outdoor storage yards shall be screened from the public right-of-way and adjacent residential uses/districts by a six-foot screening fence.
- d. Outdoor storage of equipment, materials and supplies shall be on a dust free surface, to include gravel, asphalt millings with slurry seal or other, similar surface.
- e. Outdoor storage areas shall be located in the rear or side yards only and storage shall meet the setback requirements for buildings in the underlying zoning district.