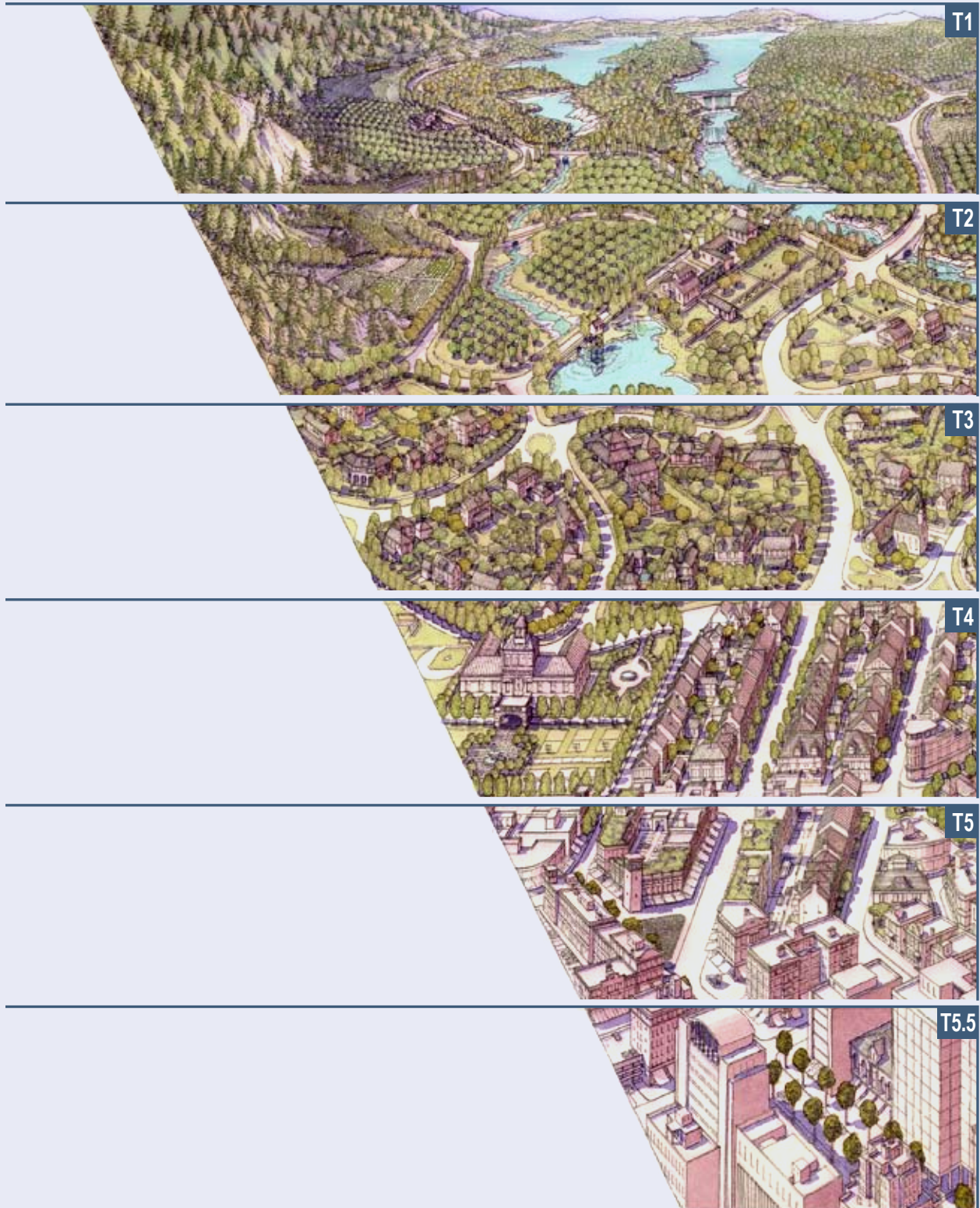


SMARTCODE



Lawrence, Kansas

APRIL 9, 2008

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1.1 AUTHORITY

- 1.1.1 The action of Lawrence, Kansas in the adoption of this Code is authorized under the K.S.A Chapter 12 and the Home Rule authority of the city as granted by the Kansas Constitution.
- 1.1.2 The adoption of this Code is necessary to promote the health, safety, convenience, and general welfare of the citizens of Lawrence, Kansas and to assist in bringing about coordinated, efficient and economical development of the city.
- 1.1.3 This Code was adopted and amended by vote of the Lawrence-Douglas County Planning Commission (the "Planning Commission") and the Lawrence City Commission (the "City Commission").

1.2 PURPOSE

The purpose of this Code is to enable and encourage the implementation of the following policies:

1.2.1 The Region

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and prairie.
- b. That growth strategies should encourage Infill development in parity with Green-field development.
- c. That development contiguous to urban areas should be integrated with the existing urban pattern.
- d. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- e. That transportation corridors should be planned and reserved in coordination with land use.
- f. That green corridors should be used to define and connect the urbanized areas.
- g. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.2.2 The Community

- a. That Traditional Neighborhood Developments should be compact, pedestrian-oriented and mixed-use.
- b. That Traditional Neighborhood Developments should be the preferred pattern of development and that districts specializing in single-use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
- e. That within developments, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- g. That Civic and Commercial activity should be embedded in mixed-use developments, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle

to them.

- i. That a range of open space including parks, squares, and playgrounds should be distributed within neighborhoods and urban center zones.

1.2.3 **The Block and the Building**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as public spaces.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.
- c. That the design of Thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places should be provided locations that reinforce community identity and support self-government.
- g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

1.3 **APPLICABILITY**

- 1.3.1 The Smart Code is an option for development in the City of Lawrence, Kansas and exists parallel to the existing Development Code of The City of Lawrence, Kansas. Once a Developer or landowner makes application for the development of their property pursuant to the Smart Code they shall be bound the provisions of the Smart Code and prohibited from using the Development Code unless stated otherwise in the Smart Code.
- 1.3.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the adopted Fire Codes (Chapter 8 of the Code of the City of Lawrence) and the Building and Construction Codes (Chapter 5 of the Code of the City of Lawrence) (collectively the "Local Health and Safety Codes") as well as the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence). Nothing in the Smart Code shall be interpreted as requiring a violation of State or Federal law.
- 1.3.3 Terms used throughout this Code shall be defined in the Article 7 Definitions of Terms. Those terms not defined in Article 7 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of any other laws or ordinances of Lawrence, Kansas, those of this Code shall take precedence related to the use and application of this Code.
- 1.3.4 The Article 7 Definitions of Terms contains regulatory language that is part of this Code.
- 1.3.5 If any provision or provisions of this Code shall be held to be invalid, illegal, unenforceable or in conflict with existing laws, the validity, legality and enforceability of

- the remaining provisions shall not in any way be affected or impaired.
- 1.3.6 All SmartCode applications shall comply with the following sections of Article 11, General Development Standards, of the Lawrence Development Code.
20-1104 Performance Agreements; Guarantees
20-1106 Agreement Not to Protest Formation of a Benefit District
- 1.3.7 Retail Market Impact Analysis
(a) Applicability
An independent market analysis shall be required for all SmartCode applications, including rezonings, that could result in 100,000 square feet or more of additional floor area for retail businesses in the City. Developments that would create less than 100,000 square feet of added retail space in the City or those that would reoccupy retail space that is already part of the City's retail database (whether currently occupied or currently vacant shall be exempt from the independent market impact analysis.
See 20-1107 (b) through (e) of the Land Development Code for Market Analysis criteria and process.
- 1.3.8 Traffic Impact Study
A traffic impact study is required when necessary for Article 3, Article 4 and Article 5a applications. See 20-916 of the Land Development Code for details if required.
- 1.4 **PROCESS**
- 1.4.1 Sectors (defined in Article 2) are comprised of Open Spaces and Communities (defined in Articles 3 and 4) which are comprised of Transect Zones (defined by the elements appropriate to them in Article 5 and in Article 6 Standards & Tables).
- 1.4.2 Appeals of the Director of Planning and Development Services' (the "Planning Director") decision on Article 5a or 5b applications may be taken to the City Commission by filing a notice of appeal with the Planning Director. Appeals shall be filed within 9 days of a decision to approve or disapprove Article 5a or 5b applications.
- 1.4.3 Should a violation of an approved plan occur during construction, the Planning Director has the right to require the Developer to stop, remove, and/or mitigate the violation, or to require the Developer to secure a Variance to cover the violation.
- 1.4.4 In order to utilize this Code, a developer must petition for the land at issue to be rezoned to a SmartCode District pursuant to the rezoning requirements set forth in Section 20-1303 of the Lawrence Development Code.
- 1.4.5 Land for which a Transect Map has previously been adopted by the City shall be rezoned to the Transect Zone identified for that land on the adopted Transect Map.
- 1.4.6 For Greenfield or Infill land for which a Transect Map has not been previously adopted by the City and which meets the minimum contiguous acreage requirements in Article 3 or Article 4 respectively, the developer may petition to have an entire parcel rezoned to a SmartCode District. The City shall not be required to approve the proposed rezoning; however, if it does not, it shall explain in writing to the developer the specific reasons that it did not approve the requested rezoning. If the City approves the rezoning request, then that land shall immediately be designated as a SmartCode District. In order to obtain this rezoning, the developer does not have to submit a proposed Transect Map with the rezoning application. However, before any development within the SmartCode District may commence, the developer shall comply with the requirements set forth in Section 1.4.7.

- 1.4.7 Upon re-zoning approval by the City, the developer shall submit a full SmartCode application to Planning and Development Services. For a lot-scale project, the developer shall submit an Article 5a and Article 5b application to Planning and Development Services. For a Greenfield project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 3, 5a, and 5b application to Planning and Development Services, including a Transect Map in compliance with these sections. For an Infill project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 4, 5a, and 5b application to Planning and Development Services, including a Transect Map in compliance with these sections.
- 1.4.8 The Planning Director will review the Article 3 and Article 4 applications and provide a report to the Planning Commission. The Planning Commission will review the Article 3 and Article 4 applications and recommend approval, approval with modifications or conditions, or recommend disapproval of the applications to the City Commission. Article 5a and 5b applications shall be processed for review and approval administratively by Planning and Development Services.
- 1.4.9 A Preliminary Plat shall be submitted concurrently with an Article 5a application. A Preliminary Plat shall demonstrate compliance with the platting procedures in Section 1.4.10 and 1.4.11.
- 1.4.10 a. A Developer shall apply for Preliminary Plat approval by submitting an application to the Director of Planning and Development Services.
- (1) The application shall contain the materials required by this Section, as well as any additional materials required as part of the application form provided by the Director of Planning and Development Services.
 - (2) Each application shall be accompanied by:
 - (i) The applicable filing fee;
 - (ii) A completed application form;
 - (iii) The required number of copies for a complete submission of a Preliminary Plat, and,
 - (iv) A drainage plan per Chapter 9-901 of the City Code of the City of Lawrence.
- b. The Planning Commission shall conduct the review of the application at the meeting at which it is scheduled by the Planning Director, unless the Developer shall request deferral to a future meeting. The Planning Commission shall take final action on the Preliminary Plat at a meeting occurring not later than 60 days after the date of receipt of a complete application by the Planning Director the Planning Commission's initial receipt of the Preliminary Plat that the Planning Director has found to be a complete application.
- c. If the Planning Commission finds that the proposed Plan conforms to all of the criteria set forth in this Code the Planning Commission shall approve the Preliminary Plat.
- d. If the Planning Commission finds that the proposed Plan fails in any way to conform to the standards set forth in this paragraph, the Planning Commission shall, by motion, deny approval of the proposed Preliminary Plat and shall state in the motion the reason(s) for that denial.
- e. The Planning Director shall give written notice to the Developer of the action of the Planning Commission. If the Preliminary Plat has been disapproved, or conditionally approved, the notice shall specifically state the ways in which the Article 5a submission fails to conform to this Code.

- f. If the deficiency or other reason for denial can be cured through action of the Developer, the Developer may submit a revised application and Preliminary Plat within 60 days after receipt of the written notice and shall not be required to pay a further fee. In case of a resubmission, the Planning Commission shall consider the resubmitted application at the next meeting occurring at least 21 days after receipt of the complete resubmission by the Developer.
- g. If the Planning Commission fails to act on the Preliminary Plat within 60 days of the date of their first meeting occurring after the receipt of a Preliminary Plat, determined to be a complete application by the Planning Director, the Developer may, by letter, apply to the Planning Director for a "Certificate of Deemed Approval". If the Planning Director finds that a complete application was received at least 60 days before the date of the letter and that no action has been taken by the Planning Commission, the Planning Director shall issue a "Certificate of Deemed Approval" indicating that "this Preliminary Plat shall be deemed approved due to a failure of the Planning Commission to take timely action in accordance with K.S.A. 12-752(b)."
- h. A Preliminary Plat may, at the option of the developer, contain a proposed schedule for submitting Final Plat applications in phases. The Planning Commission may approve the proposed phasing plan if it finds that:
 - (1) The area represented by each proposed phase is of sufficient size to permit the economical installation of Public Improvements;
 - (2) All parts of the necessary public and private improvements plans to serve the development will be provided concurrently with the phase which will first be served by those improvements or part thereof, or with an earlier phase; and
 - (3) That the application for the last phase of the Final Plat will be due no later than the end of the fifth year after approval is given for the Preliminary Plat.
- i. Approval of the Preliminary Plat by the Planning Commission shall constitute approval of "the Plat" for purposes K.S.A. 12-752(b), subject only to the following:
 - (1) Submission of a Final Plat, in the form and containing all of the information required by this Code. The Final Plat shall be consistent with the Planning Commission's approval of the Preliminary Plat, including satisfying any conditions imposed on that approval;
 - (2) Completion of Street/Roads, roads and Public Improvements required by the terms of the approval of the Preliminary Plat, or provision of satisfactory Guarantees of Completion of Improvements, in accordance with this Code;
 - (3) Development of Building Envelopes and drainage plans consistent with these Building Envelopes; and
 - (4) Acceptance (or rejection) of all proposed Dedications by the Governing Body.
- j. A Preliminary Plat that has been approved by the Planning Commission shall be submitted to the City Commission, as applicable, for its consideration of acceptance of the Dedication of Street/Roads and other public ways, service, and utility Easements and any land dedicated for public purposes.
 - (1) The City Commission shall accept or refuse the Dedication of land for public purposes within 30 days after the first meeting of the City Commission

- following the date of the Preliminary Plat's submission to the Clerk of the appropriate City Commission. The City Commission may defer action for an additional 30 days for the purpose of allowing for modifications to comply with the requirements established by the City Commission. No additional review and recording fees shall be assessed during that period.
- (2) If the City Commission defers or refuses these Dedications, it shall advise the Planning Commission of the reasons thereof..
 - (3) Failure of the City Commission of the city to accept affirmatively a Dedication shown on the Preliminary Plat shall be deemed to be a refusal of the proposed Dedication.
 - (4) The respective Governing Bodies maintain full legislative discretion to reject any proposed Dedication, regardless of the approval of the Preliminary Plat. If the City Commission rejects part or all of a proposed Dedication, the Developer may amend the Preliminary Plat and resubmit it for consideration by the Planning Commission without the rejected Dedication; if the Developer takes no action within 60 days of the rejection of any proposed Dedication, it shall constitute failure of a material condition of the approval of the Preliminary Plat and the Preliminary Plat shall be deemed to have been rejected.
- k. Approval of a Preliminary Plat by the Planning Commission shall expire on the later of the following:
- (1) Eighteen months from the date approval was granted, unless a complete application for Final Plat is submitted by that approval date; or
 - (2) Any application due date as shown on an approved phasing schedule, unless a complete application for Final Plat is submitted by that due date.
 - (3) Upon application by the Developer, the Planning Commission may, if the cause of failure of the Developer to submit a Final Plat is beyond the Developer's control, grant an extension of the time beyond this period, for a period not to exceed one additional year.
 - (4) If a Preliminary Plat expires under this sub-section after one or more Final Plats for a SmartCode application have been approved, then only that portion of the Preliminary Plat that relates to the phases with respect to which no Final Plat has been approved shall expire. If a Final Plat has not been submitted, approved, and filed within this 18-month period, or within an extension period, a Preliminary Plat must be resubmitted to the Planning Commission, reviewed and considered by the Plann in accordance with the procedures set forth herein.
- l. The Developer may initiate review of the Final Plat at any time after approval of the Preliminary Plat by the Planning Commission including satisfaction of all conditions of Preliminary Plat approval. The Final Plat shall be processed in accordance with the provisions of this Code:
- (1) The Final Plat shall be submitted with an application form provided by the Planning Director. The application shall contain all of the materials required by this Code, as well as any additional materials required by the application form provided by the Planning Director.
 - (2) The Final Plat application shall be accompanied by all required fees, includ-

- ing the fees necessary for recording the Final Plat; and
- (3) The Final Plat shall be in the format and contain the information required by this Code, except that the Developer, at the Developer's discretion, may delay submission of the recording and electronic copies of the Final Plat until final action on the Final Plat by the Planning Director and, if applicable, by the City Commission.
- m. After approval or approval with conditions of a Preliminary Plat by the Planning Commission, the Developer shall have prepared for recording a Final Plat, which is consistent with the action of the Planning Commission and with the formatting and content requirements of this Code. The Planning Director shall review the Final Plat for incorporation of the Planning Commission's recommendations and comments and to insure that the Final Plat is in the required format.
- (1) If the Planning Director finds that the submitted Final Plat conforms with the content requirements of this Code and is consistent with the Preliminary Plat approved by the Planning Commission, including satisfying any conditions incorporated in that approval, the Planning Director shall approve the Plat and attach to it a formal certification that the submitted Final Plat:
- (i) Conforms to the Preliminary Plat previously approved by the Planning Commission;
 - (ii) Satisfies any conditions of approval imposed by the Planning Commission;
 - (iii) Includes the same Dedications accepted by the City Commission, subject only to minor technical adjustments;
 - (iv) Satisfies any conditions of acceptance of Dedications imposed by the City Commission;
 - (v) Represents a plat for which all required Public Improvements have been completed, or for which adequate Guarantee of Improvements has been provided; and
 - (vi) Is otherwise consistent with the requirements of this Code for a Final Plat.
- (2) If the Planning Director finds that the submitted Final Plat is deficient as to format or content or otherwise technically deficient, the Planning Director shall notify the Developer of the deficiency(ies) within 5 working days.
- (3) If the Planning Director finds that the submitted Final Plat does not substantially comply with the approved Preliminary Plat, including any conditions incorporated in such approval, and with the Dedications shown on the Preliminary Plat and accepted by the appropriate City Commission, the Planning Director shall place the Final Plat on the agenda of the next Planning Commission meeting for further consideration in accordance with the Preliminary Plat.
- (4) The Planning Commission approval of the Preliminary Plat combined with the Planning Director's approval as to form and consistency with the approved Preliminary Plat shall constitute Planning Commission approval of the Final Plat. No further action by the Planning Commission shall be necessary or required.

n. If the Planning Director has approved and certified the Final Plat in accordance with this Code, the Planning Director within 5 working days of receipt of the recordable copies of the Final Plat, shall submit the Final Plat to the Chair of the Planning Commission and to the Mayor for signatures. Each of these persons shall, if he or she accepts the certification of the Planning Director, sign the Final Plat, including the "Acceptance of Dedications" certificate; if any of these persons refuse to sign the Final Plat, he or she shall refer the Final Plat to the Planning Commission for consideration at its next meeting in accordance with the requirements of this Code, together with a memorandum explaining the reasons why such person refused to sign it.

j. After all signatures have been obtained, the Planning Director shall forward the recordable copy of the Final Plat to the Register of Deeds for recording. The recorded version of the Plat shall bear the endorsements herein provided, including the endorsement by the City Commission accepting the Dedications.

(1) Upon approval and acceptance of all Final Plats that create new Street/Roads, detailed Street/Road plans shall be submitted to the City Engineer for approval prior to filing of the Plat, and these plans shall include the following:

(i) Plan, profile, ditch grades, and cross-sections of all Street/Roads, Alleys and other public ways; and,

(ii) Drainage areas and size and length of cross-road drainage Structures.

(2) Prior to the Final Plat being recorded with the Register of Deeds, a digital version of the Plat shall be submitted to the Planning Director in a format approved by the Planning Director. The digital file shall be registered to the State Plane Coordinate Grid System used by the city and county. Any Final Plat not submitted in a digital format will be converted by the City, and the cost for conversion will be paid by the Developer before the Plat can be recorded at the Register of Deeds.

(3) Errors found in closure shall be corrected prior to filing the Final Plat.

(4) Approval of a Final Plat by the Planning Commission and acceptance of Dedications by the appropriate City Commission shall be effective for no more than 18 months from the date of acceptance unless all conditions of approval have been completed.

1.4.11 All Subdivisions shall comply with the following sections of Article 8, Subdivision Design and Improvements, of the Lawrence Development Code. Any references or requirements in the following code sections to property outside the of the corporate limits of the City of Lawrence, Kansas or provisions of Article 8 enforceable by the Board of County Commissioners for the Unincorporated Area of Douglas County shall not apply to SmartCode applications.

20-810 (e) (Thoroughfare Names and Lot and Block Numbering)

(1) Thoroughfare names shall be proposed by the Applicant, reviewed by the Public Works Department, and approved by the City Commission. The approval of Thoroughfare names shall be within the legislative discretion of City Commission, subject to the following standards:

(i) Compass directions shall not be used as part of Thoroughfare names;

- (ii) Thoroughfares that run in an east – west direction shall be named as numbered Thoroughfares;
- (2) Existing Thoroughfare names shall be used where the Thoroughfare to be named is, or would be, a logical extension of an existing Thoroughfare even though separated by undeveloped land, natural physical barriers or man-made obstructions; and
- (3) Lot numbers shall be assigned by starting in the northeast corner of each Block and proceeding in a counterclockwise direction. When a Thoroughfare separates a group of Lots, a new Block shall be identified, and the Lots within the new Block shall be numbered as herein specified.

20-810 (f) (Easements)

(1) Permanent Utility Easements

Permanent utility Easements shall be provided where necessary to accommodate utilities that will serve the project. Permanent Utility Easements shall be provided where necessary to allow for utility service in and through the proposed project. Where such an Easement is necessary, it shall be centered on rear or side Lot Lines, as applicable, and shall be at least 30 feet and 10 feet wide respectively, except that Easements for Thoroughfare lighting purposes only need not exceed 10 feet in width.

(2) Temporary Utility Easements

Temporary Utility Easements shall be provided where necessary to accommodate the installation of utilities that will serve the Project. Temporary utility Easements shall be centered on rear or side Lot Lines and shall be at least 30 feet and 25 feet wide respectively. The Temporary Utility Easement shall expire after the initial installation of the required utilities. After the expiration of a Temporary Utility Easement, the Permanent Utility Easement will govern.

(3) Drainage Easements

Drainage Easements for water courses, drainage Swales or streams which traverse a project may be required. Drainage Easements shall be exclusively for that use and separate from the Dedication of other utility easements. Upon the request of the Planning Commission, the City or County Engineer, as applicable, shall make recommendation to the Planning Commission regarding the desired width of the Drainage Easement. Such study and report shall be based on the 100-Year Flood depth (if known), or the Regulatory Flood Elevation when provided by the Federal Insurance Administration.

20-810 (h) (Land in Floodplain Overlay Districts)

Land within a Floodplain Overlay District shall be subject to the Flood Protection Standards of Article 12 of the Development Code and to the comparable provisions adopted by the Board of County Com-

missioners for the Unincorporated Area of Douglas County.

20-810 (i) (Resource Preservation—City of Lawrence)

- (1) Projects shall be designed to preserve natural resources and environmentally sensitive areas, such as streams, wetlands, prominent natural geographic features, and stands of mature trees.
- (2) Projects shall be designed to preserve archaeological and historical sites.

20-810 (k) (Soils and Soil Testing—City of Lawrence)

Soils shall be identified based on the Soil Conservation Survey soils categories and characteristics. Soils test shall be obtained to verify sub-surface soil characteristics for rocky or unstable soil types, when requested by the City Engineer, for areas proposed to be dedicated for City of Lawrence public rights-of-way and public easements.

20-811 (a) (Public Improvement (Construction) Standards)

(1) Standards

All Public Improvements, including but not limited to Thoroughfares, curbs, gutters, storm sewers and storm drainage, roundabout, pedestrian facilities, traffic calming devices or traffic control devices shall comply with the construction standards established by the City Engineer or County Engineer, as applicable. Such standards are incorporated herein by reference.

(2) Pre-Pinning

In the Unincorporated Area of Douglas County, at or before the time of construction of public improvements, sufficient grade and alignment stakes shall be set by a licensed land Surveyor, engaged by the Applicant to assure compliance with plan, profile and drainage of Thoroughfares and such other Public Improvements as are proposed and submitted with the Final Plat and approved by the County Engineer. Compliance with the items listed above and use of appropriate construction methods shall be determined by the County Engineer. A permit shall be issued by the County Engineer for the construction of a future public improvement prior to commencement of any work activity associated with the improvement. A fee in an amount set by Resolution of the County Commission shall be charged for the permit. This sub-section shall apply only to projects in which the complete lot pinning required by Section 20-811 (g)(8) has not been completed at the time that the first public improvements are installed.

(3) Administration and Fees

Compliance with the items listed above and use of appropriate construction methods shall be determined by the County or City Engineer, as applicable. A permit shall be issued by the County or City Engineer, as applicable for the construction of a future public improvement prior to commencement of any work activity associated with the improvement. A fee in an amount determined

by resolution of the Governing Body shall be charged for the permit.

20-811 (d) (Wastewater Disposal Systems)

- (1) On-Site Sewage Management Systems are prohibited on any land which is platted under these regulations or is located in the City of Lawrence or in Service Area 1 of the Urban Growth Area of Lawrence.
- (2) On-Site Sewage Management Systems may be permitted in Projects in Service Areas 2-4 of Lawrence's Urban Growth Area, other City's Urban Growth Areas, or in Projects in the Rural Area, subject to the following minimum Lot area standards:
 - (i) For Lots that use well water as the primary Potable Water source, the minimum Lot area for an On-Site Sewage Management System is 5 acres. Any land located within the Floodplain shall not be counted in calculating Lot area for the purpose of meeting minimum Lot area requirements for on-site sewage management system use;
 - (ii) For all other Lots, the minimum Lot area requirement for an On-Site Sewage Management System is 3 acres. Any land located within the Floodplain shall not be counted in calculating Lot area for the purpose of meeting minimum Lot area requirements On-Site Sewage Management System;
 - (iii) No portion of an On-Site Sewage Management System shall be located within the FEMA designated floodplain; and,
 - (iv) Calculation shall not include land dedicated for rights-of-way or exclusive Easements.
- (3) Community Sewage collection and treatment facilities (including lagoons) may be provided for subdivided or newly created Lots or parcels in the Urban Growth Areas or for any other newly created Lots not suitable for an On-Site Sewage Management System.
 - (i) Such systems shall be subject to approval by the Kansas Department of Health and Environment and shall be designed to allow for future connection to a public sewer system.
 - (ii) Maintenance of such facilities shall be provided by a Homeowner's association, benefit district (if then permitted under Kansas law), or other appropriate entity. Evidence shall be submitted at the time of Project approval showing the establishment of such an entity to be responsible for maintenance and management of the system.
- (4) In situations in which an On-Site Sewage Management System has been proposed, no Project shall receive final approval until the Applicant has presented evidence that the On-Site Sewage Management System, as a method of Sewage disposal for the Project, has been approved by the Douglas County Health Department.
- (5) Where On-Site Sewage Management Systems are allowed under

these regulations, they must be approved by the County Health Officer.

- (6) On-Site Sewage Management Systems shall be constructed in accordance with "Standards on Individual On-Site Sewage Management System - Lateral Fields and Other Sewage Disposal Systems for the Unincorporated Territory of Douglas County, Kansas," County Sanitation Code, Resolution 97-48, as amended.

20-811 (e) (Water Supply)

- (1) Before approval of a Final Plat or Certificate of Survey within Lawrence's Urban Growth Area that will not be served by the City of Lawrence utilities, the Applicant shall provide written documentation to the Douglas County Health Department that a Publicly Treated Water supply is provided for all Lots.
- (2) Upon Plat approval for land located within the City of Lawrence or Lawrence's Urban Growth Area, the Applicant must sign an agreement to connect to a Municipal Water system when Public Water lines are within 1,000 feet of any planned Improvements on the property and such connection is feasible.
- (3) Applicants are required to consult with the applicable Fire Department and Rural Water District to determine if the provision of Fire Hydrants as part of the Public Water supply system is feasible.
 - (i) In those cases where the provision of Fire Hydrants as part of the Public Water supply system is determined by the Fire Department and Rural Water District to be feasible, Fire Hydrants must be provided.
 - (ii) Where existing water pressure is insufficient for Fire Hydrants as part of the Public Water supply, or where there is no Publicly Treated Water supply, the Applicant must install dry hydrants adjacent to a pond or other water storage device with sufficient capacity, and in an appropriate location, to support firefighting needs as determined by the applicable Fire Department.
- (4) Evidence shall be submitted with the Final Plat showing compliance with the requirements of this section.

20-811 (f) (Telephone, Cable Television, Electrical Lines)

Telephone, cable television and electrical lines must be located underground when located in the City of Lawrence or Projects in Lawrence's Urban Growth Area. This requirement shall be noted on the face of the Plat. This provision shall not apply to high voltage electrical lines.

20-811 (h) (Completion of Public Improvements)

Before a Final Plat or replat may be recorded, the Applicant shall:

- (1) Provide written certification from the City or County Engineer, as applicable, that all required Public Improvements in that portion of a Project authorized for Development have been completed in accordance with applicable Design and Public Improvement Standards of this Article; or
- (2) Provide for one or more of the following means of ensuring comple-

tion of required Public Improvements:

- (i) A Public Improvement Petition for construction and installation of all or a portion of the required Public Improvements. However, property within the Regulatory Floodplain is not eligible for this option;
- (ii) A cash escrow deposit in an amount estimated by the appropriate Engineer to be sufficient to assure the appropriate local governing body of the construction and installation of the uncompleted portion of the required Public Improvements in accordance with applicable improvement standards;
- (iii) An irrevocable letter of credit from a financial institution qualified to do business in Kansas, in a form satisfactory to the appropriate local governing body, in an amount estimated by the appropriate Engineer to be sufficient to assure the appropriate local governing body of the construction and installation of required Public Improvements in accordance with applicable improvement standards; or
- (iv) The appropriate local governing body may approve the Final Plat subject to the condition that it not be recorded until the City Engineer or County Engineer, as applicable, has determined that all required Public Improvements have been completed in accordance with the standards of this Article and related design standards of the applicable local government. If the required improvements are not timely completed, the City Engineer or County Engineer may submit the Final Plat to the appropriate local governing body for further consideration; after giving the Applicant an opportunity to be heard, the appropriate local governing body may rescind the approval of the plat, require additional assurance for completion of the Public Improvements, authorize the recording of the Final Plat without further improvements, or extend the timeline for completion of the Public Improvements.
- (v) The appropriate local governing body may, at its discretion, determine which of such methods for ensuring completion of required Public Improvements shall be required.

20-811 (i) (Escrow Deposit)

- (1) The amount of the cash escrow deposit determined in accordance with Section 20-811(h)(2)(ii) shall be deposited by the appropriate local governing body in a special escrow account in the commercial bank in which the funds of such appropriate local governing body are then deposited.
- (2) This escrow deposit shall be invested and reinvested by such bank in short-term government securities, the interest or discount from which shall be paid to the Applicant upon final release of such escrow deposit as hereinafter provided.
- (3) Upon written certification from the City or County Engineer, as

applicable, that the required Improvements have been 30% completed, the appropriate Governing Body shall release 30% of such escrow deposit to the Applicant.

- (4) Upon a like certification that the required Public Improvements have been 50% and thereafter, 75% completed, the appropriate Governing Body shall release 20% and 25% respectively, of the original escrow deposit to the Applicant.
- (5) Upon written certification from the appropriate Engineer that the required Public Improvements have been completed in accordance with applicable improvement standards, the balance of such escrow deposit, together with all earnings accrued thereon, shall be released to the Applicant.

20-811 (j) (Irrevocable Letter of Credit)

- (1) The amount of an irrevocable letter of credit determined in accordance with Section 20-811(h)(2)(iii) shall be submitted by the Applicant to the City or County Engineer or other designated representative.
- (2) By the 10th of each month, the City or County Engineer or other designated representative shall certify to an agent of the financial institution, estimates of the amount of work completed by the contractor.
- (3) The financial institution may submit a new letter of credit, which would reflect the balance of work remaining to be completed as determined by the City or County Engineer to replace the previous letter of credit.
- (4) Ten percent of the total project cost shall be retained until the City Engineer or County Engineer, whichever is appropriate, has accepted all of the Public Improvements in that phase of the Project.

20-812 Contents of Plats (see Land Development Code -20-812)

20-813 (c) (Dedications)

The applicable local governing bodies shall be responsible for accepting the Dedication of public Thoroughfares, easements.

20-813 (f) (Reserved)

20-813 (h) (Enforcement and Penalties)

It shall be the duty of the Douglas County Zoning & Codes Director, the City Codes Enforcement Manager, and the Planning Director to enforce the Project Regulations of this Article.

- 1.4.12 Upon recording of a Final Plat, development rights in land covered by that Plat shall vest in accordance with K.S.A 12-764.

1.5 **WARRANTS AND VARIANCES**

- 1.5.1 There shall be two types of deviations from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined pursuant to guidelines developed by the Planning Commission.

- 1.5.2 A Warrant is a minor, technical deviation that would permit a practice that is not consistent with a specific provision of this Code, but is justified by its Purpose (Section

- 1.2). The Planning Commission shall have the authority to approve or disapprove a request for a Warrant for Article 3 and Article 4 applications. The Planning Director shall have the authority to administratively approve or disapprove a request for a Warrant for Article 5a and 5b applications.
- 1.5.3 A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with the procedures established by the Board of Zoning Appeals.
- 1.5.4 The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue requiring a Variance.
- 1.5.5 The following standards and requirements shall not be available for Warrants or Variances:
- a. The allocation ratios of each Transect Zone. (See Table 14A)
 - b. The maximum dimensions of traffic lanes. (See Table 3)
 - c. The required provision of Rear Alleys and Rear Lanes.
 - d. The minimum Base Residential Densities. (See Table 14B)
 - e. The permission to build Outbuildings. The provision to build accessory dwelling units is contingent upon the primary dwelling or the accessory dwelling unit being owner-occupied.
 - f. The requirements for parking. (See Table 12)
- 1.5.6 Approval of a warrant or variance does not grant any vesting rights pursuant to K.S.A. 12-764 and amendments thereto.
- 1.6 **INCENTIVES**
- 1.6.1 To encourage the use of this Code, the City Commission grants the following incentives, to the extent authorized by state law:
- a. Development Bonuses
- A development bonus is an incentive-based tool that permits an increase in the allowable development potential of a property in exchange for helping the community achieve goals as stated in the Lawrence/Douglas County Comprehensive Land Use Plan. Developments utilizing the Lawrence SmartCode, which contain features it identified as public goals in the table below, may be eligible to increase development potential based upon the number of points earned. The applicant shall make a request for development bonus(es) in writing with the Article 5a application. The request shall state the goal(s) provided, points earned and development bonus redeemed for the points earned. Such information shall also be stated on the approved Article 5a plan.

Public Goal	Points Earned
Goal I: Provision of Moderately-Priced Dwelling Units	
Percentage of all dwelling units which are considered to be <u>Moderately-Priced Dwelling Units</u>	100 points for the first 10%; PLUS 10 points for each 1% provided in addition to 10%
Goal II: Provision of a variety of housing types	
In the T4 zone, a minimum Residential mix of three Building Disposition types (none less than 20%) are used, selected from Table 9	50 points
Goal III: Provision of transit-supportive development	
Location adjacent to <u>Designated Transit Stop</u>	100 points if located directly adjacent to a transit stop and if stop is integrated into the development and transit stop/pedestrian amenities are provided.
Goal IV: Ensuring availability of adequate public facilities	
Location within ½ mile of a fire station	10 points
Location within 1 mile of a police station	10 points
Location within ¼ mile of a public park or open space	25 points
Location within ¼ mile of a school or cultural center	25 points
Redevelopment of an existing commercial or nonresidential center with adequate utility and transportation infrastructure to support redevelopment	75 points
Location adjacent to the intersection of two streets classified as either Minor Arterial or Principal Arterial according to the adopted Major Thoroughfares Map	15 points
Goal V: Ensuring Protection of Environmental Quality	
Provision of a green roof or rooftop garden to control storm water runoff (determination of materials used to constitute a green roof or rooftop garden shall be made by the City Stormwater Engineer)	75 points
Construction of a structure with LEED (Leadership in Energy Efficient Design) Certification	50 points per structure certified;
Construction of a residential structure with ENERGY STAR Certification	25 points per attached or detached dwelling certified;

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- (1) Redemption of Development Bonus
 - (i) Increase in Building Height

In a designated T4 or T5 Transect Zone, building height may be increased above the permitted maximum height as stated in Sections 5.4.11 and 5.5.11 at the rate of 1 story for every 100 points earned. Points earned in any development zone may be transferred to the T4 or T5 Transect Zone for redemption.
 - (ii) Increase in Lot Coverage above Maximum

In a designated T4 or T5 Transect Zone, lot coverage may be increased above the maximum permitted as per Sections 5.4.11 and 5.5.11 up to 100% coverage for 75 points earned. Only those points earned through provision of features of Goal V may be redeemed for an increase in lot coverage.
 - (iii) Reduction in Minimum Parking Requirement

The minimum number of parking spaces required may be reduced at a rate of 1 parking space for every 5 points earned. Only those points earned through provision of features of Goal III may be redeemed for a reduction in the minimum parking requirement.

2.1 INSTRUCTIONS

This Article governs the permissible uses of land within the city that has not been previously transect-mapped.

2.2 (O-1) PRESERVED OPEN SECTOR

2.2.1 The Preserved Open Sector shall be assigned to open space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.

2.2.2 The Preserved Open Sector shall consist of the aggregate of the following categories:

- a. Surface Waterbodies
- b. Protected Wetlands
- c. Protected Habitat
- d. Riparian Corridors
- e. Purchased Open Space
- f. Conservation Easements
- g. Transportation Corridors
- h. Residual to Clustered Land Developments (CLD)

2.2.3 Development and construction within the Preserved Open Sector and the specifications required to do so shall be determined on an individual project basis in public hearing of the City Commission.

2.3 (O-2) RESERVED OPEN SECTOR

2.3.1 The Reserved Open Sector shall be assigned to open space that should be, but is not yet, protected from development.

2.3.2 The Reserved Open Sector shall consist of the aggregate of the following categories:

- a. Flood Way and Flood Fringe
- b. Steep Slopes
- c. Open Space to be Acquired
- d. Corridors to be Acquired
- e. Buffers to be Acquired
- f. Legacy Woodland
- g. Legacy Farmland
- h. Legacy Viewsheds

2.4 (G-1) RESTRICTED GROWTH SECTOR

2.4.1 The Restricted Growth Sector shall be assigned to areas that have value as open space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it.

2.4.2 Within the Restricted Growth Sector, Clustered Land Developments (CLD) shall be permitted By Right. CLDs shall consist of no more than one Standard Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones as specified in Section 3.3.1.

2.5 (G-2) CONTROLLED GROWTH SECTOR

2.5.1 The Controlled Growth Sector shall be assigned to those locations where development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare or Fixed Transit Route.

2.5.2 Within the Controlled Growth Sector, Traditional Neighborhood Developments (TND)

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shall be permitted By Right, as well as CLDs. TNDs shall consist of at least one partial or entire Standard Pedestrian Sheds as specified in Section 3.3.2.

2.6 **[RESERVED]**

2.7 **(G-4) INFILL GROWTH SECTOR**

2.7.1 The Infill Growth Sector shall be assigned to areas already developed. Such areas may include conventional suburban developments, greyfield and brownfield sites, and historic urban areas.

2.8 **(SD) SPECIAL DISTRICTS**

2.8.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of a CLD or a TND as set forth in Article 3.

2.8.2 Conditions of development for Districts shall be determined in public hearings of the Planning Commission and City Commission and recorded on Table 16. Alternatively, the provisions of the Land Development Code shall remain applicable to Special Districts.

3.1 INSTRUCTIONS

- 3.1.1 Once Greenfield land has been rezoned as a SmartCode District, this Code shall be the exclusive and mandatory zoning regulation for land within that SmartCode District. Whenever utilized, the provisions of this Code shall be applied in their entirety, subject to the requirements of Section 1.3.2
- 3.1.2 Incentives for the use of this Code are listed in Section 1.6. Development in the "SmartCode Districts" shall be eligible for Section 1.6 incentives.
- 3.1.3 The Planning Commission will review the Article 3 applications and recommend approval, approval with modifications or conditions, or recommend disapproval of the applications to the City Commission.
- 3.1.4 New Community Plans should respond to the existing conditions of the site, adjacent developments, connecting Thoroughfares, and natural features.
- 3.1.5 New Community Plans shall be structured as at least one partial or entire Standard or Long Pedestrian Sheds as specified in Section 3.3.
- 3.1.6 New Community Plans shall allocate the Transect Zones as specified in Table 14.
- 3.1.7 New Community Plans shall classify land within the project but outside the Standard or Long Pedestrian Sheds as either Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS).
- 3.1.8 New Community Plans shall lay out the Thoroughfare network according to the provisions of Section 3.4 and Table 3.
- 3.1.9 New Community Plans shall allocate the Civic Functions according to Section 3.5.
- 3.1.10 New Community Plans shall be detailed with the Special Requirements described in Section 3.6.

3.2 TRANSECT ZONES

- 3.2.1 Transect Zones shall be constituted of the elements described in Table 1 and the standards summarized in Table 14. When calculating the allocation of Transect Zones according to Table 14, the allocation shall apply only to the Net Site Area.

3.3 COMMUNITY TYPES**3.3.1 Clustered Land Development (CLD)**

- a. CLDs shall be permitted By Right for New Community Plans of at least 40 contiguous Greenfield acres.
- b. A CLD shall consist of one partial or entire Standard Pedestrian Shed (1/4 mile radius). A CLD's Standard Pedestrian Shed shall satisfy the individual Transect Zone requirements as specified in Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to the T2 Zone.

3.3.2 Traditional Neighborhood Development (TND)

- a. TNDs shall be permitted by right for New Community Plans of at least 60 contiguous Greenfield acres.
- b. A TND shall consist of at least one partial or entire Standard or Long Pedestrian Shed (1/4 mile radius). Each Standard Pedestrian Shed within a TND shall satisfy the individual Transect Zone requirements as specified in Table 14A.

3.3.3 **[RESERVED]**3.3.4 **[RESERVED]**3.3.5 **Special Districts (SD)**

Special Districts shall be areas dedicated for certain Functions that by virtue of size or incompatibility with other surrounding Building Functions cannot meet the requirements for any Transect Zone or combination of Transect Zones. Conditions of development for Districts shall be determined through review and recommendation by the Planning Commission with final approval by the City Commission and recorded on Table 16.

3.4 **STREETSCAPE REQUIREMENTS**3.4.1 **General**

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- b. Thoroughfares consist of vehicular lanes and Public Frontages. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. They include the Types of Planters, Sidewalks, Curbs, streetlights and street trees.

3.4.2 **Thoroughfares**

- a. Vehicular lanes shall comply with the Thoroughfare Assemblies and Thoroughfare Types set forth in Table 3.
- b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of Private Frontage Lines.
- c. All Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network of thoroughfares. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only by Warrant when required by natural site conditions.
- d. Lots shall Enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a Passage.
- e. Thoroughfares along a designated Secondary Grid (Section 3.6.1a) may be exempted from the specified Public Frontage requirements.

3.4.3 **Public Frontages**

- a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.

3.4.4 **Specific to Special Districts**

- a. The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

3.5 **CIVIC FUNCTIONS**3.5.1 **General**

- a. Places for public use shall be required for each community and designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).
- b. Civic Spaces shall be public sites permanently dedicated to open space.
- c. Civic Buildings shall be public sites dedicated for buildings operated by governmental or not-for-profit organizations dedicated to culture, education, government,

transit and municipal parking, or for a use approved by the City Commission.

3.5.2 Civic Space (CS) Specific to T3-T5.5 Zones

- a. Each Standard or Long Pedestrian Shed shall assign between 5% and 20% of its area to Civic Space.
- b. Civic Spaces shall be designed as described in Table 13.
- c. Each Standard or Long Pedestrian Shed shall contain at least one Main Civic Space.
- d. Within every Pedestrian Shed, a Civic Space designed as a playground shall be provided.
- e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.

3.5.3 Civic Buildings (CB) Specific to T3-T5.5 Zones

- a. The Developer shall designate a Meeting Hall or a Third Place within 500 feet of the Main Civic Space of each Standard or Long Pedestrian Shed. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.
- b. One Civic Building site should be reserved for an elementary school. The school site may be located within T3 through T5.5 By Right and T1 and T2 by Variance. Playing fields larger than 1/4 of an acre should be outside the Standard or Long Pedestrian Shed.
- c. Reserved.
- d. Civic Building sites shall not occupy more than 20% of the area of each Standard or Long Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
- f. Civic Buildings shall not be subject to the standards of Article 5. The design of Civic Buildings shall be approved by Warrant by the City Commission.

3.5.4 Civic Functions Specific to T1 & T2 Zones

- a. Civic Buildings related to education, recreation and culture may be located within T1 Natural and T2 Rural Zones only by Variance.

3.6 SPECIAL REQUIREMENTS

- 3.6.1** A New Community Plan should designate the following special requirements. If the New Community Plan does elect to designate any of these special requirements, then the Developer shall comply with those requirements as designated. Deviation from the special requirements as designated shall require a Warrant or Variance.
- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Variances allowing automobile-oriented standards. The Public Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Standard or Long Pedestrian Shed.
 - b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the Frontage Line. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as illustrated in Table

7. The first floor shall be confined to retail use through the depth of the Second Layer (see Table 16).
- c. A designation for mandatory or recommended Gallery/Arcade Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery/Arcade Frontage may be combined with a Retail Frontage as shown in Table 7.
 - d. A designation of coordinated streetscape Frontage Lines, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
 - e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
 - f. A designation for cross block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.
 - g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence).

4.1 INSTRUCTIONS

- 4.1.1 Subject to Section 4.1.2 and 4.1.3, a Developer may prepare a proposed Infill Community Plan. In order to obtain approval of the proposed Infill Community Plan, the Developer shall submit the Infill Community Plan for the required rezoning approvals per 1.4.4 and 1.4.8 and for approval of the actual Infill Community Plan. The Planning Director will review the Article 4 applications and provide a report to the Planning Commission. The Planning Commission will review the Article 4 applications and recommend approval, approval with modifications or conditions, or recommend disapproval of the applications to the City Commission.
- 4.1.2 Preparation of an Infill Community Plan shall require the entity preparing the Plan to meet with and involve the neighborhoods surrounding the Infill project at least once prior to submitting the Infill Community Plan to the Planning Director. A report showing how neighborhood comments were addressed in the Infill Community Plan shall also be submitted to the Planning Director along with the Infill Community Plan.
- 4.1.3 For any Infill sites comprising at least 30 contiguous acres, the Developer or the Planning and Development Services may prepare an Infill Community Plan. For sites comprising less than 30 contiguous acres, only Planning and Development Services or its designee shall prepare an Infill Community Plan, except that upon petition by a landowner the Planning Director may allow a landowner to prepare an Infill Community Plan when doing so would be in accordance with the Purpose section of this Code. The Plan area should connect and blend with surrounding urbanism.
- 4.1.4 An Infill Community Plan shall demonstrate compliance with the requirements of the Community Types described in Section 4.3 and with the Streetscape requirements set forth in Section 4.4.
- 4.1.5 An Infill Community Plan shall demonstrate compliance with the requirements governing Civic Functions within each Community Type as described in Section 4.5.

4.2 TRANSECT ZONES

- 4.2.1 Infill Community Plans shall consist of Infill TNDs. An Infill TND is composed of the same Transect Zones as a TND. When calculating the allocation of Transect Zones according to Table 14, the allocation shall apply only to the Net Site Area.

4.3 COMMUNITY TYPES

Infill Community Plans shall be based on conserving, completing or creating Transect-based urban structure.

4.3.1 Infill TND

Infill TNDs shall be urbanized areas of at least 30 contiguous acres. An Infill TND shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Infill TND should be located at an important traffic intersection associated with a Civic or Commercial institution. The edges of the Infill TND should blend into an adjacent development without buffer. An Infill TND shall meet the requirements for a TND as set forth in Table 14.

4.3.2 [RESERVED]**4.3.3 Special Districts (SD)**

Special Districts shall be areas dedicated for certain Functions that by virtue of size or incompatibility with other surrounding Building Functions cannot meet the

requirements for any Transect Zone or combination of Transect Zones.

4.4 **STREETSCAPE REQUIREMENTS**

4.4.1 **General**

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- b. Thoroughfares consist of vehicular lanes and Public Frontages. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The Public Frontages contribute to the character of the Transect Zone. They include the Types of Planters, Sidewalks, Curbs, streetlights, and street trees.

4.4.2 **Thoroughfares**

- a. Vehicular lanes shall comply with the standards set forth in Table 3.
- b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of Frontage Lines.
- c. All new Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network of thoroughfares. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only by Warrant when required by natural site conditions.
- d. Lots shall Enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a Passage.
- e. Thoroughfares along a designated Secondary Grid (Section 4.6.1a) may be exempted from the specified Public Frontage requirements.

4.4.3 **Public Frontages**

- a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.

4.4.4 **Specific to Special Districts**

- a. The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

4.5 **CIVIC FUNCTIONS**

4.5.1 **General**

- a. Places for public use shall be required for each community and designated on the Infill Community Plan as Civic Space (CS) and Civic Building (CB).
- b. Civic Spaces shall be public sites permanently dedicated to open space.
- c. Civic Buildings shall be public sites dedicated for buildings operated by governmental or not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the City Commission.

4.5.2 **Civic Space (CS) Specific to T3-T5.5 Zones**

- a. Each Standard or Long Pedestrian Shed shall assign between 5% and 20% of its area to Civic Space.
- b. Civic Spaces shall be designed as described in Table 13.
- c. Each Standard or Long Pedestrian Shed shall contain at least one Main Civic Space.
- d. Within every Pedestrian Shed, a Civic Space designed as a playground shall be provided.
- e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.

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4.5.3 Civic Buildings (CB) Specific to T3-T5.5 Zones

- a. The Developer shall designate a Meeting Hall or a Third Place within 500 feet of the Main Civic Space of each Standard or Long Pedestrian Shed. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop
- b. One Civic Building site should be reserved for an elementary school. Playing fields larger than 1/4 of an acre should be outside the Standard or Long Pedestrian Shed.
- c. One Civic Building lot suitable for a childcare building should be reserved within each Standard or Long Pedestrian Shed.
- d. Civic Building sites shall not occupy more than 20% of the area of each Standard or Long Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
- f. Civic Buildings shall not be subject to the standards of Article 5. The design of Civic Buildings shall be approved by Warrant by the City Commission.

4.6 SPECIAL REQUIREMENTS

4.6.1 An Infill Community Plan shall designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Variances allowing automobile-oriented standards. The Public Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Standard or Long Pedestrian Shed.
- b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the Frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer (see Table 16).
- c. A designation for mandatory or recommended Gallery/Arcade Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery/Arcade Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of coordinated streetscape Frontage Lines, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the City Commission.
- f. A designation for cross block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.
- g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence).

4.7 PRE-EXISTING CONDITIONS

- 4.7.1 Non-conforming existing buildings may continue to be used as is until a Substantial Modification is requested. Once a Substantial Modification is requested, Planning and Development Services shall require that the Developer remedy the non-conformity.
- 4.7.2 When renovating an existing building, a Developer shall not be required to increase the Required Parking for the building more than the amount of parking that was required prior to the renovation.

5.1 INSTRUCTIONS

- 5.1.1 Lots and buildings located within a New Community or Infill Community Plan shall be subject to the requirements of this Article.
- 5.1.2 Developers may have plans under this Article prepared on their behalf.
- 5.1.3. [Reserved]
- 5.1.4 The requirements described in this Article shall control the Building Disposition, Building Configuration and Building Function, as well as their density, architectural, landscape, parking, signage, and ambient standards.
- 5.1.5 Building Scale Plans submitted under this Article shall set forth the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Required Parking standards
 - Pre-Existing Conditions
 - Density Calculations
 - b. For final approval, in addition to the above:
 - Architectural Standards
 - Landscape Standards
 - Signage Standards
 - Ambient Standards

- 5.1.6 Parking requirements for Civic Buildings shall be set by Warrant.

5.2 SPECIFIC TO NATURAL AND RURAL TRANSECT ZONES (T1 & T2)

The following shall be applicable to Transect Zones T1 and T2:

- 5.2.1 Buildings in the T1 Zone are permitted only by Variance and in the T2 Zone only by Warrant. Permission to build in T1 and the standards for Building Disposition, Building Configuration, Building Function, parking, architectural, signage, and ambient shall be determined concurrently as Variances, in public hearing of the Board of Adjustment.
- 5.2.2 The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6). Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F. Storm water management on Thoroughfares shall be through retention and percolation, channeled by curbside swales.

5.3 SPECIFIC TO SUB-URBAN TRANSECT ZONE (T3)**5.3.1 Building Disposition (T3)**

- a. Newly platted lots shall be dimensioned according to Section 5.3.11
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.3.11
- c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
- d. Lot coverage by building shall not exceed that shown in Section 5.3.11.

- e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.
 - f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 5.3.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
 - g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Section 5.3.11.
 - h. Building Types shall be as shown in Table 9.
- 5.3.2 **Building Configuration (T3)**
- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.3.11.
 - b. Building Heights shall conform to Table 8 and be as shown in Section 5.3.11.
- 5.3.3 **Building Function (T3)**
- a. Buildings in each Transect Zone shall conform to the Building Functions described in Table 10 and 11 and Section 5.3.11.
- 5.3.4 **Parking Standards (T3)**
- a. Vehicular parking shall be adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions. Within the Long Pedestrian Shed of a TOD, the Adjusted Parking shall be reduced by thirty percent (30%).
 - b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the Required Parking of the building on the same lot.
 - c. The Required Parking may be modified by the Planning Director by Warrant.
 - d. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the New Community or Infill Community Plan.
 - e. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 5.3.5b.
 - f. Open parking areas shall be located at the Second and Third Lot Layers, as shown in Table 16D, except that Driveway aprons and drop-offs may be located at the First Layer.
 - g. The Required Parking may be provided within one-quarter mile of the lot that it serves.
 - h. For buildings on Secondary Grids (S-Grids), parking lots may be allowed in the First Layer by Warrant.
- 5.3.5 **Architectural Standards (T3)**
- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
 - b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Doors and windows that operate as sliders are prohibited along Public or Private Frontages.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12. The exterior finish material on all Public Facades shall be limited to brick, wood siding, cementitious siding and/or stucco.
- g. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Planning Director.
- h. Balconies and porches shall be made of wood.
- i. Fences, if provided at the First Layer, shall be painted. Fences at other Layers may be of wood board or chain link.

5.3.6 **Environmental Standards (T3)**

- a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- b. The impermeable surface for each lot shall not exceed the ratio of lot coverage as set forth in Table 14F.
- c. The management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the Public Frontage.

5.3.7 **Landscape Standards (T3)**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 40 feet of Frontage Line as illustrated in Table 16D.
- b. Trees shall be of various species, naturalistically clustered, with an understory stall below for maintenance.
- c. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 5.3.5.b.

5.3.8 **Signage Standards (T3)**

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet.
- c. There shall be no signage permitted additional to that specified in this section.
- e. Signage shall not be lit.

5.3.9 **Ambient Standards (T3)**

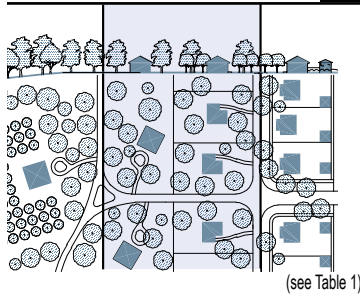
- a. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
- b. Average lighting levels measured at the building Frontage Line shall not exceed 1.0 fc (foot-candles).
- c. Streetlights shall be in accordance with Table 5.

SMARTCODE

Lawrence, Kansas

SECTION 5.3.11

T3



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

BUILDING HEIGHT (see Table 8)

a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	60 ft. min 120 ft. max
b. Lot Coverage	60% max

BUILDING TYPE (see Table 9)

a. Edgeyard	permitted
b. Sideyard	prohibited
c. Rearyard	prohibited
d. Courtyard	prohibited

BUILDING DISPOSITION

a. Front Setback	24 ft. min.
b. Side Setback	12 ft. min.
c. Rear Setback	12 ft. min.
d. Frontage Buildout	50% min.

OUTBUILDING DISPOSITION

a. Front Setback	20 ft. min.
b. Side Setback	3 ft. to 6 ft
c. Rear Setback	3 ft. to 23 ft.*

PRIVATE FRONTAGES (see Table 7)

a. Common Yard	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

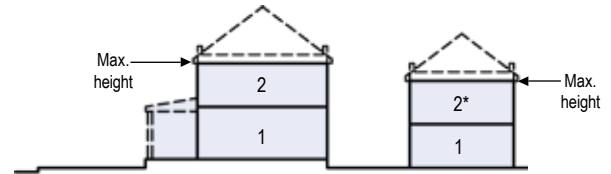
See Tables 11 & 12

* or 12 ft. from center line of a rear alley if a rear alley or rear lane exists

ARTICLE 5. BUILDING SCALE PLANS

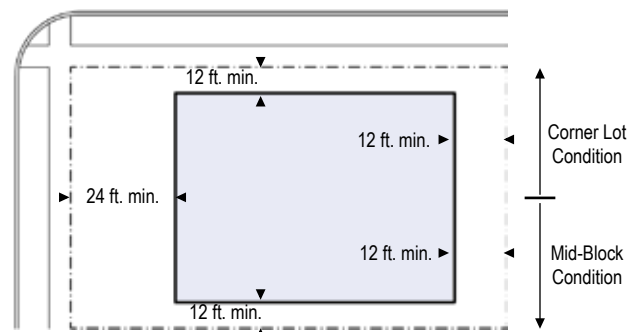
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



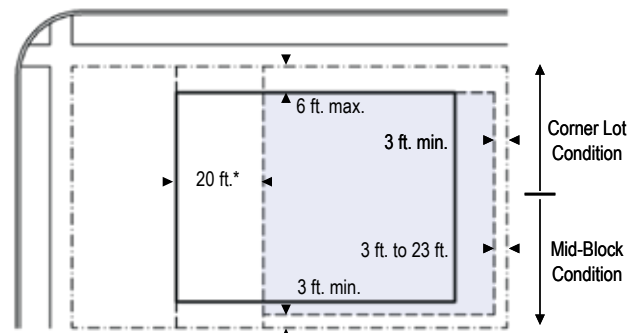
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to a minimum of 50% of its width of the principal frontage.



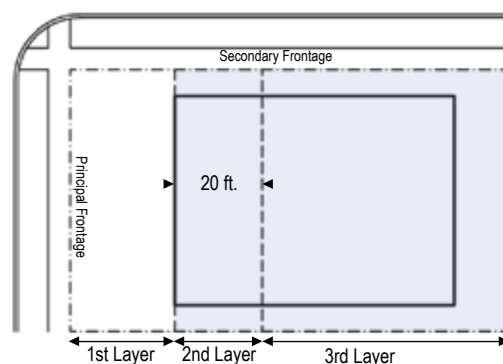
OUTBUILDING DISPOSITION

1. The elevation of the out buildings shall be distanced from the lot lines as shown.
* from front setback line of main building



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



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5.4 SPECIFIC TO GENERAL URBAN TRANSECT ZONES (T4)**5.4.1 Building Disposition (T4)**

- a. Newly platted lots shall be dimensioned according to Section 5.4.11.
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.4.11.
- c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
- d. Lot coverage by building shall not exceed that shown in Section 5.4.11.
- e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 5.4.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Section 5.4.11.
- h. Building Types shall be as shown in Table 9.
- i. A minimum Residential housing mix of three Types (none less than 20%) shall be required in the General Urban Zone (T4), selected from Table 9.

5.4.2 Building Configuration (T4)

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.4.11.
- b. Awnings may encroach the public Sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
- c. Loading docks and service areas shall be permitted on Frontage Lines only by Warrant.
- d. Building Heights shall conform to Table 8 and be as shown in Section 5.4.11.

5.4.3 Building Function (T4)

- a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 5.4.11.
- b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an Outbuilding.

5.4.4 Parking Standards (T4)

- a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the Required Parking of the building on the same lot.
- c. The Required Parking may be modified by the Planning Director by Warrant.
- d. Parking shall be accessed by the Rear Alley or Rear Lane, when such are avail-

able on the Community Plan.

- e. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 5.4.5b.
- f. All parking areas except for Driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer.
- g. The Required Parking may be provided within one-quarter mile of the site that it serves.
- h. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten off-street vehicular parking spaces.
- i. For buildings on Secondary Grids (S-Grids), parking lots may be allowed in the First Layer by Warrant.

5.4.5 Architectural Standards (T4)

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Doors and windows that operate as sliders are prohibited along Frontages.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- g. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Planning Director.
- h. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitious siding and/or stucco.
- i. Balconies and porches shall be made of wood or metal.
- j. Fences, if provided within the First Layer shall be painted. Fences at other Layers may be of wood board or chain link.

5.4.6 Environmental Standards (T4)

- a. The Public Frontage (Tables 4A and 14D) shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- b. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.
- c. Storm water management on Thoroughfares and lots shall be through underground storm drainage channeled by raised Curbs. There shall be no retention

or detention required on the individual lots.

5.4.7 **Landscape Standards (T4)**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 40 feet of Frontage Line as illustrated in Table 16D.
- b. Trees of species matching the planting on the Public Frontage as shown in Table 4.
- c. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 5.4.5.b.

5.4.8 **Signage Standards (T4)**

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet.
- c. There shall be no signage permitted additional to that specified in this section.

5.4.9 **Ambient Standards (T4)**

- a. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
- b. Average lighting levels measured at the building Frontage Line shall not exceed 2.0 fc (foot-candles) .
- c. Streetlights shall be in accordance with Table 5.

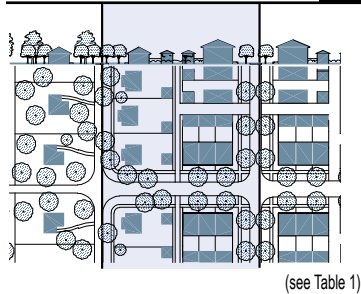
5.4.10 **[Reserved]**

SMARTCODE

Lawrence, Kansas

SECTION 5.4.11

T4



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use

BUILDING HEIGHT (see Table 8)

a. Principal Building	3 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	25 ft min 75 ft max
b. Lot Coverage	70% max

BUILDING TYPE (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	prohibited

BUILDING DISPOSITION

a. Front Setback	6 ft. min. 25 ft. max.
b. Side Setback	0 ft. min. 25 ft. max
c. Rear Setback	5 ft. min.*
d. Frontage Buildout	

OUTBUILDING DISPOSITION

a. Front Setback	20 ft. min.
b. Side Setback	0 ft. min. to 3 ft.
c. Rear Setback	3 ft. to 23 ft.**

PRIVATE FRONTAGES (see Table 7)

a. Common Yard	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

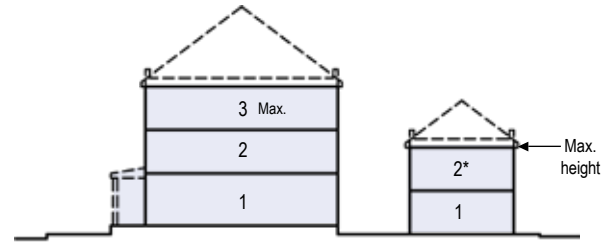
See Tables 11 & 12

* or 12 ft. from center line of a rear alley if a rear alley or rear lane exists

ARTICLE 5. BUILDING SCALE PLANS

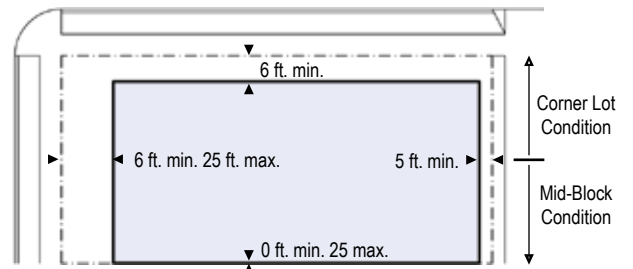
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



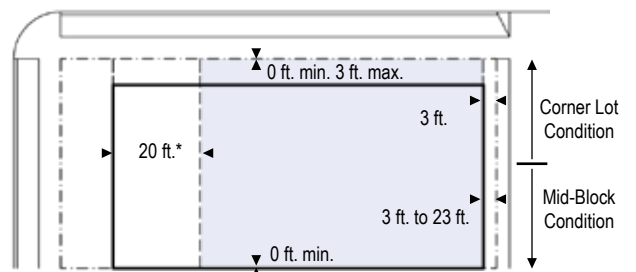
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along principal frontage lines and elevations along lot lines. (see Table 16E).



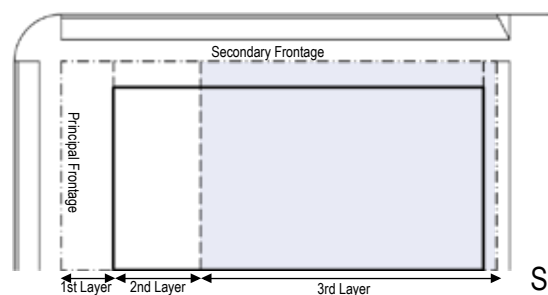
OUTBUILDING PLACEMENT

1. The elevations of the out buildings shall be distances from the lot lines as shown.
- * from front setback line of main building



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



5.5 SPECIFIC TO URBAN CENTER TRANSECT ZONES (T5)

5.5.1 Building Disposition (T5)

- a. Newly platted lots shall be dimensioned according to Section 5.5.11.
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.5.11.
- c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
- d. Lot coverage by building shall not exceed that shown in Section 5.5.11.
- e. Facades shall be built parallel to the Principal Frontage Line along a minimum of 70% of its length on the Setback shown in Section 5.5.11. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 5.5.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Section 5.5.11.
- h. Building Types shall be as shown in Table 9.
- i. Buildings shall have their Principal Entrances on a Frontage Line.

5.5.2 Building Configuration (T5)

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.5.11.
- b. Awnings may encroach the public Sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
- c. Loading docks and service areas shall be permitted on the Frontage Line only by Warrant.
- d. Building Heights shall conform to Table 8 and be as shown in Section 5.5.11.
- e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

5.5.3 Building Function (T5)

- a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 5.5.11.
- b. Accessory uses of Open Lodging or Open Office shall be permitted within an Outbuilding.
- c. Ground floor Commercial shall be permitted throughout and shall be required at mandatory shopfront Frontages.

5.5.4 Parking Standards (T5)

- a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the same lot.
- c. Maximum Parking ratios may be established by the Planning Director by War-

rant.

- d. Parking shall be accessed by the Rear Alley or Rear Lane when such is available in the Community Plan.
- e. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 5.5.5b.
- f. All parking areas shall be located at the Third Lot Layer .
- g. The Required Parking may be provided within one-quarter mile of the site that it serves.
- h. The vehicular entrance of a parking lot, parking structure, or garage on a Frontage Line shall be no wider than 30 feet.
- i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line.
- j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten off-street vehicular parking spaces.
- k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage Line by Warrant.

5.5.5 Architectural Standards (T5)

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- f. Doors and windows that operate as sliders are prohibited along Public and Private Frontages.
- g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Planning Director.
- i. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.
- j. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
- k. Streetscreens shall be located coplanar with the Frontage Line as shown in Table 16D.

5.5.6 Environmental Standards (T5)

- a. The riparian corridors of waterways should be embanked and crossed by Thoroughfares as required by the Thoroughfare network.
- b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories, but remains predominantly clear of building Frontages. The introduced landscape shall consist of durable species tolerant of soil compaction (Tables

4B and 6).

- c. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management shall be through underground storm drainage channeled by raised Curbs. There shall be no retention or detention required on the individual lot.

5.5.7 Landscape Standards (T5)

- a. The First Layer as shown in Table 16D shall be landscaped or paved to match the enfronting Public Frontage as shown in Table 4.
- b. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the second Story of buildings.
- c. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 5.5.5b.

5.5.8 Signage Standards (T5)

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.
- c. A single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
- d. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

5.5.9 Ambient Standards (T5)

- a. Sound levels measured at the building Frontage Line shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.
- b. Average lighting levels measured at the building Frontage Line shall not exceed 5.0 fc (foot-candles).

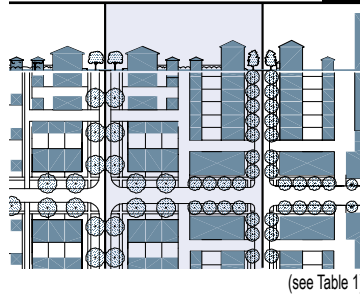
5.5.10 [Reserved]

SMARTCODE

Lawrence, Kansas

SECTION 5.5.11

T5



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING HEIGHT (see Table 8)

a. Principal Building	5 stories max. 2 min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	25 ft min 150 ft max
b. Lot Coverage	80% max

BUILDING TYPE (see Table 9)

a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

BUILDING DISPOSITION

a. Front Setback	0 ft. min. 12 ft. max.
b. Side Setback	0 ft. min. 12 ft. max.
c. Rear Setback	3 ft. min.*
d. Frontage Buildout	70% min at setback

OUTBUILDING DISPOSITION

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft. min.
c. Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table 7)

a. Common Yard	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS

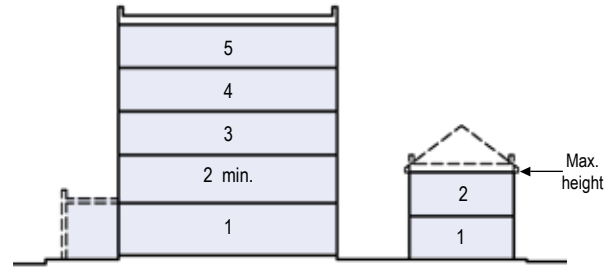
See Tables 11 & 12

* or 12 ft. from center line of alley

ARTICLE 5. BUILDING SCALE PLANS

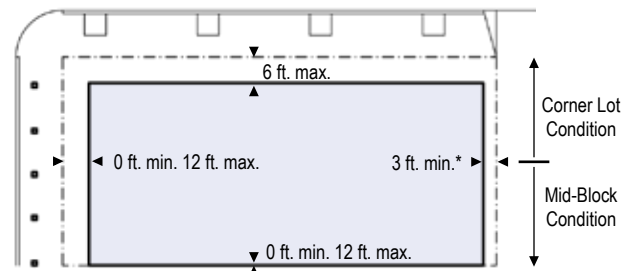
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



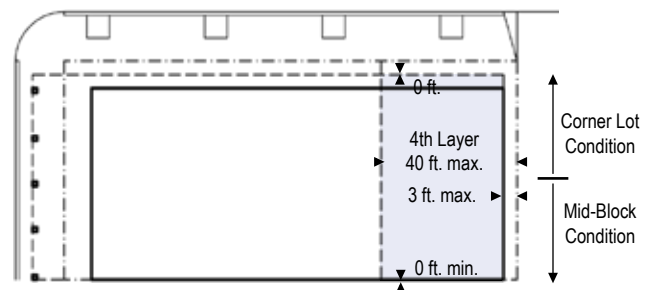
BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along the principal frontage lines and elevations along lot lines (see Table 16E).



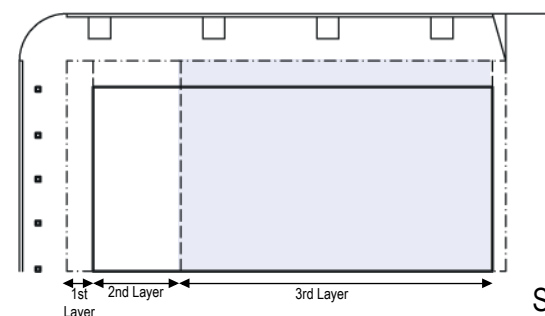
OUTBUILDING DISPOSITION

1. The elevations of the out buildings shall be distances from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



5.6 SPECIFIC TO URBAN CORE TRANSECT ZONES (T5.5)**5.6.1 Building Disposition (T5.5)**

- a. Newly platted lots shall be dimensioned according to Section 5.6.11.
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.6.11.
- c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
- d. Lot coverage by a building shall not exceed that shown in Section 5.6.11.
- e. Facades shall be built parallel to the Principal Frontage Line along a minimum of 100% of its length on the Setback shown in Section 5.6.11.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 5.6.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Section 5.6.11.
- h. Building Types shall be as shown in Table 9.
- i. Buildings shall have their Principal Entrances on a Frontage Line.

5.6.2 Building Configuration (T5.5)

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.6.11.
- b. Awnings may encroach the public Sidewalk without limit and may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
- c. Loading docks and service areas shall be permitted on the Frontages Line only by Warrant.
- d. Building Heights shall conform to Table 8 and be allocated as required in Section 5.6.11.
- e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

5.6.3 Building Function (T5.5)

- a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 5.6.11.
- b. Ground floor Commercial shall be permitted throughout and shall be required at mandatory shopfront Frontage Lines.

5.6.4 Parking Standards (T5.5)

- a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- c. Maximum Parking ratios may be established by the Planning Director.
- d. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the New Community or Infill Community Plan.
- e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen

as specified in Section 5.6.5b.

- f. All parking areas shall be located at the Third Lot Layer.
- g. The Required Parking may be provided within one-quarter mile of the lot that it serves.
- h. The vehicular entrance of a parking lot, parking structure or garage on a Frontage Line shall be no wider than 30 feet.
- i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line.
- j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage Line by Warrant (see Section 5.8.1a).

5.6.5 **Architectural Standards (T5.5)**

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- f. Doors and windows that operate as sliders are prohibited along Frontages.
- g. Buildings may have flat roofs enclosed by parapets, or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:15.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Planning Director.
- i. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.
- j. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
- k. Streetscreens shall be located coplanar with the Frontage Line as shown in Table 16D.

5.6.6 **Environmental Standards (T5.5)**

- a. The riparian corridors of waterways may be embanked and crossed by right or enclosed by Thoroughfares as required by the Thoroughfare network.
- b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. New landscape shall consist of durable species tolerant of soil compaction.
- c. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.
- d. Storm water management shall be through underground storm drainage channeled by raised Curbs. There shall be no retention and detention required on

the individual lot.

5.6.7 **Landscape Standards (T5.5)**

- a. The First Layer as shown in Table 16D shall be landscaped or paved to match the Public Frontage as shown in Table 4.
- b. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the second Story of buildings.
- c. Trees shall not be required in the First Layer (Table 16D).
- d. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 5.6.5.b.

5.6.8 **Signage Standards (T5.5)**

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Facade.
- c. A single external sign band may be applied to the Facade of each building, provided that such sign does not exceed 3 feet in height by any length.
- d. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

5.6.9 **Ambient Standards (T5.5)**

- a. Sound levels measured at the building Frontage Line shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.
- b. Average lighting levels measured at the building Frontage Line shall not exceed 20 fc (foot-candles).
- c. Streetlights shall be in accordance with Table 5.

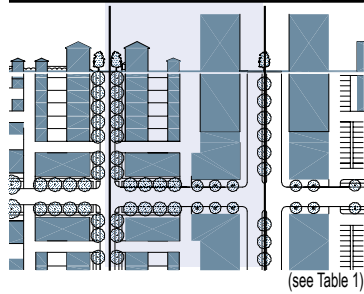
5.6.10 **[Reserved]**

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SECTION 5.6.11

T5.5



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING HEIGHT (see Table 8)

a. Principal Building	6 stories max. 2 min.*
b. Outbuilding	N/A

LOT OCCUPATION

a. Lot Width	25 ft. min 325 ft. max
b. Lot Coverage	100% max

BUILDING TYPE (see Table 9)

a. Edgeyard	prohibited
b. Sideyard	prohibited
c. Rearyard	permitted
d. Courtyard	permitted

BUILDING DISPOSITION

a. Front Setback	0 ft.
b. Side Setback	0 ft.
c. Rear Setback	0 ft.
d. Frontage Buildout	100% min.

OUTBUILDING DISPOSITION

a. Front	N/A
b. Side	N/A
c. Rear	N/A

PRIVATE FRONTAGES (see Table 7)

a. Common Yard	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	permitted
g. Gallery	permitted **
h. Arcade	permitted **

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

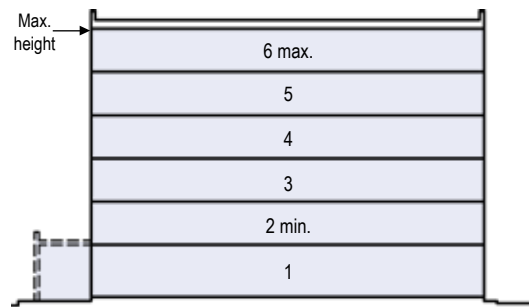
* 6 story permitted at corners only. 5 story max. mid-block

** Permitted at alleys only.

ARTICLE 5. BUILDING SCALE PLANS

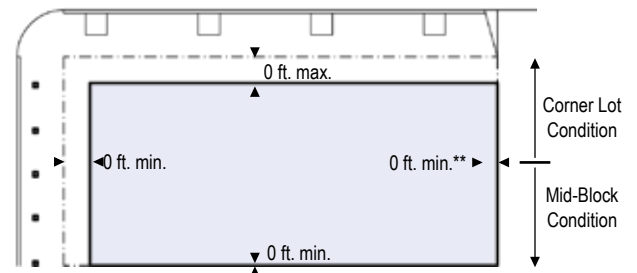
BUILDING HEIGHT

1. Building height shall be measured in number of stories, not including a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



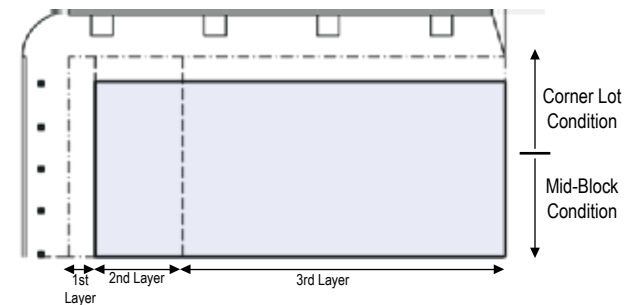
BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along frontage lines and elevations along lot lines (see Table 16.e).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



5.7 PRE-EXISTING CONDITIONS

- 5.7.1 Non-conforming existing buildings may continue to be used as is until a Substantial Modification is requested. Once a substantial modification is requested, the Planning Director shall require the Developer remedy the non-conformity.
- 5.7.2 When renovating existing buildings, a Developer shall not be required to increase the Required Parking for the the buildings more than the amount of parking that was required prior to the renovation.

5.8 DENSITY CALCULATIONS

- 5.8.1 The minimum Base Residential Density for each Transect Zone shall be calculated in terms of Residential units permitted for each Transect Zone by Table 14B.
- 5.8.2 In order to calculate the permissible amount of non-Residential density for each Transect Zone, the number of Residential units shown on Table 14B shall be exchanged for non-Residential density at the following rates:
 - a. For Lodging: 2 bedrooms for each unit of Base Residential Density.
 - b. For Office or Retail: 1000 square feet for each unit of Base Residential Density.

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TABLE 1: Transect Zone Descriptions. This table provides a description of the character of each Transect Zone.

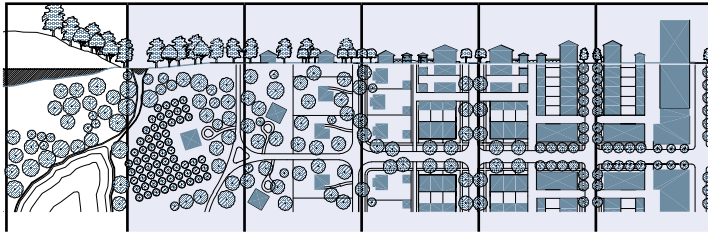
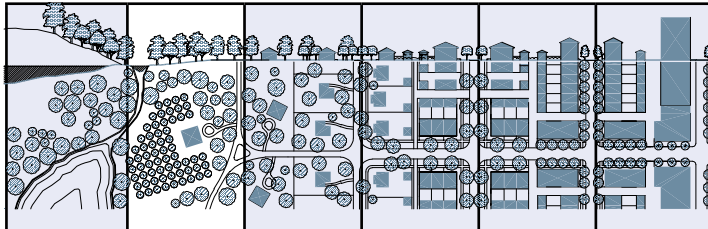
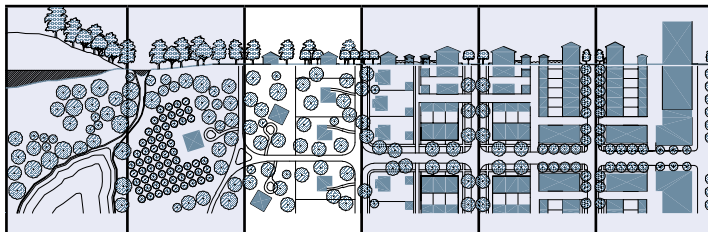
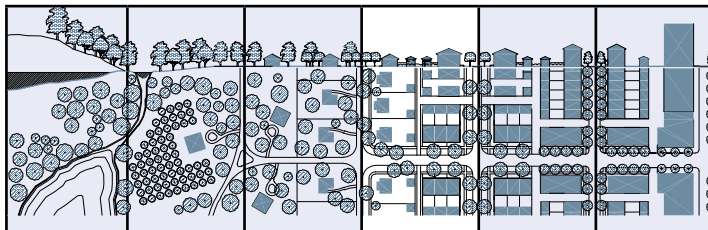
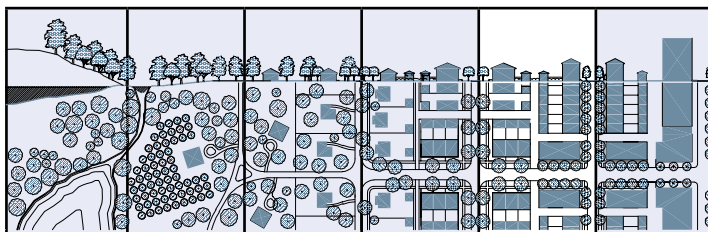
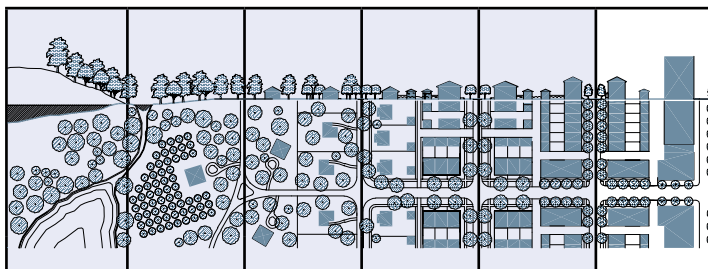
<p>T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	
<p>T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.</p>	
<p>T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	
<p>T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.</p>	
<p>T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.</p>	
<p>T5.5 THE SPECIAL URBAN CENTER ZONE consists of the highest density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. Because of its historic designation and character, it will be protected from competition in intensity.</p>	

TABLE 2: Sector/Community Allocation. Table 2 defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

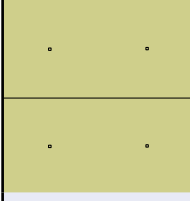
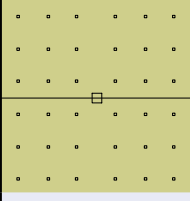
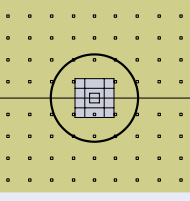
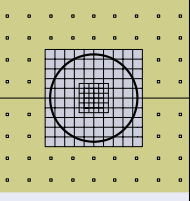
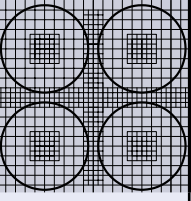
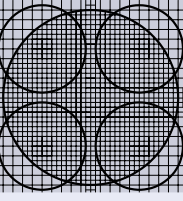
TABLE 2A	DEVELOPED AREAS											
	DRY FLAT & ROLLING LAND											
	MEDIUM SLOPES WOODLANDS											
	FLOOD PLAIN OPEN SPACE TO BE ACQUIRED CORRIDORS TO BE ACQUIRED BUFFERS TO BE ACQUIRED LEGACY WOODLAND LEGACY FARMLAND LEGACY VIEWSHEDS CLD RESIDUAL OPEN SPACE											
	SURFACE WATERBODIES PROTECTED WETLANDS PROTECTED HABITAT RIPARIAN CORRIDORS PURCHASED OPEN SPACE CONSERV. EASEMENTS LAND TRUST TRANSPORT. CORRIDORS CLD RESIDUAL OPEN SPACE											
	RURAL GROWTH BOUNDARY											
	URBAN GROWTH BOUNDARY											
	PRIMARILY OPEN SPACE			PRIMARILY NEW COMMUNITIES			SUCCESSIONAL COMMUNITIES					
	01 OPEN SECTOR 1, PRESERVED		02 OPEN SECTOR 2, RESERVED		G1 GROWTH SECTOR 1, RESTRICTED		G2 GROWTH SECTOR 2, CONTROLLED		G3 GROWTH SECTOR 3, INTENDED		G4 GROWTH SECTOR 4, INFILL	
												
				CLD		CLD		TND		TND		
TABLE 2B	T1	NO MINIMUM	NO MINIMUM					N/A				
	T2	NO MINIMUM	NO MINIMUM	50% MIN	50% MIN	NO MIN		N/A				
	T3			10 - 30%	10 - 30%	10 - 30%		N/A				
	T4			20 - 40%	20 - 40%	30 - 60%		N/A		VARIABLE		
	T5					10 - 30%		N/A		VARIABLE		
	T5.5									VARIABLE		

TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths and curb radii to specific **movement types** (described below) in each Transect Zone. Movement types describe expected driver experience on a given thoroughfare. The design speed for pedestrian safety and mobility is the determinant for each of these movement types. Typical assemblies are shown in Table 3B. Specific locations requiring transit bus and truck routes and truck loading shall be decided by Warrant.

MOVEMENT TYPES

YIELD: Drivers must proceed slowly and with extreme care and must yield in order to pass a parked car or approaching vehicle. Functional equivalent of traffic calming. Design speed of 20 mph or less.

SLOW: Drivers can proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. Character of the street should make drivers uncomfortable exceeding design speed due to presence of parked cars, enclosure, tight turn radii, and other design elements. Design speed of 20-25 mph.

FREE: Drivers can expect to travel generally without delay at the design speed; street design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher intensity locations. Design speed of 25-30 mph.

SPEED: Drivers can expect travel similar to conventional street design, but with continued emphasis on pedestrian safety and comfort. Design speed of 30-35 mph.

RURAL: Conventional street design in which drivers can expect a separation of modes - e.g., bike lanes, walking paths, and roads -- allowing automobile travel unimpeded by pedestrians or walkability concerns. This movement is rarely used in traditional town planning but may be needed when traveling through T1, T2, or T3 transect zones. Design speed above 30 mph.

MOVEMENT TYPE	DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T5.5
YIELD	20 mph or less	8 feet	■	■	■	□	□	□
SLOW	20-25 mph	9 feet	■	■	■	■	■	□
FREE	25-30 mph	10 feet	■	■	■	■	■	■
SPEED	30-35 mph	11-12 feet	■	■	■	□	□	□
RURAL	Above 35 mph	12 feet	■	■				

■ BY RIGHT

□ BY EXCEPTION

MOVEMENT TYPE	DESIGN SPEED	PARKING LANE WIDTH						
YIELD	20 mph or less	(Parallel) 6 feet			■	■	□	
YIELD, SLOW	20-25 mph	(Parallel) 7 feet			■	■	□	□
SLOW, FREE	20-30 mph	(Angle) 18 feet				■	■	■
FREE, SPEED	25-35 mph	(Parallel) 8 feet			■	■	■	■

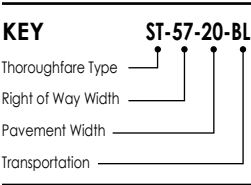
MOVEMENT TYPE	DESIGN SPEED	CURB RADIUS WITH PARKING*	(See Table 16b)					
YIELD	20 mph or less	5-10 feet			■	■	□	□
SLOW	20-25 mph	10-15 feet	□	■	■	■	■	■
FREE	25-30 mph	15-20 feet	□	■	■	■	■	■
SPEED	30-35 mph	20-30 feet		■			□	□

* Dimensions with parking on each leg of intersection. Both tangent sections adjacent to the curb return must be parked, or else curb radii must be evaluated using "design vehicle" and AutoTurn or turning templates.

Lawrence, Kansas

TABLE 3B: [RESERVED].

TABLE 3C: Thoroughfare Assemblies. This table assigns the permitted Thoroughfare assemblies by Transect Zone. The following Thoroughfares shall require RA-24-24 mid-block: ST-54-28, ST-50-20, ST-50-30, ST-40-19, AV-75-40, and AV-86-50.



THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

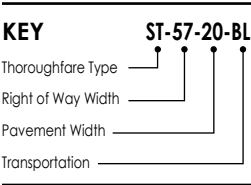
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

RL-24-12

Rear Lane
T3, T4
24 feet
12 feet
Yield Movement
10 MPH
3.5 seconds
2 lanes
None
10 feet
None
6 feet Sidewalk
None
Inverted Crown
Trees at 40' o.c. Avg.
None

RA-24-24

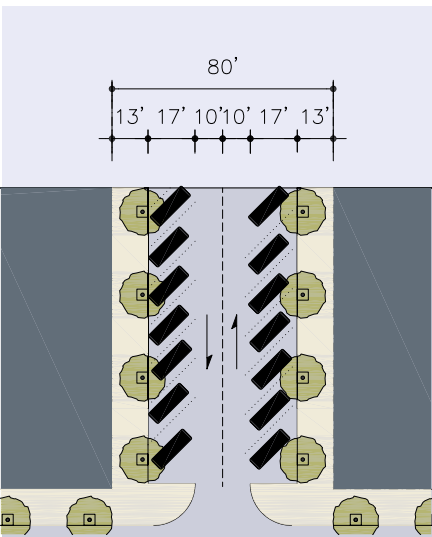
Rear Alley
T3, T4, T5, T5.5
24 feet
24 feet
Slow Movement
10 MPH
6.5 seconds
2 lanes
None
10 feet
None
None
Inverted Crown
Trees at 40' o.c. Avg.
None



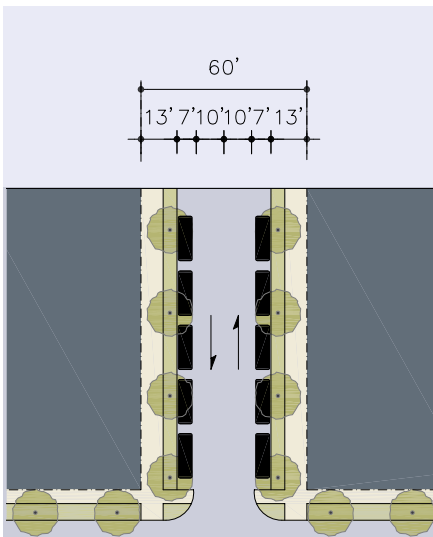
THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

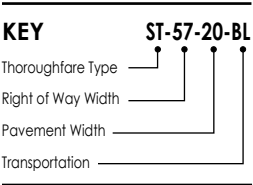
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



RD-50-24
Road
T1, T2, T3
50 feet
24 feet
Slow Movement
20 MPH
6.5 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
Swale *
Trees clustered at 40' o.c. Avg.
BT



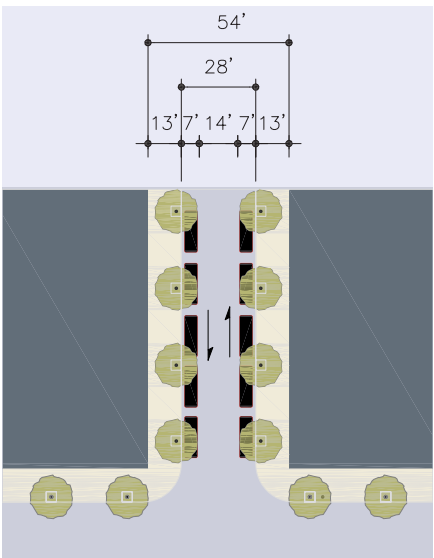
ST-60-34
Street
T3, T4, T5
60 feet
34 feet
Slow Movement
20 MPH
5.5 seconds
2 lanes
Both Sides @ 7 feet marked
15 feet
ST, FC, DY/LC, PF
6 foot Sidewalk
7 foot Continuous planter
Curb or Swale *
Trees at 40' o.c. Avg.
BR



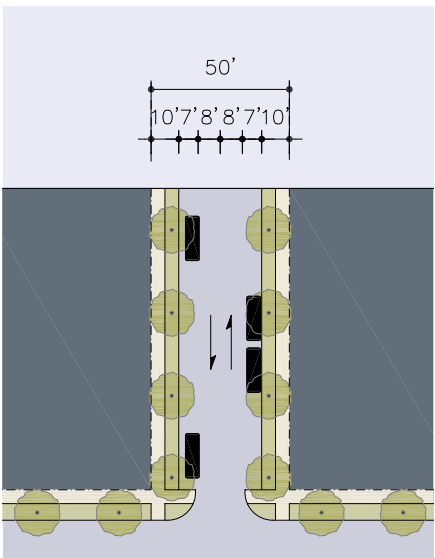
THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

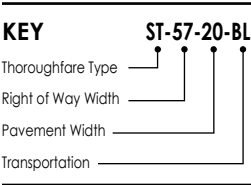
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	54 feet
Pavement Width	28 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	4.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	CL, PF, ST
Walkway Type	13 foot Sidewalk
Planter Type	4x4" Tree well
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Avg.
Transportation Provision	BR



Street
T3, T4
54 feet
28 feet
Slow Movement
20 MPH
4.5 seconds
2 lanes
Both Sides @ 7 feet unmarked
10 feet
CL, PF, ST
13 foot Sidewalk
4x4" Tree well
Curb
Trees at 40' o.c. Avg.
BR



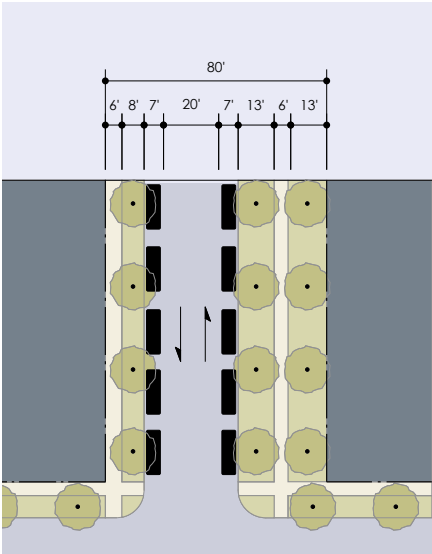
Street
T3, T4
50 feet
30 feet
Slow Movement
25 MPH
4.5 seconds
2 lanes
Both Sides @ 7 feet unmarked
15 feet
CL, PF, ST
5 foot Sidewalk
5 foot Continuous planter
Curb
Trees at 40' o.c. Avg.



THOROUGHFARE TYPES

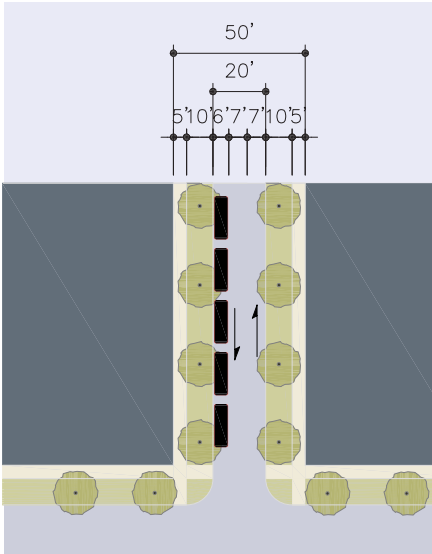
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



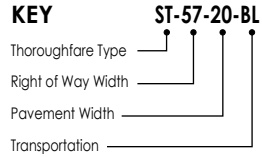
ST-80-34

Street
T3, T4
80 feet
34 feet
Free Movement
30 MPH
2 lanes
Both Sides @ 7 feet unmarked
15 feet
CL, PF, ST,
6 foot Sidewalk
Continuous planters both sides
Curb
Trees at 40' o.c. Avg.
BR



ST-50-20

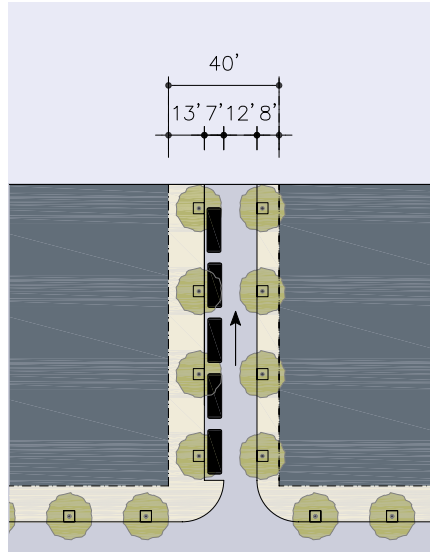
Street
T3
50 feet
20 feet
Slow Movement
20 MPH
2 lanes
One Side @ 6 feet unmarked
10 feet
CL, PF,
5 foot Sidewalk
10 foot Continuous planter
Curb
Trees at 40' o.c. Avg.
BR



THOROUGHFARE TYPES

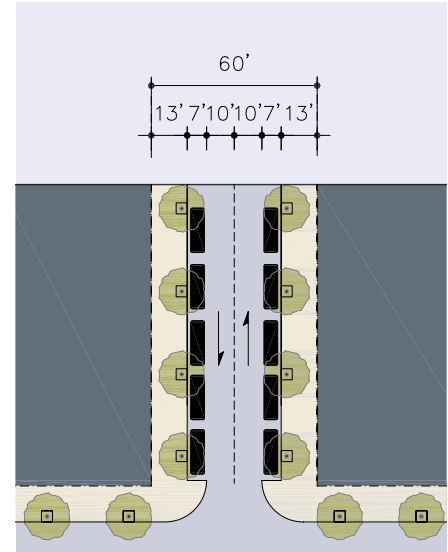
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



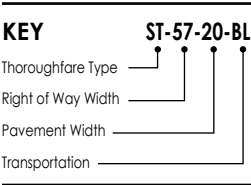
ST-40-19

Street
T5, T5.5
40 feet
19 feet
Slow Movement
25 MPH
3.5 seconds
1 lane
One Side @ 7 feet marked
15 feet
A/G, SF/AW, ST, DY/LC
13 foot Sidewalk
4x4" Tree well
Curb
Trees at 40' o.c. Avg.



CS-60-34

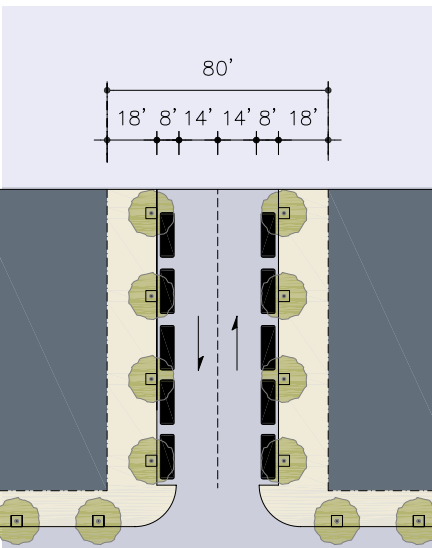
Commercial Street
T5, T5.5
60 feet
34 feet
Slow Movement
25 MPH
10 seconds
2 lanes
Both Sides @ 7 feet marked
15 feet
Gallery/Arcade, Shopfront/Awning
13 foot Sidewalk
4x4" Tree well
Curb
Trees at 40' o.c. Avg.



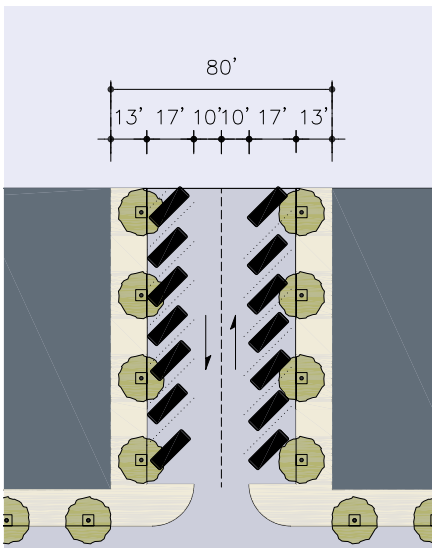
THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

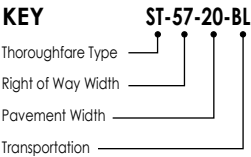
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



CS-80-44	
Commercial Street	
T5, T5.5	
80 feet	
44 feet	
Slow Movement	
25 MPH	
12 seconds	
2 lanes	
Both Sides @ 8 feet marked	
15 feet	
Gallery/Arcade, Shopfront/Awning	
18 foot Sidewalk	
4x4" Tree well	
Curb	
Trees at 40' o.c. Avg.	



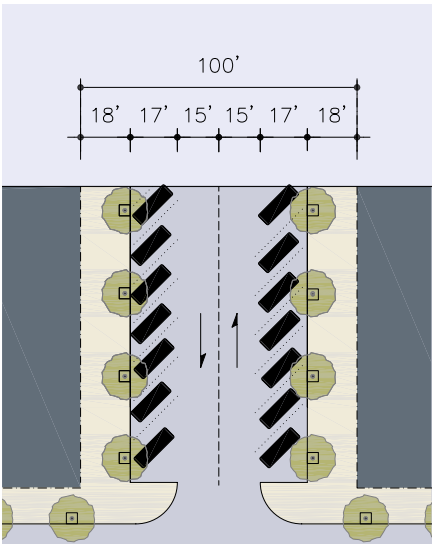
CS-80-54	
Commercial Street	
T5, T5.5	
80 feet	
54 feet	
Slow Movement	
25 MPH	
8 seconds	
2 lanes	
Both Sides @ 7 feet marked	
15 feet	
Gallery/Arcade, Shopfront/Awning	
18 foot Sidewalk	
4x4" Tree well	
Curb	
Trees at 40' o.c. Avg.	



THOROUGHFARE TYPES

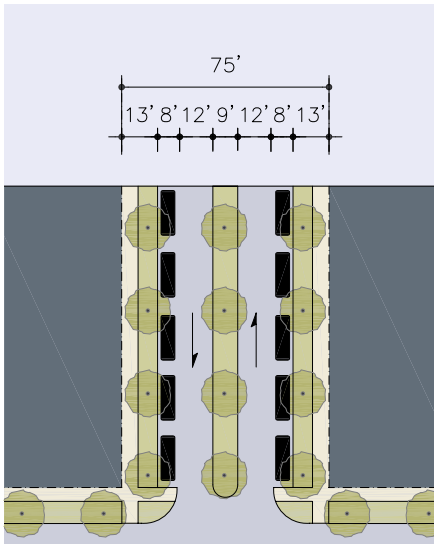
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



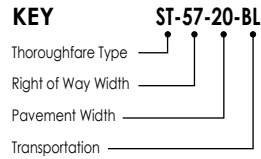
CS-100-64

Commercial Street
T5, T5.5
100 feet
64 feet
Slow Movement
25 MPH
8 seconds
2 lanes
Both Sides angled @ 17 feet marked
15 feet
Gallery/Arcade, Shopfront/Awning
18 foot Sidewalk
4X4" Tree well
Curb
Trees at 40' o.c. Avg.



AV-75-40

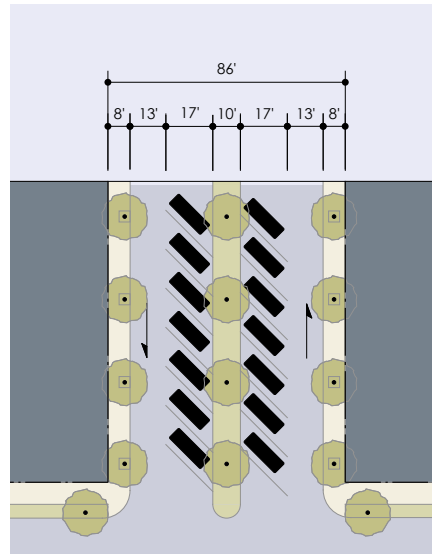
Avenue
T5, T5.5
75 feet
40 feet
Slow Movement
25 MPH
13 seconds
2 lanes
Both Sides @ 8 feet marked
10 feet
A/G, S/A, ST, FC, DY/LC
6 foot Sidewalk
7 foot Continuous planter
Curb or Swale *
Trees at 40' o.c. Avg.
BR, TR



THOROUGHFARE TYPES

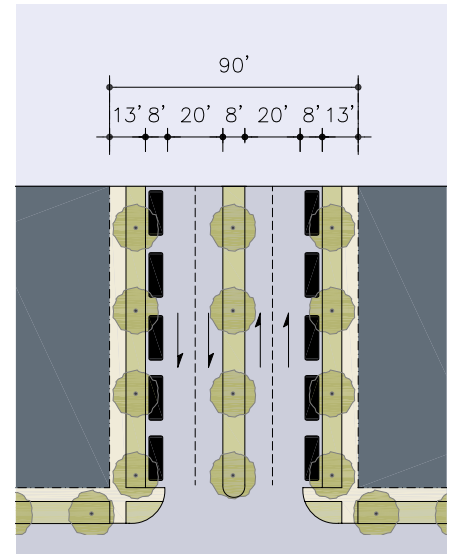
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



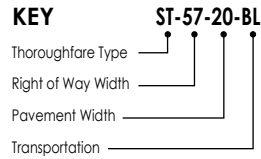
AV-86-50

Avenue
T5, T5.5
86 feet
50 feet
Slow Movement
25 MPH
13 seconds
4 lanes
Both Sides @ 8 feet marked
10 feet
A/G, S/A, ST, FC
6 foot Sidewalk
4X4" Tree well
Curb
Trees at 40' o.c. Avg.
BR, TR



AV-90-56

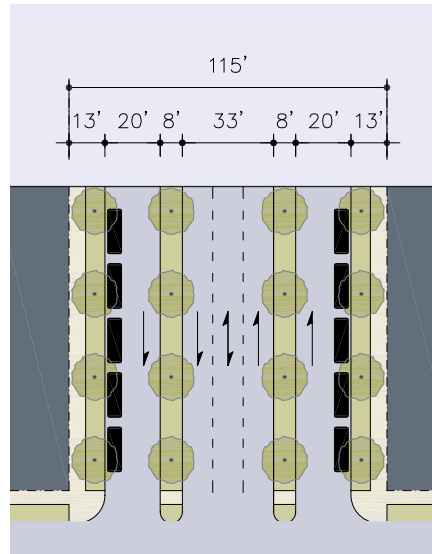
Avenue
T5, T5.5
90 feet
56 feet
Slow Movement
25 MPH
13 seconds
4 lanes
Both Sides @ 8 feet marked
10 feet
A/G, S/A, ST, FC
6 foot Sidewalk
7 foot Continuous planter
Curb or Swale *
Trees at 40' o.c. Avg.
BR, TR



THOROUGHFARE TYPES

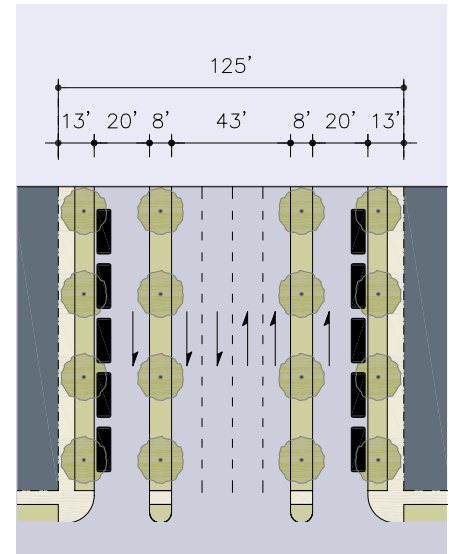
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



BV-115-33

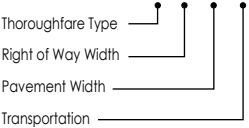
Boulevard
T3, T4, T5, T5.5
115 feet
20 feet - 33 feet - 20 feet
Free Movement
35 MPH
6 seconds - 9.5 seconds - 6 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Gallery/Arcade, Shopfront/Awning
6 foot Sidewalk
7 foot Continuous planter
Curb
Trees at 40' o.c. Avg.
BR, TR



BV-125-43

Boulevard
T3, T4, T5, T5.5
125 feet
20 feet - 43 feet - 20 feet
Free Movement
35 MPH
6 seconds - 13 seconds - 6 seconds
4 lanes & two one-way slip roads
8 feet
10 feet
Gallery/Arcade, Shopfront/Awning
6 foot Sidewalk
7 foot Continuous planter
Curb
Trees at 40' o.c. Avg.
BR, TR

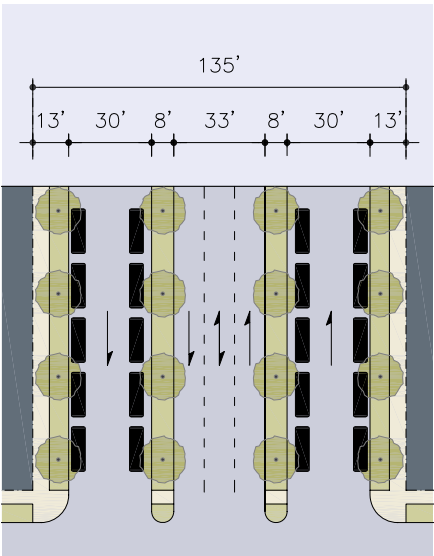
KEY



THOROUGHFARE TYPES

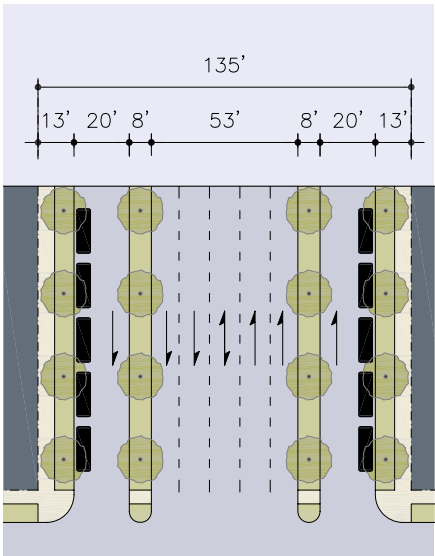
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



BV-135-33

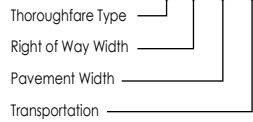
Boulevard
T3, T4, T5, T5.5
135 feet
30 feet - 33 feet - 30 feet
Free Movement
35 MPH
8.5 seconds - 9.5 seconds - 8.5 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Gallery/Arcade, Shopfront/Awning
6 foot Sidewalk
7 foot Continuous planter
Curb
Trees at 40' o.c. Avg.
BR, TR



BV-135-53

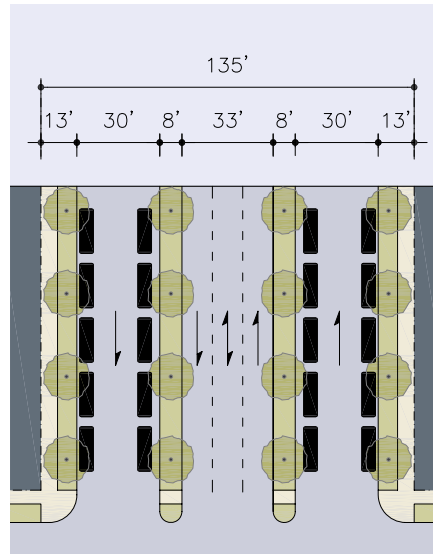
Boulevard
T3, T4, T5, T.5
135 feet
20 feet - 53 feet - 20 feet
Free Movement
35 MPH
6 seconds - 15 seconds - 6 seconds
5 Lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Gallery/Arcade, Shopfront/Awning
6 foot Sidewalk
7 foot Continuous planter
Curb
Trees at 40' o.c. Avg.
BR, TR

KEY **ST-57-20-BL**



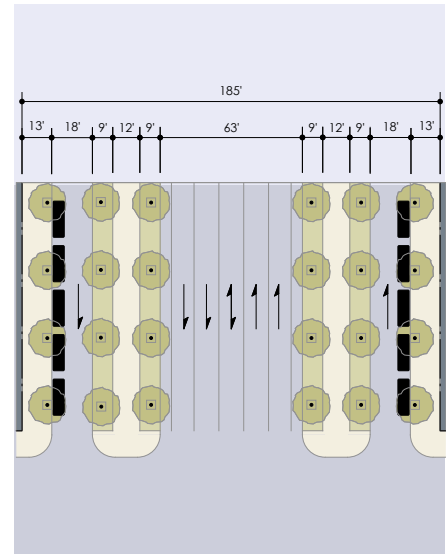
THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR



BV-135-33

Thoroughfare Type	Boulevard
Transect Zone Assignment	T3, T4, T5, T5.5
Right-of-Way Width	135 feet
Pavement Width	30 feet - 33 feet - 30 feet
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	8.5 seconds - 9.5 seconds - 8.5 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning
Walkway Type	8 foot Sidewalk
Planter Type	5 foot Continuous planter adjacent to sidewalk
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Avg.
Transportation Provision	BR, TR



BV-185-63

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T5.5
Right-of-Way Width	185 feet
Pavement Width	18 feet - 63 feet - 18 feet
Movement	Free Movement
Design Speed	30 MPH
Pedestrian Crossing Time	
Traffic Lanes	5 lanes, one turning lane & two one-way slip roads
Parking Lanes	7 feet
Curb Radius	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning
Walkway Type	13 foot Sidewalk
Planter Type	4X4" Tree well
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Avg.
Transportation Provision	BL, BR, PA

TABLE 4A: Public Frontages - General. This table sets forth the permissible Public Frontage types by Transect Zone. The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 4B (Public Frontages - Specific)

		PLAN	
		LOT PRIVATE FRONTAGE ►	R.O.W. ◄ PUBLIC FRONTAGE
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.			T1
			T2
			T3
b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters			T1
			T2
			T3
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.			T3
			T4
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.			T3
			T4
e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.			T5
			T5.5
f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.			T5
			T5.5
g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.			T3
			T4
			T5
			T5.5

Table 4B: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, Sidewalks, and Planters – relative to specific Thoroughfare Types within Transect Zones. Table 4B-a assembles all of the elements for the various Types of Thoroughfares.


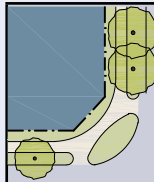

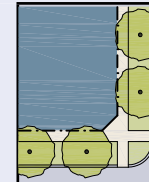
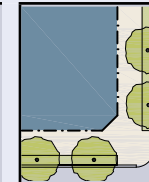

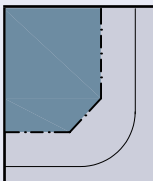
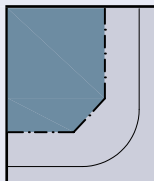
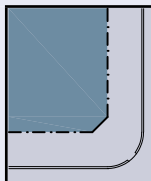
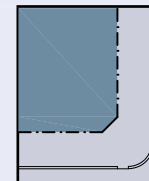

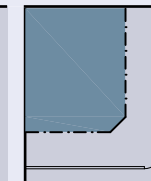
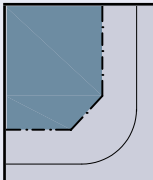
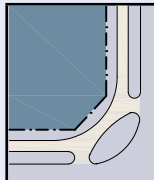
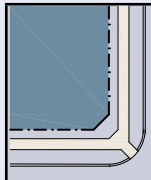
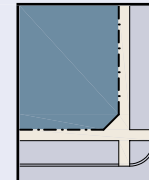
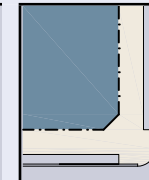
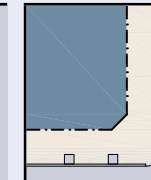

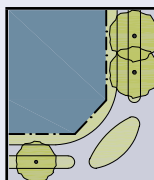
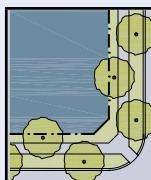


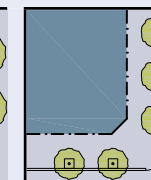
R U R A L T R A N S E C T U R B A N															
TRANSECT ZONE		T1 T2 T3			T1 T2 T3			T3 T4		T4 T5		T5 T5.5		T5 T5.5	
Public Frontage Type		HW & RR			RR			RS & SR		RS-SS-AV		SS-CS-AV-BV		CS-AV-BV	
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.															
		16-24 feet			12-24 feet			12-18 feet		12-18 feet		18-24 feet		18-30 feet	
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.															
		Open Swale			Open Swale			Raised Curb		Raised Curb		Raised Curb		Raised Curb	
		10-30 feet			10-30 feet			5-20 feet		5-20 feet		5-20 feet		5-20 feet	
c. Walkway: The pavement dedicated exclusively to pedestrian activity.															
		Path Optional			Path			Sidewalk		Sidewalk		Sidewalk		Sidewalk	
		n/a			4-8 feet			4-8 feet		4-8 feet		12-20 feet		12-30 feet	
d. Planter: The layer which accommodates street trees and other landscape.															
		Clustered			Clustered			Regular		Regular		Regular		Opportunistic	
		Multiple			Multiple			Alternating		Single		Single		Single	
		Continuous Swale			Continuous Swale			Continuous Planter		Continuous Planter		Continuous Planter		Tree Well	
		8 feet-16 feet			8 feet-16 feet			8 feet-12 feet		8 feet-12 feet		4 feet-6 feet		4 feet-6 feet	
e. [Reserved]															

TABLE 5: Public Lighting. This tables assigns the permitted public lighting by Transect Zone.

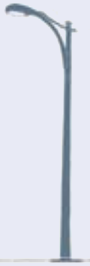




	T1	T2	T3	T4	T5	T5.5	SD	Specifications
<div>Cobra Head</div> <div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
<div>Pipe</div> <div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
<div>Post</div> <div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
<div>Column</div> <div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
<div>Double Column</div> <div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>

TABLE 6: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.







	T1	T2	T3	T4	T5	T5.5	SD	Specifications (see Appendix A for list)
Narrow Columnar 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Oval 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Ball 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pyramid 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 								<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

TABLE 7: Private Frontages. This table sets forth the permitted Private Frontage types by Transect Zone.

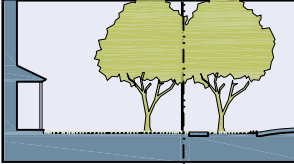
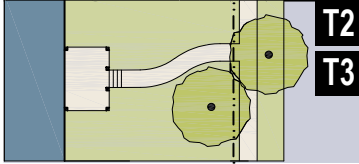
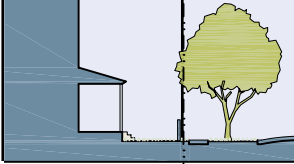
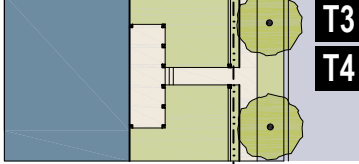

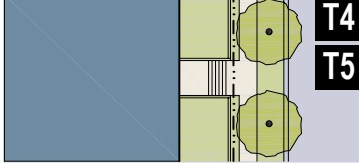
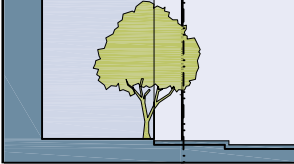
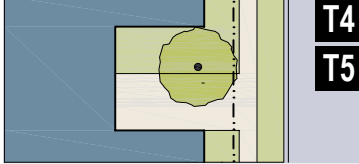

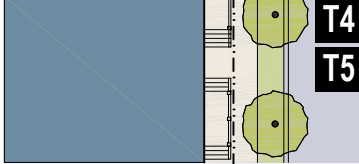


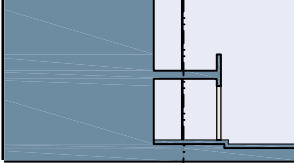

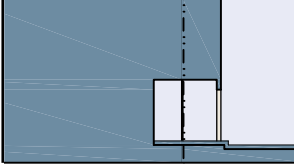

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>		 T2 T3
<p>b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach into the setback. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>		 T3 T4
<p>c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.</p>		 T4 T5
<p>d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>		 T4 T5
<p>e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>		 T4 T5
<p>f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>		 T4 T5 T5.5
<p>g. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>		 T4 T5 T5.5
<p>h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>		 T5 T5.5

TABLE 8: Building Configuration. This table sets forth the permitted Principal Building Configuration for each Transect Zone.

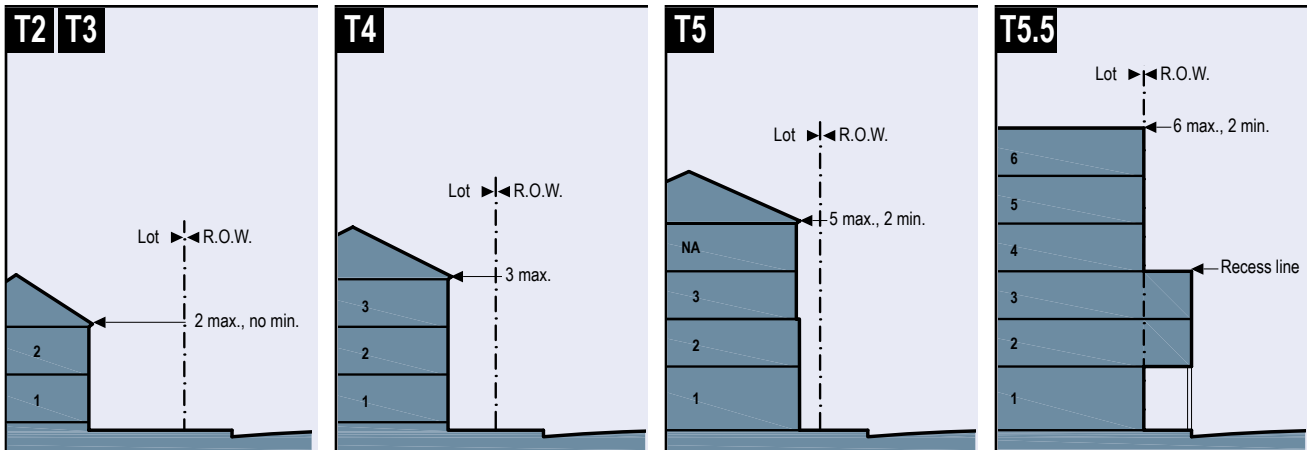


TABLE 9: Building Type. This table sets forth the permitted Building Types by Transect Zone.

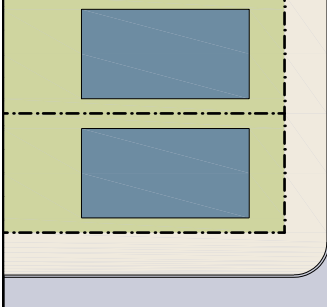


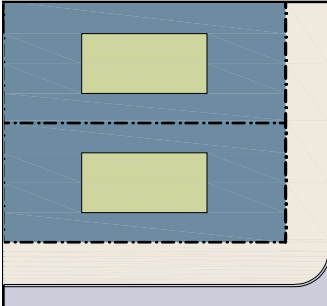
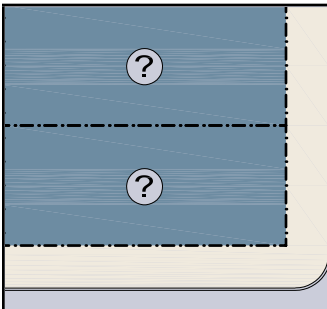
<p>a. Edgeyard: Specific Types - Single family House, Cottage, Villa, Estate House, Urban Villa. A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <div data-bbox="1404 331 1453 520"> <p>T1</p> <p>T2</p> <p>T3</p> <p>T4</p> </div>
<p>b. Sideyard: Specific Types - Charleston Single House, zero-lot-line house. A building that occupies one side of the lot with the Setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.</p>	 <div data-bbox="1404 657 1453 751"> <p>T4</p> <p>T5</p> </div>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, perimeter block. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <div data-bbox="1404 982 1453 1129"> <p>T4</p> <p>T5</p> <p>T5.5</p> </div>
<p>d. Courtyard: Specific Types - Patio House. A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <div data-bbox="1404 1308 1453 1402"> <p>T5</p> <p>T5.5</p> </div>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <div data-bbox="1404 1633 1453 1686"> <p>SD</p> </div>

TABLE 10: Specific Function. This table sets forth the permitted Building Functions by Transect Zone and specific function.

	T1	T2	T3	T4	T5	T5.5	SD
a. RESIDENTIAL							
Apartment Building				■	■	■	
Rearyard House				■	■	■	
Duplex House				■	■		
Sideyard House			■	■	■		
Small House <1500 sq ft			■	■			
Medium House 1500-3000		■	■	■			
Large House >3000 sq ft		■	■				
Outbuilding		■	■	■	■		
Manufactured House			□				□
[Reserved]							
Live-Work/Work-Live Unit			■	■	■	■	□
b. LODGING							
Hotel (no room limit)					■	■	□
Inn (up to 12 rooms)		□		■	■	■	
Inn (up to 5 rooms)		□	■	■	■	■	
Hostel				□	□	□	□
School Dormitory				■	■	■	■
c. OFFICE							
Office Building				■	■	■	□
[Reserved]							
d. RETAIL							
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	□
Display Gallery				■	■	■	□
Restaurant				■	■	■	□
Kiosk					■	■	□
Push Cart					□	□	□
[Reserved]							
[Reserved]							
e. CIVIC							
Bus Shelter			■	■	■	■	■
Convention Center							■
Conference Center					□	■	■
[Reserved]							
Fountain or Public Art		■	■	■	■	■	■
Library				■	■	■	■
Theater					■	■	■
[Reserved]							
Museum					□	■	■
Outdoor Auditorium		□			■	■	■
Parking Structure					■	■	■
[Reserved]							
[Reserved]							
Sports Stadium						□	■
Surface Parking Lot				□	□	□	■
[Reserved]							

	T1	T2	T3	T4	T5	T5.5	SD
f. OTHER: AGRICULTURE							
Grain Storage	■	■					□
Livestock Pen	□	■					□
Greenhouse	■	■	□				□
Stable	■	■	□				□
Kennel	■	■	□	□	□	□	□
f. OTHER: AUTOMOTIVE							
Gasoline		□			□		■
Automobile Service							■
Truck Maintenance							■
Drive -Through Facility					□		■
Rest Stop	■	■					□
Roadside Stand	■	■					□
Billboard							□
[Reserved]							
[Reserved]							
f. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	□	□			■
Funeral Home				■	■		■
Hospital					□		■
Medical Clinic				□	■	■	■
f. OTHER: EDUCATION							
College					□		■
High School				□	□		■
Trade School					□		■
Elementary School			□	■	■		■
Childcare Center		■	■	■	■	■	□
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							■
Light Industrial Facility							■
Truck Depot							■
Laboratory Facility							■
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation	□	□	□	□	□		■
[Reserved]							
Cremation Facility							■
Warehouse							■
Produce Storage							■
Mini-Storage							■

■ BY RIGHT
 □ BY WARRANT

TABLE 11: Building Function - General. This table sets forth the permitted Building Functions by Transect Zone and general function.

	T3	T4	T5 T5.5
a. RESIDENTIAL	Restricted Residential: The number of residential units on each lot is restricted to one within a principal building and one within an outbuilding, with 2.0 assigned parking places for each. Both dwellings shall be under single ownership. At least one dwelling shall be owner-occupied at all times. The habitable area of the Outbuilding shall not exceed 500 square feet.	Limited Residential: The number of residential units on each lot is limited by the requirement of 1.5 assigned parking places for each residential unit.	Open Residential: The number of residential units on each lot is limited by the requirement of 1.0 assigned parking places for each residential unit. Parking requirements do not apply to T5.5
b. LODGING	Restricted Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the residential unit. Food service may be provided between 5a.m. and 11a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the residential unit. Food service may be provided between 5a.m. and 11a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom in addition to the parking requirement for the residential unit. Food service may be provided at all times. Parking requirements do not apply to T5.5
c. OFFICE	Restricted Office: The building area available for office use on each lot is restricted to the first story of the principal or the out building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each residential unit.	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and/or to the outbuilding, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each residential unit.	Open Office: The building area available for office use on each lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each residential unit. Parking requirements do not apply to T5.5
d. RETAIL	Restricted Retail: The building area available for retail use is restricted to one block corner location at the first story for each 300 residential units and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each residential unit. This specific function shall be further limited to neighborhood store or food service seating of no more than 20.	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each residential unit. The specific function shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each residential unit. Parking requirements do not apply to T5.5
e. CIVIC	See Table 10	See Table 10	See Table 10
f. OTHER	See Table 10	See Table 10	See Table 10

TABLE 12: Parking Calculation. The Required Parking table summarizes the parking requirements of Table 11 for each site or, conversely, the amount of building allowed on each site given the parking available.

	REQUIRED PARKING (See table 11)		
	T3	T4	T5
RESIDENTIAL	2.0 / residential unit	1.5 / residential unit	1.0 / residential unit
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by warrant		
OTHER	To be determined by warrant		

SHARING FACTOR

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL

Sharing Factor Matrix (Values at intersections):

	RESIDENTIAL	LODGING	OFFICE	RETAIL
RESIDENTIAL	1	1.1	1.1	1.4
LODGING	1.1	1	1.1	1.3
OFFICE	1.1	1.1	1	1.2
RETAIL	1.4	1.3	1.2	1

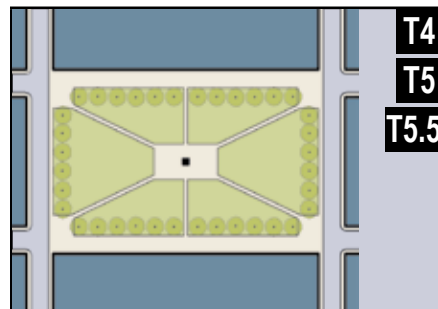
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as districts in all zones.



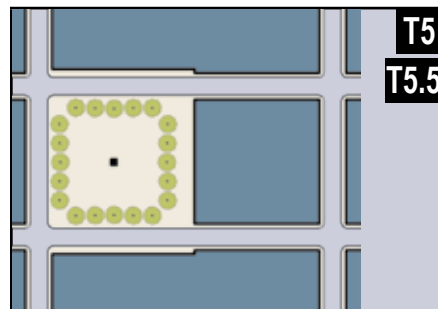
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.



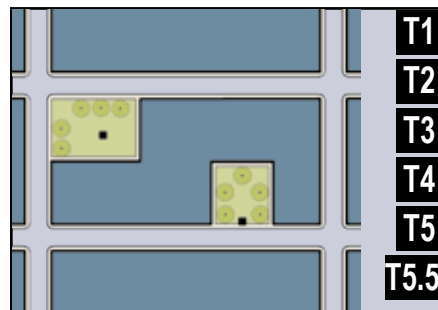
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be .5 acre and the maximum shall be 5 acres.










d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be .5 acre and the maximum shall be 2 acres.



e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



R U R A L				S U B U R B A N			DISTRICTS
							
T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T5.5 SPECIAL URBAN CENTER ZONE	SD SPECIAL DISTRICTS	
A. ALLOCATION OF ZONES							
CLD	no minimum	50% MIN	10 - 30%	20 - 50%	prohibited	prohibited	(see Table 15)
TND	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	prohibited	
[Reserved]							
[Reserved]							
B. MINIMUM BASE DENSITY							
Residential Minimum	By Variance Only	1 unit / 20 ac avg.	4 units / ac. gross	12 units / ac. gross	24 units / ac. gross	48 units / ac. gross	
[Reserved]							
Other Functions	By Variance Only	By Variance Only	10 % min.	20% min.	30% min.	50% min.	
C. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max	
D. PUBLIC FRONTAGES							
HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	
BV	prohibited	prohibited	permitted	permitted	permitted	permitted	
SR	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
RS	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
SS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
CS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
Rear Lane	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
Rear Alley	prohibited	prohibited	permitted	permitted	required	required	
Path	permitted	permitted	permitted	permitted	prohibited	prohibited	
Passage	prohibited	prohibited	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	prohibited *	prohibited *	prohibited *	
Bicycle Lane	permitted	permitted	permitted	permitted	prohibited	prohibited	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	
E. CIVIC SPACES							
Park	permitted	permitted	permitted	prohibited	prohibited	prohibited	
Green	prohibited	prohibited	permitted	permitted	permitted	prohibited	
Square	prohibited	prohibited	prohibited	permitted	permitted	permitted	
Plaza	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	permitted	
F. LOT OCCUPATION							
Lot Width	By Variance Only	By Warrant Only	60 ft. min. 120 ft. max	25 ft. min. 75 ft. max	25 ft. min. 150 ft. max	25 ft. min. 325 ft. max	
Lot Coverage	By Variance Only	By Warrant Only	60% max	70% max	80% max	100% max	
G. BUILDING DISPOSITION							
Front Setback	By Variance Only	48 ft. min.	24 ft. min.	6 ft. min. 25 ft. max	0 ft. min. 12 ft. max	0 ft.	
Side Setback (total)	By Variance Only	96 ft. min.	12 ft. min.	0 ft. min. 25 ft. max.	0 ft. min. 12 ft. max	0 ft.	
Rear Setback	By Variance Only	96 ft. min.	12 ft. min.	5 ft. min. *	3 ft. min. *	0 ft. min.	
H. BUILDING TYPE							
Edgeyard	permitted	permitted	permitted	permitted	prohibited	prohibited	
Sideyard	prohibited	prohibited	prohibited	permitted	permitted	prohibited	
Rearyard	prohibited	prohibited	prohibited	permitted	permitted	permitted	
I. PRIVATE FRONTAGES							
Common Yard	not applicable	permitted	permitted	permitted	prohibited	prohibited	
Porch & Fence	not applicable	prohibited	permitted	permitted	prohibited	prohibited	
Terrace or L.C.	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Forecourt	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Stoop	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Shopfront & Awning	not applicable	prohibited	prohibited	permitted	permitted	permitted	
Gallery	not applicable	prohibited	prohibited	permitted	permitted	permitted *	
Arcade	not applicable	prohibited	prohibited	prohibited	permitted	permitted *	
J. BUILDING HEIGHT							
Principal Building	not applicable	2 stories max	2 stories max	3 stories max.	5 stories max, 2 min.	6 stories max, 2 min.	
Outbuilding	not applicable	2 stories max	2 stories max	2 stories max	2 stories max	not applicable	
K. BUILDING FUNCTION							
Residential	prohibited	restricted use	restricted use	limited use	open use	open use	
Lodging	prohibited	restricted use	restricted use	limited use	open use	open use	
Office	prohibited	prohibited	restricted use	limited use	open use	open use	
Retail	prohibited	prohibited	restricted use	limited use	open use	open use	

ARTICLE 5
ARTICLE 3, 4

5

Table 15: Special District Summary. Special Districts (SD) are areas that cannot comply with this Code. The metrics for each column of this table (SD1, SD2, etc.) are to be filled out with the details of each Special District as they currently exist, or as they are permitted.

Note: This table to be completed as each Special District is approved.

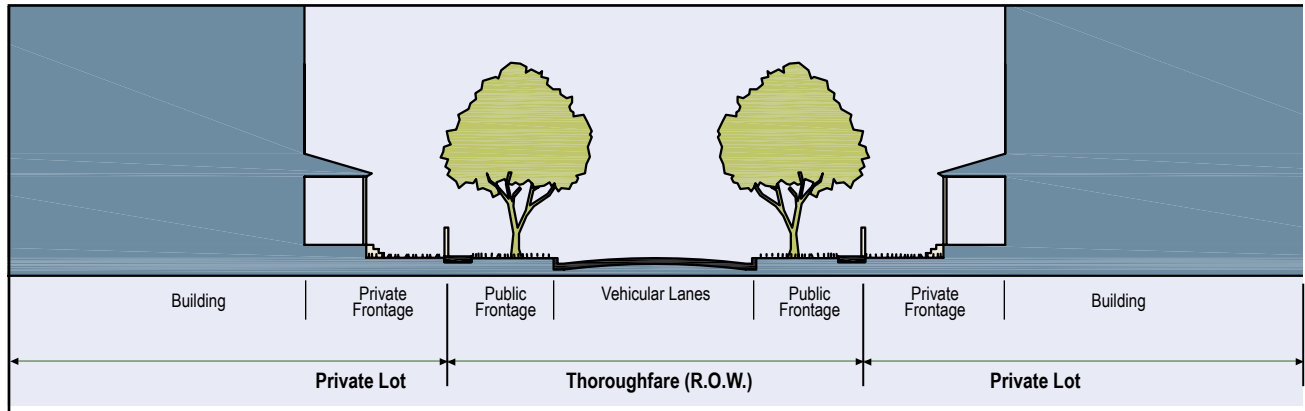
	DISTRICT SD1	DISTRICT SD2	DISTRICT SD3	DISTRICT SD4	DISTRICT SD5	DISTRICT SD6	DISTRICT SD7	
A. ALLOCATION OF ZONES								
a. CLD / Cluster	X							
b. TND / Village	X							
c. TOD / City	X							
B. BASE DENSITY ALLOCATION								
a. HousingBy Right	X unit/X ac. avg							
b. By TDR	X							
c. Other Functions	X							
C. BLOCK SIZE								
a. Block Perimeter	X							
D. PUBLIC FRONTAGES								
a. Rural Road	X							
b. Standard Road	X							
c. Residential Road	X							
d. Residential Street	X							
e. Standard Street	X							
f. Commercial Street	X							
g. Avenue	X							
h. Boulevard	X							
i. Rear Lane	X							
j. Rear Alley	X							
k. Path	X							
l. Passage	X							
m. Bicycle Trail	X							
n. Bicycle Lane	X							
o. Bicycle Route	X							
E. CIVIC SPACES								
a. Park								
b. Green	X							
c. Square	X							
d. Plaza	X							
e. Playground	X							
F. LOT OCCUPATION								
a. Lot Width	X							
b. Lot Coverage	X							
G. BUILDING SETBACK								
a. Front Setback	X							
b. Side Setback	X							
c. Rear Setback	X							
H. BUILDING TYPE								
a. Edgeyard	X							
b. Sideyard	X							
c. Rearyard	X							
I. PRIVATE FRONTAGES TYPE								
a. Common Yard	X							
b. Porch & Fence	X							
c. Terrance or L.C.	X							
d. Forecourt	X							
e. Stoop	X							
f. Shopfront	X							
g. Gallery	X							
h. Arcade	X							
i. Parking Lot	X							
J. BUILDING HEIGHT								
a. Principal Building	X							
b. Outbuilding	X							
K. BUILDING FUNCTION								
a. Residential								
b. Lodging	X							
c. Office	X							
d. Retail	X							

DISPOSITION

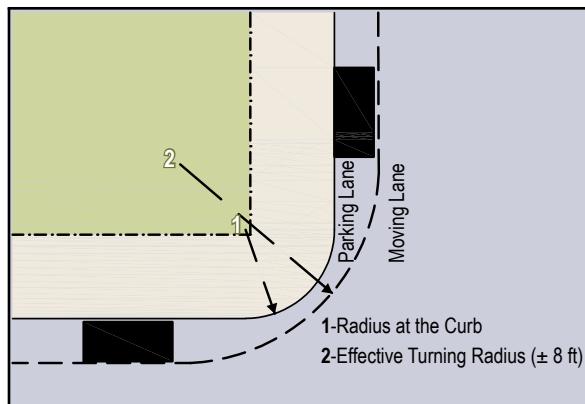
CONFIGURATION

FUNCTION

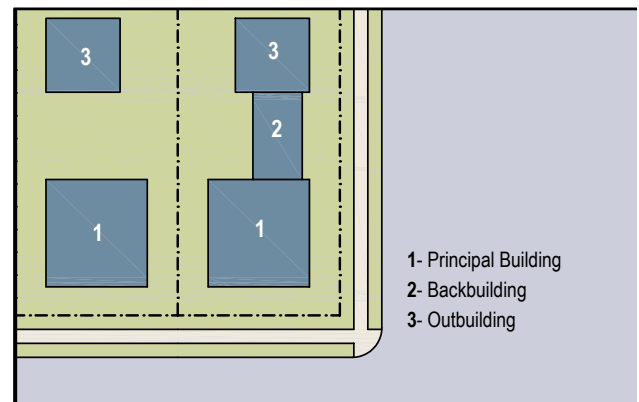
a. THOROUGHFARE & FRONTAGES



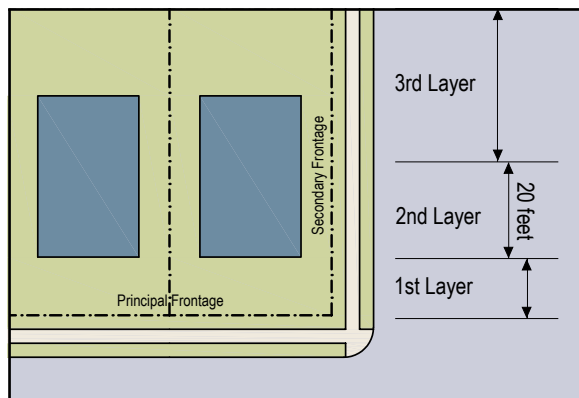
b. TURNING RADIUS



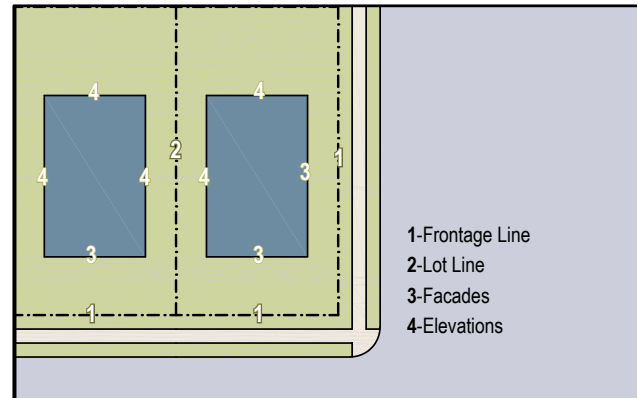
c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES



This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Director shall determine the correct definition of the term. An acceptable reference is City Code Chapter 20 - Lawrence Land Development Code.

DEFINITIONS

Adjusted Parking: the amount of Required Parking adjusted by the Sharing Factor in Table 16.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a lot with other units and/or uses. Apartments may be for rent or for sale as condominiums.

Avenue (AV): a Thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

Backbuilding: a single-story structure connecting a Principal Building to an Outbuilding (see Table 16).

Block: the aggregate of private lots, Passages, Rear Lanes and Rear Alleys, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building facades on one side of a Block. The Block Face provides the context for establishing architectural harmony.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance Thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

Brownfield: an area previously used primarily as an industrial site.

Building Configuration: the form of a building, based on its massing, private frontage, and height.

Building Disposition: the placement of a building on its lot (see Tables 9 & 16).

Building Function: the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Tables 10 & 11).

Building Height: the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare (see Table 8).

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

By Right: a proposal for a Building Plan or Community Plan that complies with this Code and may thereby be processed administratively, without public hearing.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: Civic Buildings shall be public sites dedicated for buildings operated

by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the City Council. Civic Buildings shall not be subject to the requirements of Article 5.

Civic Function: Civic Functions are composed of Civic Spaces and Civic Buildings.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their Enfronting buildings (see Table 13).

Commercial: the term collectively defining workplace, office and retail functions.

Common Destination: An area of focused community activity defining the approximate center of a Standard or Long Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a bus stop. A Common Destination may act as the social center of a Neighborhood.

Community Type: a category defining the physical form of a settlement. The four basic Community Types addressed in this Code are CLD, TND, RCD and TOD.

Context: surroundings made up of the particular combination of elements that create specific habitat.

Corridor: a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

Courtyard Building: a building that occupies the boundaries of its lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

Dedications: Gift or donation of property by the Owner to a governmental unit. The transfer is conveyed by a Plat or a written separate instrument. The act of dedicating is completed with a formal acceptance by the Governing Body.

Density: the number of units within a standard measure of land area.

Design Speed: is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

Developer: the individual or entity submitting an application under the Smart-Code.

Driveway: a vehicular lane within a lot, usually leading to a garage.

Edgeward Building: a building that occupies the center of its lot with setbacks on all sides.

Elevation: an exterior wall of a building not along a Frontage Line.

Enfront: to place an element along a frontage line, as in "porches enfront the street."

Facade: the exterior wall of a building that is set along a Frontage Line.

Fixed Transit Route: a rail line or designated transit route.

Final Plat: A map of a land Subdivision prepared in a form suitable for filing of record with necessary affidavits, Dedications, restrictions, and acceptances, and with complete bearings and dimensions of all lines defining Lots and Blocks, Streets, Alleys, public areas and other dimensions of land.

Frontage Line: those Lot Lines that coincide with a Public Frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines (see Table 16).

Greenfield: an area that consists of open fields and farmland which has not been previously developed. All property shall be considered an Infill (see below) unless the Developer has demonstrated to the satisfaction of the Planning Director that the property is a Greenfield.

Greenway: an open space corridor in largely natural conditions which may include Trails for bicycles and pedestrians.

Home Occupation: non-retail Commercial enterprises permitted in Transect Zones T3-6. The work quarters should be invisible from the frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category.

Independent Building: a building designed by a different architect from the adjacent buildings.

Infill: A infill consists of land which as been previously developed property. All property shall be considered infill, unless the Developer has demonstrated to the satisfaction of the Planning Director that the property is Greenfield.

Inside Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. (See Tables 3 and 16)

Long Pedestrian Shed: a Pedestrian Shed of 1/2 mile radius used for mapping community types when a transit stop (bus or rail) is present or proposed as the Common Destination. People have been shown to walk ten minutes to transit.

Layer: a range of depth of a lot within which certain elements are permitted (see Table 16).

Liner Building: a building specifically designed to mask a parking lot or a parking garage from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

Live-Work: a unit that contains a Commercial component anywhere in the unit.

Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to Retail use.

Lot: A designated parcel or area of land established by Plat or Subdivision to be used, transferred, developed or built upon as a unit.

Lot Line: the boundary that legally and geometrically demarcates a lot.

Lot Width: the length of the principal Frontage Line of a lot.

Main Civic Space: the Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless prevented by topographic conditions or pre-existing Thoroughfare alignments as determined by the City Commission.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.

Meeting Hall: a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the Meeting Hall is located.

Mixed Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed use is one of the principles of TND development from which many of its benefits are derived, including compactness, pedestrian activity, and parking space reduction.

Moderately Priced Dwelling Unit: A dwelling unit marketed and reserved for occupancy by a household whose income is equal to or less than 80% of the City of Lawrence's median household income, as defined by the most current U.S. Department of Housing and Urban Development (HUD) guidelines.

Net Site Area: the Net Site Area shall consist of developable land within a pedestrian shed, excluding land allocated as a Civic Function and Thoroughfares.

Office: premises available for the transaction of general business but excluding Retail and Manufacturing uses.

Outbuilding: an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 16).

Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first Story or higher.

Passage (PS): a pedestrian connector passing between buildings, providing short-cuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Planter: the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

Plat: A Subdivision as it is represented as a formal document by drawing and writing and which is presented to the Planning Commission for review and approval in accordance with these Regulations and to the Governing Body for the acceptance of Easements and Dedications.

Primary-Secondary Grid: Thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all of the provisions of this Code. Buildings on the S-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-throughs and hermetic building fronts.

Principal Frontage: (See Table 16)

Principal Building: the main building on a lot, usually located toward the frontage (see Table 16).

Principal Entrance: the main point of access of pedestrians into a building.

Private Frontage: the privately held layer between the Frontage Line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries.

Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the Type of Planter, Curb, Sidewalk, street tree and streetlight.

Rear Alley (AL): a vehicular Driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane (LA): a vehicular Driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous facade spatially defines the public thoroughfare. For its Residential function, this type yields a rowhouse. For its Commercial function, the rear yard can accommodate substantial parking.

Required Parking: The amount of parking per unit as set forth in Table 12.

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage: Frontage Lines designated on a Community Plan that require the provision of a shopfront, causing the ground level to be available for Retail use.

Road (RD): a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Grid: see **Primary-Secondary Grid**.

Setback: the area of a lot measured from the lot line to a building Facade or Elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first Story level) which are permitted to encroach into the Setback (see Section 5.2.1 and Table 14G).

Shared Parking Factor: an accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Tables 11 and 12).

Sideyard Building: a building that occupies one side of the lot with a Setback to the other side.

Sidewalk: the paved layer of the Public Frontage dedicated exclusively to pedestrian activity.

SmartCode District: the areas within the jurisdiction where the SmartCode serves as the exclusive and mandatory land use regulation.

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification.

Special District (SD): Special District designations shall be assigned to areas that, by their intrinsic Building Function, Building Disposition, or Building Configuration, cannot conform to one of the six normative Transect Zones or three Community Types specified by this Code.

Standard Pedestrian Shed: an area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a TND. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered Stories for the purposes of determining building height.

Street (ST): a local urban Thoroughfare of low speed and capacity whose Public Frontage consists of raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by a Planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T5.5).

Streetscape: the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible Private Frontages and the amenities of the Public Frontages.

Streetscreen: sometimes called Streetwall. A freestanding wall built along the Frontage Line, or coplanar with the Facade, often for the purpose of masking a parking lot from the Thoroughfare. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated to avoid blank walls.

Subdivision: The division of a Lot, tract or parcel of land into two or more parts for the purpose, whether immediate or future, of sale or building development.

Substantial Modification: alterations to a building that are valued at more than 50% of the replacement cost of the entire building, if new.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a New or Infill Community Plan is required to be designed in response to the axis.

Third Place: a private building that includes a space conducive to unstructured social gathering. Examples of Third Places include bars, cafés, and corner stores.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a public right-of-way (see Tables 3 and 16).

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone): Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T5.5 Urban Core (see Table 1).

Transition Line: a horizontal line spanning the full width of a Facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a category determined by Building Function, Building Disposition, and Building Configuration, including size or extent. Examples include community types, street types, civic space types.

Variance: a ruling that would permit a practice that is not consistent with either a provision or the Purpose of this Code (Section 1.2). Variances are granted by the Board of Zoning Appeals in a public hearing. (See Section 1.5).

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but is justified by the Purpose of this Code (See Section 1.5).

Work-Live: a mixed-use unit consisting of a Commercial and Residential Function.

Zoning Map: the official zoning map or maps which are a part of the zoning ordinance and delineates the boundaries of the zoning districts including the SmartCode Districts.

Appendix A

Specific Tree Plantings (see Table 6)

OVAL SHAPED TREES

Ash, Urbanite
 Ash, Summit
 Ash, Cimmaron
 Birch, River
 Chokecherry, Canadian Red
 Maple, Red Sunset
 Maple, Autumn Blaze
 Maple, Fairview
 Maple, Royal Red Maple
 Maple, Norwegian Sunset
 Maple, Legacy Sugar
 Oak, Bur
 Oak, Overcup
 Oak, Shumard
 Tulip Tree (Yellow Poplar)

Fraxinus pennsylvanica 'Urbanite'
Fraxinus pennsylvanica 'Summit'
Fraxinus pennsylvanica 'Cimmzam'
Betula nigra
Prunus virginiana 'Canada Red'
Acer rubrum 'Red Sunset'
Acer x freemanii 'jeffersred'
Acer platanoides 'Fairview'
Acer platanoides 'Royal Red'
Acer truncatum x *A. platanoides* 'keithsform'
Acer saccharum 'Legacy'
Quercus macrocarpa
Quercus lyrata
Quercus shumardii
Liriodendron tulipifera

BALL SHAPED TREES

Ash, Autumn Purple
 Ash, Patmore
 Crabapple, Royal Raindrops
 Crabapple, Snowdrift
 Crabapple, Spring Snow
 Dogwood, Kousa
 Goldenrain Tree
 Honeylocust, Imperial
 Maple, Emerald Queen Norway
 Maple, Hedge
 Maple, Pacific Sunset
 Maple, Tatarian
 Maple, Trident
 Oak, Northern Red
 Oak, Sawtooth
 Oak, SwampWhite
 Pear, Aristocrat
 Sweetgum, Cherokee
 Sweetgum, Rotundiloba
 Smoketree

Fraxinus americana, 'Autumn Purple'
Fraxinus pennsylvanica lanceolata 'Patmore'
Malus sp.
Malus 'Snowdrift'
malus 'Spring Snow'
Cornus kousa
Koelreuteria paniculata
Gleditsia triacanthos var. *inermis* 'Imperial'
Acer platanoides 'Emerald Queen'
Acer compestre
Acer truncatum x *A. platanoides* 'Warrenred'
Acer tataricum
Acer buergerianum
Quercus rubra
Quercus acutissima
Quercus bicolor
Pyrus calleryana 'Aristocrat'
Liquidamber styraciflua 'Ward'
Liquidamber styraciflua 'rotundiloba'
Cotinus coggygria

Lawrence, Kansas

PYRAMIDAL SHAPED TREES

Baldcypress
Dawn Redwood
Ginkgo, Autumn Gold
Honeylocust, Skyline
Katsura Tree
Linden, Greenspire Littleleaf
Linden, Redmond
Pear, Chanticleer
Planetree, Bloodgood London

Taxodium distichum
Metasequoia glyptostroboides
Ginkgo biloba 'Autumn Gold'
Gleditsia triacanthos f. inermis 'Skyline'
Cercidiphyllum japonicum
Tilia cordata 'Greenspire'
Tilia American x euchlora 'Redmond'
Pyrus calleryana 'Glen's form'
Platanus x acerifolia 'Bloodgood'

UMBRELLA SHAPED TREES

Osage Orange 'Whitesheild'
Eastern Redbud
Oklahoma Redbud
Crabapple, Prairie fire

Maclura pomifera 'Whitesheild'
Cercis canadensis
Cercis canadensis var. texensis 'Oklahoma'
Malus 'Prairifire'

VASE SHAPED TREES

Crabapple, Adams
Elm, Accolade
Elm, Allee
Elm, Frontier
Honeylocust, Shademaster
Lilac, Japanese Tree
Maple, Amur Flame
Zelkova, Green Vase
Zelkova, Village Green

Malus sp. 'Adams'
Ulmus japonica x wilsoniana 'morton'
Ulmus parvifolia 'Emer II'
Ulmus 'Frontier'
Gleditsia triacanthos 'Shademaster'
Syringa reticulata 'Ivory Silk'
Acer ginnala 'Flame'
Zelkova serrata 'Green Vase'
Zelkova serrata 'Village Green '

NARROW COLUMNAR SHAPED TREES

Ginkgo, Magyar
Hornbeam, Pyramidal European
Maple, Armstrong
Maple, Columnar Norway
Maple, Scarlet Sentinel
Pear, Capital
Oak, Columnar English

Ginkgo biloba 'Magyar'
Carpinus betulus 'Fastigiata'
Acer rubrum 'Armstrong'
Acer platanoides 'Conzam'
Acer rubrum 'Scarsen'
Pyrus calleryana 'Capital'
Quercus robur 'Crimson spire'