

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS,
TEXT AMENDMENTS TA-04-05-07 EDITION**

Enacting Sections

20-223, 20-541, 20-542, 20-543, 20-1108

Amending Sections

**20-403, 20-507, 20-509, 20-511, 20-517, 20-518, 20-519, 20-525,
20-526, 20-534, 20-601, 20-908, 20-1005, 20-1701 and 20-1734**

OF THE CODE OF THE CITY OF LAWRENCE, KANSAS



Incorporated By Reference Pursuant to K.S.A. 12-3009, *et seq.* K.S.A. 12-3301
et seq. and the Home Rule Authority of the City

Approved by the Governing Body of the City of Lawrence, Kansas on May 13,
2008

Ordinance No. 8277

First Reading: June 24, 2008

Second Reading:

Date of Publication:

Article 2
Enacting Section 20-223

20-223 **MU, Mixed Use District**

(a) Purpose

The MU, Mixed Use District, is primarily intended to permit a variety of land uses together in one or more Structures on a site including governmental, retail, office, public and community facilities, institutional, religious, and residential uses in a pedestrian-oriented and transit-oriented setting. Retail and service uses that attract and generate foot traffic are encouraged to be located at ground level along the Public Frontage. Development in the Mixed Use District shall include both residential and nonresidential uses.

(b) Where Appropriate

The Mixed Use District zoning classification may not be appropriate in all areas of the City of Lawrence. To be eligible for rezoning to the Mixed Use District, a site proposed for Mixed-Use development shall be:

- (1) Within one-quarter of a mile of Designated Transit Route at the time the rezoning is initiated; and
- (2) Near or adjacent to the intersection of Arterial Streets as per the adopted Major Thoroughfares Map; or
- (3) Within one-quarter of a mile of university campuses; or
- (4) Within one-quarter of a mile of downtown, the boundaries of which are described in Chapter 6 of Horizon 2020;
- (5) Immediately adjacent to public parks or open space; or
- (6) An existing nonresidential development proposed for redevelopment.

(c) Compatibility

Mixed-Use developments shall be compatible with existing development which surrounds the proposed Mixed-Use development. Compatibility is best achieved through a transition in building form, scale and intensity rather than through uses, peripheral buffers or landscaping. In furtherance of this purpose, development zones shall be designated on the property proposed for the Mixed-Use development. Such zones shall be designated to govern the permitted density, building height and building scale and to assure compatibility between the proposed development and surrounding existing development.

(d) Development Zones

Development zones govern permitted density on the site as well as building height, scale and form. The three development zones are hierarchical in terms of development intensity permitted. A proposal to rezone to the MU District need not designate all three development zones. Development zones shall be designated to ensure compatibility with surrounding existing development. In cases where a rezoning to the MU District is proposed for a site which is surrounded by existing detached residential development, a Tertiary Development Zone shall be required to be designated adjacent to such existing development in order to ensure compatibility of height, scale and form.

(1) Primary Development Zone

Article 2
Enacting Section 20-223

The [Primary Development Zone](#) is that area of land within a [Mixed-Use](#) development which is designated for the most intense development allowed by the District. [Primary Development Zones](#) shall contain [Vertical Mixed Use Structures](#) with a mixture of both residential and nonresidential uses and no interruption of [Building Frontage](#) along the [Public Frontage](#). Where a [Primary Development Zone](#) enfronts upon a [Public Frontage](#), such area shall be designated as [Primary Public Frontage](#). A [Primary Public Frontage](#) shall be designed to accommodate heavy pedestrian traffic and ground-level nonresidential uses. Residential uses shall not be permitted on the ground level of structures in the [Primary Development Zone](#).

(2) Secondary Development Zone

The [Secondary Development Zone](#) is that area of land within a [Mixed-Use](#) development which is designated for less-intense development, relative to that permitted by a [Primary Development Zone](#). [Secondary Development Zones](#) may contain [Vertical Mixed Use Structures](#), [Horizontal Mixed Use Structures](#) or single-use structures with interruption of building frontage along the [Public Frontage](#) allowed only for access to parking areas, for alleys or service lanes. Where a [Secondary Development Zone](#) enfronts a [Public Frontage](#) such area shall be designated as [Secondary Public Frontage](#). A [Secondary Public Frontage](#) shall be designed to accommodate moderate amounts of pedestrian traffic, and if planned, vehicular access to parking areas and service lanes in a manner that minimizes pedestrian-vehicular conflict. [Secondary Development Zones](#) may contain both nonresidential ground-level uses as well as ground level residential uses.

(3) Tertiary Development Zone

The [Tertiary Development Zone](#) is that area of land within a [Mixed-Use](#) development which is designated for the least-intense development, relative to that permitted in the other zones. [Tertiary Development Zones](#) shall permit a development intensity which is no greater than that of surrounding existing development. Such zones shall permit a development form which is consistent with that of surrounding existing development (i.e. two-story detached residential dwellings across the street from existing structures which are of the same form, etc.). Nonresidential uses shall only be permitted in a [Tertiary Development Zone](#) if the existing surrounding development contains such nonresidential uses. A [Tertiary Development Zone](#) shall only permit a residential use type which exists in surrounding development.

(e) Designation of Development Zones

The applicant for any rezoning to the MU District shall propose development zones for the entire site proposed to be rezoned. The proposed designation shall be included with the application for rezoning. No application for rezoning to the MU District shall be considered complete and sufficient without this information. The proposed designation shall include, at a minimum, the following information:

- (1)** A plan or graphic representation depicting the location and arrangement of each proposed development zone for the entire site proposed to be rezoned. The plan or graphic shall include the following:

Article 2
Enacting Section 20-223

- (i) A general location map showing the subject property's location;
 - (ii) Existing and proposed lot lines on the subject property;
 - (iii) Existing and proposed rights-of-ways of the subject property;
 - (iv) The existing zoning and land use of the subject property;
 - (v) The existing zoning and land use of surrounding properties;
 - (vi) The height and floor area footprint of individual structures in surrounding existing development;
 - (vii) The building form (i.e. Vertical Mixed Use Structure, Horizontal Mixed Use Structure, Attached Structure or Detached Structure) of surrounding existing development;
- (2) A written narrative describing how each development zone proposed is compatible with surrounding existing development in terms of building height, building form, and land use.

(f) Development Standards

[Development](#) constituting a [Major Development Project](#) shall comply with the General Development Standards for Mixed Use Districts (Sec. 20-1108). Any structure(s) which existed prior to being rezoned to the Mixed Use District may become nonconforming with regard to the Development Standards of Sec. 20-1108. Such structures, if involuntarily damaged or destroyed may be reconstructed as they existed if and only if the conditions of Section 20-1503(e)(2) are satisfied. The following situations are exempt from the Development Standards of Section 20-1108:

- (1) Structures which existed prior to being rezoned to the Mixed Use District shall be allowed to remain as developed until such structure is proposed to be demolished and redeveloped;
- (2) The intensification of the use of property in the MU District that increases the off-street parking requirements shall not constitute a [Major Development Project](#).

(g) Principal Uses

[Principal Uses](#) are allowed in MU [District](#) in accordance with the Use Table of Article 4.

(h) Accessory Uses and Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Home Occupations](#), are subject to the regulations of Article 5.

(i) Density and Dimensional Standards

Unless expressly stated below, all development in the MU [District](#) shall comply with the [Density](#) and Dimensional Standards of Article 6. The following additional [Density](#) and Dimensional Standards shall apply in the MU District:

(1) Site Requirements

Article 2
Enacting Section 20-223

Development sites between 20,000 square feet and 20 acres in area are permitted in the MU District. For [Mixed-Use](#) developments on sites greater than 20 acres in area, see Section 20-701(f) Planned Developments.

(2) Lot Requirements

All lots in the MU District shall be a minimum of 3,000 square feet.

(j) Pedestrian and Vehicular Access

In areas designated as the [Primary Public Frontage](#), vehicular [Access](#) to individual [Lots](#) may be permitted only from a public [Alley](#). In areas designated as [Secondary Public Frontage](#) or [Tertiary Public Frontage](#), vehicular [Access](#) may be permitted from the [Alley](#) or [Street](#). Pedestrian access shall be permitted from the [Street](#), public [Alley](#) or pathway.

(k) Alterations to Designated Transit Routes

The provisions of Section 20-223(b)(1) shall apply to [Mixed-Use](#) development in the MU zoning district. If the [Designated Transit Route](#) is altered such that it is no longer within one-quarter of a mile of a [Mixed-Use](#) development, then an approved [Mixed-Use](#) development shall not be made a nonconforming use.

(l) Other Regulations

There are a number of other Development Standards that may apply to development in [Base Districts](#), including but not limited to the following:

(1) General Development Standards

Specific standards apply to Mixed-Use Developments. See Article 11.

(2) Landscaping

Specific standards apply to Mixed-Use Developments. See Article 10.

(3) Off-Street Parking and Loading

Specific standards apply to Mixed-Use Developments. See Articles 9 & 11.

(4) Outdoor Lighting

Specific standards apply to Mixed Use Developments. See Sec. 20-1103.

(5) Overlay Districts

See Article 3.

20-403 Nonresidential District Use Table																
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
RESIDENTIAL																
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-*	20-534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	P*	-	20-503
	Cluster Dwelling	--	-	-	-	-	-	-	-	-	-	-	-	-	-	20-702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	P*	P*	20-508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-503
	Manufactured Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	20-513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	P*	P*/S*	-	-	P* / S*	P*	-	P*	-	-	-	-	P	P	20-517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-542
	Work/Live Unit	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	20-531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	S	S	
	Boarding Houses & Cooperatives (Ord. 8040)	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	P	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC																
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	P*	P*	-	20-505
	College/University	S	P	P	P	P	P	P	P	P	P	P	-	P	P	
	Cultural Center/ Library (Ord. 8098)	S	P	P	S	P	P	-	-	P	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	-	-	-	20-507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	20-507
	Detention	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
	Lodge, Fraternal and Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	P*	-	20-512
	Postal & Parcel Service	-	P	P	P	P	P	P	P	P	P	P	-	P	-	

20-403 Nonresidential District Use Table

KEY: A = Accessory P = Permitted S = Special Use Permit
 * = Standard Applies - = Use not allowed

CN1 CN2 MU CO CD CC CR CS IBP IL IG OS GPI H

RESIDENTIAL

Community Facilities	Public Safety	S	P	P	P	P	P	P	P	P	P	P	-	P	-	
	School	P	P	P	P	P	P	P	P	-	-	-	-	P	-	
	Funeral and Interment (Ord. 8098)	-	P*	-	P*	-	P*	P*	P*	P*	P*	-	A*	-	-	20-505
	Homeless or Transient Shelter (Ord. 8098)	-	-	-	S	S	S	S	S	-	-	-	-	S	S	
	Community Meal Program (Ord. 8098)	-	-	-	S	S	S	S	S	-	-	-	-	S	S	
	Utility, Minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	20-530
	Utility and Service, Major	S	S	S	S	S	S	S	S	S	S	P	S	P	-	
Medical Facilities	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	P	
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	S	P	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	P	A	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Outpatient Care Facility (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	20-519
Recreational Facilities	Active Recreation	S	P	P	S	S	P	P	P	P	P	-	S	P	A	
	Entertainment & Spectator Sports, Gen.	-	-	-	-	P	P	P	P	-	-	-	-	S	-	
	Entertainment & Spectator Sports, Ltd.	-	P	P	-	P	P	P	P	-	-	-	S	P	-	
	Participant Sports & Recreation, Indoor	-	P	P	-	P	P	P	P	P	P	-	-	P	A	
	Participant Sports & Recreation, Outdoor	-	-	S	-	-	P	P	P	P	P	-	-	P	-	
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Nature Preserve/Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	P	P	P	
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	20-522

COMMERCIAL

Animal Services	Kennel	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	-	P	P	-	-	-	

20-403 Nonresidential District Use Table																
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
RESIDENTIAL																
Eating & Drinking Establishments	Accessory Bar (Ord. 8098)	A*	A*	A*	-	A*	A*	A*	A*	A*	-	-	-	-	-	20-509
	Bar Or Lounge	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	20-509
	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	20-509
	Fast Order Food (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-511 & 20-509
	Fast Order Food, With Drive-In (Ord. 8098)	-	S	-	-	-	P	P	P	-	P	-	-	-	-	
	Nightclub (Ord. 8098)	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	20-509
	Private Dining Establishments (Ord. 8061)	P*	P*	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	20-539
	Restaurant, Quality	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	20-524
Office	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	20-518
	Financial, Insurance & Real Estate Services	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	A*	20-510
	Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	20-537
Parking Facilities	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-535
	Commercial	-	S	S	S	S	P	P	P	P	P	P	-	P	A	
Retail Sales & Service	Building Maintenance (Ord. 8098)	-	P	S	-	P	P	P	P	-	P	P	-	A	A	
	Business Equipment	-	P	P	-	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Communications	-	P	P	P	P	P	P	P	P	P	-	-	-	A	
	Construction Sales and Service (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Food and Beverage (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-511
	Mixed Media Store (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*		-	-	-	20-516 & 20-528
	Personal Convenience (Ord. 8098)	P*	P*		-	P*	P*	P*	P*	-	P*	-	-	-	A*	20-520
	Personal Improvement (Ord. 8098)	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	A*	A*	20-521
	Repair Service, Consumer (Ord. 8098)	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	20-523
	Retail Sales, General (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-525
	Retail Establishment, Large	-	-	P*	-	-	P*	P*	S*	-	-	-	-	-	-	20-526
	Retail Establishment, Medium	-	P*	-	-	P*	P*	P*	P*	-	-	-	-	-	-	20-526
	Retail Establishment, Specialty	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	20-526

20-403 Nonresidential District Use Table

KEY: A = Accessory P = Permitted S = Special Use Permit																CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-----	-----	----	----	----	----	----	----	-----	----	----	----	-----	---

* = Standard Applies - = Use not allowed

RESIDENTIAL											
-------------	--	--	--	--	--	--	--	--	--	--	--

Sexually Oriented Business	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20-528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-504
	Campground	-	-	-	-	-	P	P	P	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	-	-	-	-	A	
Vehicle Sales & Service	Cleaning (e.g., Car Wash) (Ord. 8098)	-	S	-	-	-	P	P	P	-	P	P	-	-	-	
	Fleet Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Gas and Fuel Sales (Ord. 8098)	-	S	S	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Repair (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Sales/Rental (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Inoperable Vehicles Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Light Equipment Repair (Ord. 8098)	-	S	-	-	S	P	P	P	-	P	P	-	-	-	
	Light Equipment Sales/Rental (Ord. 8098)	-	-	-	-	S	P	P	P	-	P	P	-	-	-	
	RV and Boats Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	

[illegible]

Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General (Ord. 8098)	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	S*	-	-	-	20-527
Wholesale, Storage, & Distribution	Exterior Storage (Ord. 8098)	-	-	-	-	-	A*	A*	A*	A*	A*	A*	-	A*	A*	20-538
	Heavy (Ord. 8098)	-	-	-	-	-	S	S	S	-	S	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	-	P	-	
	Mini-Warehouse (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	

[illegible]

20-403 Nonresidential District Use Table																
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
RESIDENTIAL																
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	20-501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Agriculture, Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop (Ord. 8098)	P	P	P	P	-	P	P	P	P	P	P	-	P	-	
Communications Facilities	Amateur and Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	-	-	A	
	Communications Service Establishment	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	20-506
	Telecommunications Facilities:															
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	A*	A*	20-529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	20-515
Recycling Facilities	Large Collection (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	20-540
Recycling Facilities	Small Collection (Ord. 8098)	P	P	P*	P	P	P	P	P	P	P	P	-	A	A	20-540
	Processing Center	-	-	-	-	-	-	-	-	-	P	P	-	-	-	

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

Article 5. Use Regulations

Contents of Article

20-501	Adaptive Reuse of Designated Historic Property	2
20-502	Agriculture, Animal.....	3
20-503	Attached Dwellings.....	3
20-504	Bed and Breakfast Establishment	7
20-505	Funeral and Interment	7
20-506	Communications Service Establishments.....	7
20-507	Day Care Establishments	7
20-508	Detached Dwelling	8
20-509	Eating and Drinking Establishments.....	8
20-510	Financial, Insurance and Real Estate (F.I.R.E.) Services.....	9
20-511	Food and Beverage Sales	9
20-512	Lodge, Fraternal and Civic Assembly	10
20-513	Manufactured Homes, Residential-Design	10
20-514	Mobile Home Parks	11
20-515	Mining	13
20-516	Mixed Media Stores	14
20-517	Multi-Dwelling Structure	14
20-518	Office, Administrative and Professional	15
20-519	Outpatient Care Facility	15
20-520	Personal Convenience Store.....	15
20-521	Personal Improvement Service.....	15
20-522	Religious Assembly.....	16
20-523	Repair Service, Consumer	18
20-524	Restaurant, Quality	18
20-525	Retail Sales, General	18
20-526	Retail Establishments	19
20-527	Scrap and Salvage Operations	19
20-528	Sexually Oriented Businesses.....	20
20-529	Telecommunications Facilities	22
20-530	Utility, Minor	30
20-531	Zero Lot Line Dwellings	30
20-532	Accessory Uses and Accessory Structures; Purpose	31
20-533	General Standards for Accessory Structures.....	31
20-534	Accessory Dwelling Units (permitted only in RS40, RS20, RS10, RS7, and CN1)32	
20-535	Accessory Parking	35
20-536	Amateur Radio and Receive-Only Antennas	36
20-537	Home Occupations.....	37
20-538	Exterior Storage.....	

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

20-539	Private Dining Facilities.....
20-540	Small and Large Collection Recycling Facilities.....
20-541	Work/Live Units.....
20-542	Non-Ground Floor Dwelling Units.....
20-543	Office, Other.....

Use Standards

20-503 Attached Dwellings

(1) General

- (i) The common or abutting wall shall be shared for at least 50% of the length of the side of the [Dwelling Units](#) and shall have a maintenance agreement for the sharing of a common wall filed at the Register of Deeds.
- (ii) [Attached Dwellings](#) shall comply with the Density and Dimensional Standards of **Article 6**, except where such standards are expressly modified by the provisions of this section.
- (iii) Attached [Dwelling](#) developments in RS Districts are subject to the Site Plan Review procedures of Sec. **20-1305** and Special Use Permit (SUP) requirements of Sec. 20-1305.
- (iv) ***Attached [Dwelling](#) developments in the MU District are subject only to the Site Plan Review procedures of Section 20-1305.***

(2) Standards that Apply in RS-10, RS-7 and RS-5 Districts

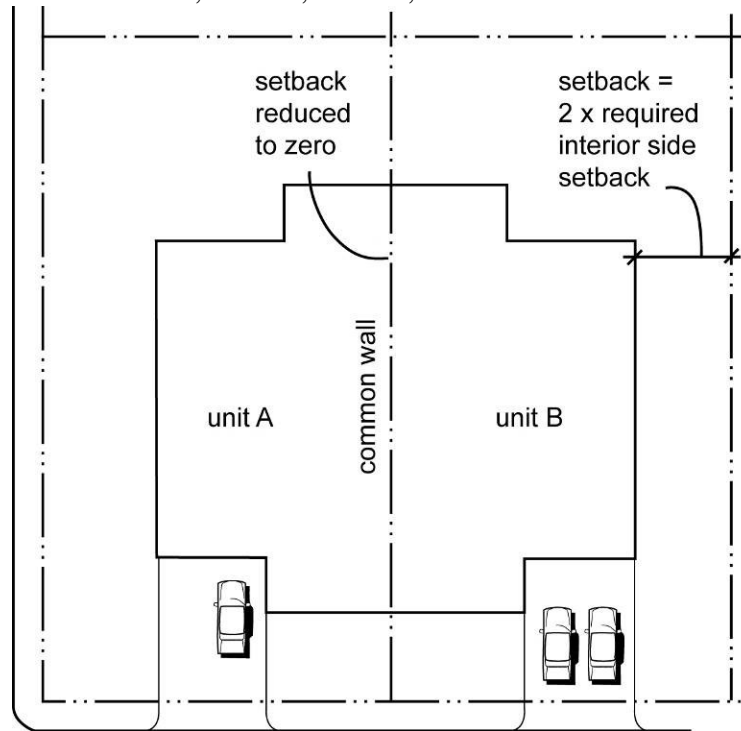
The following standards apply to [Attached Dwellings](#) in the RS-10, RS-7 and RS-5 [Districts](#).

- (i) No more than 2 units may be attached by a common wall. [Structures](#) containing 3 or more attached [Dwelling Units](#) are prohibited in these [Districts](#).
- (ii) Each Attached [Dwelling](#) shall be on a [Lot](#) that complies with the [Lot Area](#) and width standard for new [Lots](#) in the [Base District](#).
- (iii) The minimum required interior [Side Setback](#) on the side of the [Dwelling Unit](#) containing the common wall is reduced to zero. The minimum required interior [Side Setback](#) on the side of the [Dwelling Unit](#) opposite the common wall shall be at least double the interior [Side Setback](#) standard of the [Base District](#).

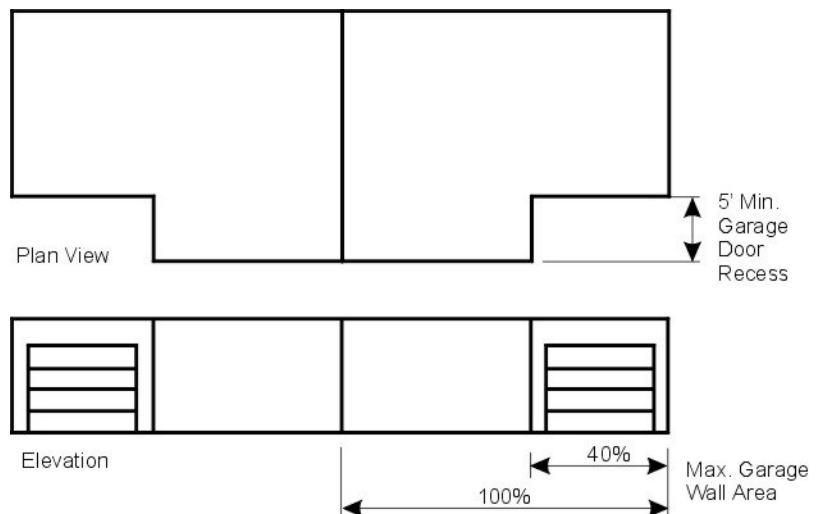
Lot 1

Lot 2

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534



- (iv) On [Corner Lots](#), either the [Rear Setback](#) or interior [Side Setback](#) may be reduced to zero. However, the remaining interior [Side](#) or [Rear Setback](#) shall comply with the interior Side or [Rear Setback](#) standards of the [Base District](#).
- (v) No more than 40% of the width of the front [Facade](#) of an Attached [Dwelling](#) may be comprised of garage door area, and all garage doors shall be recessed at least 5 feet from the front [Building](#) plane. The intent of these standards is to prevent garages and blank walls from being the dominant visual feature on the front of the [Structure](#).



Article 5

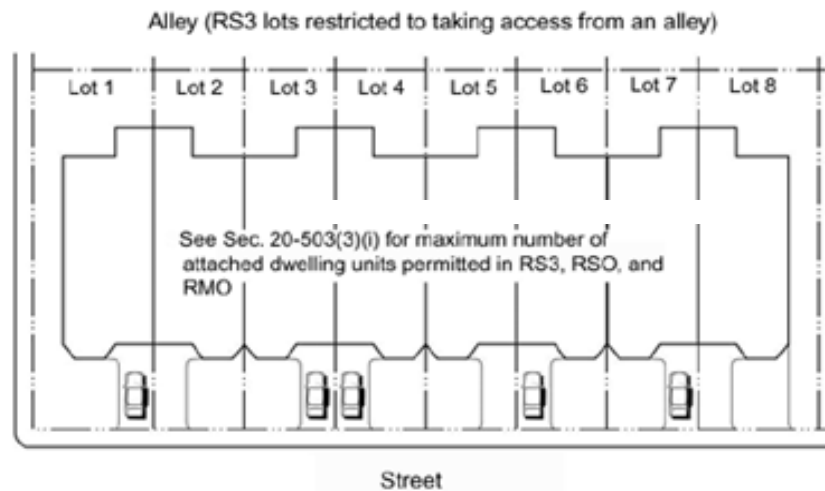
Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(3) Standards that Apply in the RS-3, RSO and RMO Districts

The following standards apply to [Attached Dwellings](#) in the RS3, RSO and all RMO [Districts](#).

- (i) Up to 2 [Dwelling Units](#) may be attached (have common walls) in the RS3 [District](#). [Structures](#) containing 3 or more attached [Dwelling Units](#) are prohibited in the RS3 [District](#). Up to 8 [Dwelling Units](#) may be attached (have common walls) in the RSO [District](#). [Structures](#) containing 9 or more attached [Dwelling Units](#) are prohibited in the RSO [District](#). Up to 12 [Dwelling Units](#) may be attached (have common walls) in the RMO [District](#). [Structures](#) containing 13 or more attached [Dwelling Units](#) are prohibited in the RMO [District](#). Each Attached [Dwelling](#) shall be on a [Lot](#) that complies with the [Lot Area](#) and width standard for new [Lots](#) in the [Base District](#).



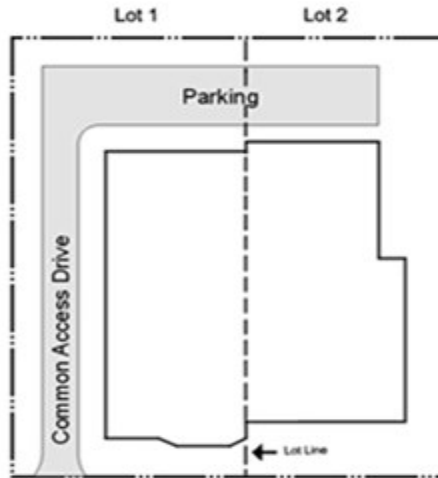
- (ii) The [Density](#) and [Lot](#) size (area and width) requirements of the [Base District](#) apply. Commonly owned areas, including [Common Open Space](#), [Driveway](#), or [Parking Areas](#) apply toward the overall [Density](#) standard.
- (iii) The front, side, and [Rear Setback](#) standards of the [Base District](#) apply around the perimeter of the project.
- (iv) The interior [Side Setback](#) on the side containing a common wall is reduced to zero.
- (v) On [Corner Lots](#), either the [Rear Setback](#) or interior [Side Setback](#) may be reduced to zero. However, the remaining interior side or [Rear Setback](#) shall comply with the [Rear Setback](#) standards of the [Base District](#).
- (vi) The roof of each Attached [Dwelling](#) shall be distinct from the others through separation of roof pitches or direction, or other variation in roof design.

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (vii) A common **Access Drive** providing **Access** to the **Rear** of the **Lots** for shared or individual **Parking** is required and shall take the form of a public right-of-way or private **Easement**. Common **Access Drives** shall be at least 12 feet wide if designed for one-way traffic and 20 feet wide if designed for two-way traffic.



- (viii) All **Parking** other than the common **Access Drives** are prohibited in the front and side **Street** yards.

(4) **Standards that Apply in the MU District**

The following standards apply to **Attached Dwellings in the MU District.**

- (i) **Up to 12 **Dwelling Units** may be attached (have common walls) in the MU District. Each Attached Dwelling shall be on a Lot that complies with the Lot Area and width standard for new Lots in the Base District.**
- (ii) **Attached Dwellings shall be constructed in accordance with the form standards of the applicable zone, as per Section 20-1108(j).**
- (iii) **Vehicular access to lots containing Attached Dwellings shall be from a rear alley.**

20-507 Day Care Establishments

(1) Day Care Homes

- (i) Class A **Day Care** Homes are permitted as an **Accessory Use** in **the MU and R Districts**, provided that written notification is given by the operator to all adjacent **LandOwners** before beginning operation of the **Day Care** home. The notice shall State the proposed use and times of operation.

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (ii) Class B **Day Care** Homes require Special Use approval in all R **Districts** and in the **MU and CN1 District**.

(2) **Day Care Centers**

Day Care Centers shall maintain a wall or fence at least 4 feet in **Height** between any play area and any other property in **the CN1 and MU District or** any R **District**. **Day Care** Centers require Special Use approval in **the CN1 and MU District and** all R **Districts**, except when they are an **Accessory Use** to a permitted school, religious institution, or allowed as a Community Facility (see Table 20-402).

20-509 Eating and Drinking Establishments

The restrictions in (1) and (2) shall apply to a Licensed **Premises** use. The fast order food establishments in (3) and (4) are not permitted to be a Licensed **Premise**:

(1) **Accessory Uses to Hotels**

A hotel with 50 or more rooms may have a restaurant as an **Accessory Use**; a restaurant may be permitted as a second **Principal Use** on the same property as a smaller hotel, subject to all of the other conditions applicable to the use and the district in which it is located, including separate **Parking** requirements.

A hotel with 100 or more rooms may have a bar as an **Accessory Use**, subject to all of the other conditions applicable to the use and the district in which it is located, including separate **Parking** requirements.

A hotel with 150 or more rooms may have a nightclub or other live entertainment as an **Accessory Use**.

(2) **Accessory Bars**

In any **Zoning District** allowing a Restaurant as a permitted use and allowing an Accessory Bar, the Accessory Bar shall be allowed only subject to the following standards:

- (i) the accessory bar shall not constitute more than 25% of the **Floor Area** of the eating & drinking establishment;
- (ii) the accessory bar shall not have a separate **Street** entrance; and
- (iii) if at any time the sales of alcoholic beverages in the eating & drinking establishment constitute more than 55% of gross sales for any two months or longer measuring period, the bar shall be deemed to be a **Principal Use** and the operator shall be subject to penalties under this Development Code for operation of an unlawful use.

(3) **Standards that Apply in the MU, CN1 AND CN2 Districts**

Fast order food establishments are **shall be** permitted in the MU, CN1 and CN2 Districts provided that the gross **Floor Area** shall not exceed 3,000 square feet.

(4) **Standards that Apply in CO District**

Fast order food establishments are permitted in the CO District provided that the total **Floor Area** does not exceed 10 percent (10%) of the total

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

gross **Floor Area** of all floors of the office **Building** or of all buildings in the office complex in which the use is located.

(5) Standards that Apply in CD District

The following restrictions apply to licensed **Premises** in the CD district:

- (i) The licensed **Premises** use in CD shall be required to derive from the sales of food for consumption on the **Premises** not less than 55% of all the licensed **Premises**' gross receipts for a calendar year from sales of food and beverages on such **Premises**.
- (ii) The City Manager or his/her designee shall establish an administrative procedure for the investigation and enforcement of this requirement that shall include the annual reporting of appropriate sales and receipt information from licensed **Premises** governed by this Section.
- (iii) The expansion, extension, enlargement, or alteration of a non-conforming use created by these restrictions shall be governed by **Article 15** of this Code.

20-511 Food and Beverage Sales

(1) Standards that Apply in *the MU*, CN1 and CN2 Districts

Food and beverage sales establishments are ***shall be*** permitted in ***the MU*** CN1 and CN2 Districts provided the gross **Floor Area** shall not exceed 3,000 square feet.

(2) Standards that Apply in CO District

Food and beverage sales establishments are permitted in the CO District provided that the total **Floor Area** does not exceed 10 percent (10%) of the total gross **Floor Area** of all floors of the office **Building** or of all buildings in the office complex in which the use is located.

20-517 Multi-Dwelling Structure

(1) Standards that Apply in RMO District

A multi-**Dwelling Structure** shall be permitted in the RMO District only as part of a **Mixed-Use** project containing at least 1 square foot of office **Floor Area** for each 2 square feet of residential **Floor Area** for each phase of development.

(2) Standards that Apply in CN1 District

A multi-**Dwelling Structure** shall be permitted in the CN1 District provided that it is situated above the **Ground Floor**. **Density** standards for the RM12 District shall apply for this use in the CN1 district.

(3) Standards that Apply in CN2 District

- (i) A multi-**Dwelling Structure** shall be permitted in the CN2 District provided that it is constructed as part of a **Mixed-Use** project containing no more than one (1) **Dwelling Unit** per 2,000 square feet of nonresidential gross **Floor Area**.

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (ii) A Special Use Permit is required for densities greater than one (1) Dwelling Unit per 2,000 square feet of non-residential gross Floor Area. However, no project shall exceed the RM15 District Density limit.

(4) Standards that Apply in CD District

- (i) A multi-Dwelling Structure shall be permitted in the CD District provided that it is situated above the Ground Floor when located on Massachusetts Street. (Ord. 8040)
- (ii) A multi-Dwelling Structure requires a Special Use Permit in the CD District when Ground Floor residential uses are proposed along numbered streets, Vermont or New Hampshire Streets. (Ord. 8040)

(5) Standards that Apply in CC and CS District

A multi-Dwelling Structure is permitted as part of a multi-use development in the CC and CS Districts provided that the total Floor Area does not exceed 10 percent (10%) of the total gross Floor Area of the office/commercial Building or of all Buildings in the office/commercial complex in which the use is located.

(6) Standards that Apply in the MU District

- (i) ***A multi-Dwelling Structure shall only be permitted within designated Primary Zone of the MU District if it is a part of a Vertical Mixed Use Structure.***
- (ii) ***A multi-Dwelling Structure shall only be permitted within a designated Tertiary Zone of the MU District if surrounding existing development consists of multi-Dwelling residential uses.***

20-518 Office, Administrative and Professional

(1) Standards that Apply in RSO and CN1 Districts

- (i) An administrative and professional office shall be permitted in the RSO and CN1 Districts provided that the gross Floor Area shall not exceed 3,000 square feet.
- (ii) No external automated teller machine, drive-through windows, or night drop window shall be permitted.

(2) Standards that Apply in RMO and RMG Districts

- (i) An administrative and professional office shall be permitted in the RMO and RMG Districts.
- (ii) No external automated teller machine, drive-through windows, or night drop window shall be permitted.

(3) Standards that Apply in the MU District

Article 5

Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (i) ***In designated [Primary Zones](#), such offices shall be permitted to be located on the ground level of a structure only when they do not occupy the [Building Frontage](#).***

20-519 Outpatient Care Facility

An outpatient care facility shall be permitted in the **MU**, RMO, RSO, and CN1 [Districts](#) provided that the gross [Floor Area](#) shall not exceed 3,000 square feet.

20-525 Retail Sales, General

(1) Standards that Apply in CN1 District

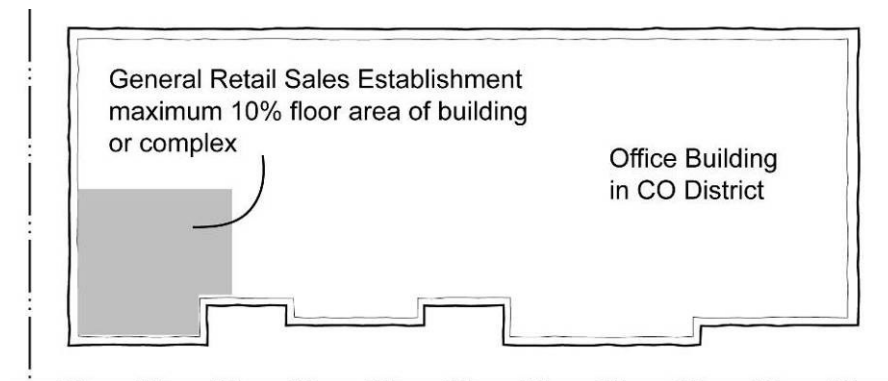
A general retail sales establishment shall be permitted in the CN1 District provided that the gross [Floor Area](#) shall not exceed 3,000 square feet.

(2) Standards that Apply in CC District

A general retail sales establishment shall be permitted in the CC District provided that the gross [Floor Area](#) shall not exceed 65,000 square feet.

(3) Standards that Apply in CO District

A general retail sales establishment is permitted in the CO District provided that the total [Floor Area](#) does not exceed 10 percent (10%) of the total gross [Floor Area](#) of the office [Building](#) or of all [Buildings](#) in the office complex in which the use is located.



(4) Standards that Apply in MU District

A general retail sales establishment shall be permitted in the MU District provided that such establishments are located in a [Vertical Mixed Use Structure](#) in a designated [Primary Zone](#).

20-526 Retail Establishments

(1) Purpose

These standards are intended to ensure that development of [Retail Establishments](#), including large, medium, and specialty sales establishments, is compatible with its surrounding area and contributes to the unique community character of Lawrence. All development and redevelopment of [Retail Establishments](#) shall exhibit uniform design

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

characteristics based on commercial development design standards adopted by the City Commission.

(2) **Market Impact Analysis**

A Commercial Center proposed for more than 50,000 gross square feet of commercial space is required to have a market impact analysis submitted at the time of application for rezoning in accordance with Sec. Error! Reference source not found..

(3) ***Standards that Apply in the MU District***

Retail establishments shall be permitted in the MU District provided that such establishments are located in a [Vertical Mixed Use Structure](#) in a designated [Primary Zone](#).

20-534 Accessory Dwelling Units (~~permitted only in RS40, RS20, RS10, RS7, and CN1~~)

(1) **Purpose**

[Accessory Dwelling Units](#) are allowed in certain situations to:

- (i) create new housing units while preserving the look and scale of single-[Family](#) detached [Dwelling](#) neighborhoods; ~~allowed in RS zones,~~ subject to the procedures established in Section **20-534(2)**(xi) ~~Registration; Affidavit;~~
- (ii) allow more efficient use of the City's existing housing stock and [Infrastructure](#);
- (iii) provide a mix of housing types that responds to changing [Family](#) needs and smaller households;
- (iv) provide a means for residents, particularly seniors, single parents, and couples, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- (v) provide a broader range of accessible and more affordable housing.

(2) **Design Standards**

(i) **Purpose**

These design standards are intended to ensure that [Accessory Dwelling Units](#):

- a. are compatible with the desired character and livability of RS **the** [Zoning Districts](#);
- b. respect the general [Building](#) scale and placement of [Structures](#) to allow sharing of common space on the [Lot](#), such as [Driveways](#) and [Yards](#); and
- c. are 960 square feet or smaller in size.

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(ii) **Generally**

The design standards for [Accessory Dwelling Units](#) are stated in this section. If not addressed in this section, the [Base District](#) standards apply.

(iii) **Methods of Creation**

An [Accessory Dwelling Unit](#) may only be created through one of the following methods:

- a. converting existing living area within a [Detached Dwelling](#), [Attached Dwelling](#) (e.g., attic, [Basement](#) or attached garage); or (Ord. 8098)
- b. adding [Floor Area](#) to an existing [Detached Dwelling](#), [Attached Dwelling](#) or detached garage; or (Ord. 8098)
- c. constructing a new [Detached Dwelling](#), [Attached Dwelling](#) or detached garage with an internal [Accessory Dwelling Unit](#). (Ord. 8098)

(iv) **Owner Occupancy Required in RS Districts**

Either the principal [Dwelling Unit](#) or the [Accessory Dwelling Unit](#) must be occupied by one or more of the persons who is/are the record [Owner](#) of the [Premises](#).

If at any time, neither of the [Dwelling Units](#) in a [Building](#) that contains an [Accessory Dwelling Unit](#) is the principal residence of one of the [Owner](#) of the property, then the property shall be considered a Duplex. If a Duplex is not permitted in the [Zoning District](#) in which the property is located, the [Owner](#) shall be subject to penalties for a zoning violation and to an abatement order requiring restoration of the [Premises](#) to lawful status, conforming with the uses permitted in the [Zoning District](#).

(v) **Number of Residents**

The total number of individuals that reside in both units (principal + accessory) may not exceed the number that is allowed for a household, plus one additional person.

(vi) **Other Uses**

An [Accessory Dwelling Unit](#) is prohibited in a house with a Type B [Home Occupation](#).

(vii) **Location of Entrances**

- a. Only one entrance to the [Principal Building](#) may be located on the front [Facade](#) that faces the [Street](#), unless the [Principal Building](#) contained an additional [Street](#)-facing entrance before the [Accessory Dwelling Unit](#) was created.
- b. When the [Accessory Dwelling Unit](#) is located behind the rear wall of the [Principal Building](#), the accessory [Dwelling](#) entrance shall face the [Front Lot Line](#).

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- c. An exception to subsection(b), above, is **Dwelling Units** that do not have **Access** from the ground such as **Dwelling Units** with entrances from balconies or elevated decks.

(viii) **Parking**

The following **Parking** requirements apply to **Accessory Dwelling Units**.

- a. **Lots** containing **Accessory Dwelling Units** shall contain a minimum of two off-**Street Parking Spaces**.
- b. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is at least 27 feet wide, no additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- c. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is less than 27 feet wide, or if the **Accessory Dwelling Unit** is created at the same time as the principal **Dwelling Unit**, one additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- d. One additional **Parking Space** is required for the **Accessory Dwelling Unit** if the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Collector** or **Arterial Street**.

(ix) **Size**

The maximum size of an **Accessory Dwelling Unit** may be no more than (33%) of the living area of the **Detached Dwelling** or **Attached Dwelling**, or 960 square feet, whichever is less.

(x) **Floor Area Additions**

Accessory Dwelling Units created through the addition of habitable **Floor Area** to an existing **Structure** shall comply with the following standards:

- a. the exterior finish material shall be the same or visually match in type, size and placement, the exterior finish material of the house or existing **Structure**;
- b. the roof pitch shall be the same as the predominant roof pitch of the house or existing **Structure**;
- c. trim on edges of elements on the addition shall be the same in type, size and location as the trim used on the rest of the house or existing **Structure**;
- d. windows shall match those in the house in proportion (relationship of width to **Height**) and orientation (horizontal or vertical);and
- e. eaves shall project from the **Building** walls the same distance as the eaves on the rest of the house or existing **Structure**.

(xi) **Registration; Affidavit**

- a. **Accessory Dwelling Units** shall be registered with the **Planning Director** prior to their establishment. The requirement for

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

registration is intended to ensure that the applicant is aware of the provisions of this Development Code governing [Accessory Dwelling Units](#); that the City has all information necessary to evaluate whether the [Accessory Dwelling Unit](#) initially meets and continues to meet Development Code requirements; and that the distribution and location of [Accessory Dwelling Units](#) is known.

- b. At the time of registration, the applicant shall submit an affidavit pledging agreement to the [Accessory Dwelling Unit](#) standards of this section. The affidavit shall specify which of the [Dwelling Units](#) will be occupied by an [Owner](#) of the property; if at any time such [Owner](#) moves to the other [Dwelling Unit](#), the [Owner](#) shall be responsible for filing an updated affidavit, recording such change.
- c. Permits for [Accessory Dwelling Units](#) may be issued after the [Planning Director](#) determines that the proposal complies with all applicable Development Code requirements.

20-535 Accessory Parking

Accessory [Parking](#) shall be located in the same [Zoning District](#) as the use to which it is accessory. Accessory [Parking](#) may be permitted in a different [Zoning District](#) by site plan approval, subject to the following limitations:

- (1) accessory [Parking](#) for a nonresidential use shall in no case be allowed in an RS [Zoning District](#);
- (2) accessory [Parking](#) for a use permitted in a C [Zoning District](#) may be permitted in an RO or RM [Zoning District](#), provided that the total area of such [Parking](#) shall not be greater than 10,000 square feet; and
- (3) approval of any such accessory [Parking](#) in a different [Zoning District](#) shall be made subject to appropriate [Bufferyard](#) or other [Screening](#) requirements to limit the impact of the accessory [Parking](#) on the other [Zoning District](#).

20-536 Amateur Radio and Receive-Only Antennas

(1) Amateur Radio and Receive-Only Antennas

[Amateur Radio](#) and [Receive-Only Antennas](#) may be installed and operated as permitted [Accessory Uses](#), subject to the following conditions:

- (i) a single ground or [Building](#) mounted [Receive-Only Antenna](#) including any mast, for the sole use of the principal occupant(s) of the residential [Parcel](#) on which the [Receive-Only Antenna](#) is located; with a [Receive-Only Antenna Height](#) not exceeding twenty-five feet (25') or the [Building Height](#) allowed in the [Zoning District](#), whichever is higher;
- (ii) a ground, [Building](#), or tower mounted [Amateur Radio Antenna](#) if the [Height](#) (post and [Antenna](#)) does not exceed thirty-five feet (35'); and

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (iii) a ground, [Building](#), or tower-mounted [Amateur Radio](#) or [Receive-Only Antenna](#) up to 75 feet tall as a Special Use, subject to the following additional standards:
 - a. the applicant shall provide certification from a civil engineer licensed in Kansas that the tower design is such that it will not fall on adjacent property or on any [Building](#) on the property on which it is located;
 - b. the tower installation shall include a Type 2 [Bufferyard](#) to [Screen](#) it from any adjoining property in an RS zone that is located within 20 feet of the proposed tower site; and
 - c. the tower may be limited to a [Height](#) of less than 75 feet if the [Planning Commission](#) finds that it will otherwise protrude above the tree [Canopy](#) or otherwise create an unnecessary and unacceptable visual impact.

(2) **Satellite Dishes**

(i) **General**

- a. No [Satellite Dish](#) shall block any entrance or required emergency egress of any [Building](#).
- b. Any [Satellite Dish](#) in a HL or HD [Overlay District](#) shall be subject to Chapter 22 of the City Code, and shall specifically require a Certificate of Appropriateness under Chapter 22.

(ii) **Satellite Dishes One Meter or Smaller**

[Satellite Dishes](#) one meter or less in diameter are a permitted [Accessory Structure](#) in all [Base Districts](#).

(iii) **Satellite Dishes Two Meters or Smaller**

[Satellite Dishes](#) more than one meter, up to and including two meters, in diameter are a permitted [Accessory Structure](#) in all Commercial and Industrial [Zoning Districts](#) and a Special Use (under Sec. **Error! Reference source not found.**) in all Residential [Zoning Districts](#), and are subject to the following:

- a. such a [Satellite Dish](#) shall not be located in the [Front Setback](#) or [Front Yard](#);
- b. such a [Satellite Dish](#) shall not be located in a [Side Setback](#); and
- c. such a [Satellite Dish](#) in a Residential or Commercial [Zoning District](#), or the IBP [Zoning District](#), shall be [Screened](#) from view off [Premises](#) by a fence, wall, [Berm](#), or [Landscaping](#).

(iv) **Satellite Dishes Larger Than Two Meters**

[Satellite Dishes](#) more than two meters in diameter are a permitted [Accessory Structure](#) in all Industrial [Zoning Districts](#) and all Commercial [Zoning Districts](#) except for CN1. Such [Satellite Dishes](#) are a Special Use (under Sec. **Error! Reference source not found.**) in any Residential [Zoning District](#) or in the CN1 [Zoning District](#). Such [Satellite Dishes](#) are subject to the following:

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- a. Such a [Satellite Dish](#) shall not be located in a [Front Setback](#) or [Front Yard](#);
- b. such a [Satellite Dish](#) shall not be located in a [Side](#) or [Rear Setback](#); and
- c. such a [Satellite Dish](#) in a Commercial [Zoning District](#) or the IBP [Zoning District](#), or where adjoining property is in a Residential or Commercial [Zoning District](#) or the IBP [Zoning District](#), shall be [Screened](#) from view off [Premises](#) by a fence, wall, [Berm](#), or [Landscaping](#).

20-537 Home Occupations

(1) Purpose

[Home Occupations](#) are activities accessory to uses in the Household Living category. Special regulations apply to such activities to ensure that [Home Occupations](#) will not be a detriment to the character and livability of the surrounding neighborhood. The regulations are intended to ensure that the [Home Occupation](#) remains subordinate to the residential use, and that the residential viability of the [Dwelling](#) is maintained. The regulations recognize that many types of work can be done in a home with little or no effect on the surrounding neighborhood.

(2) Applicability

Uses are allowed as [Home Occupations](#) only if they comply with all of the requirements of this section.

(3) Exemptions

(i) Day Care Homes

[Day Care](#) homes are not regulated as a [Home Occupation](#) and are exempt from the [Home Occupation](#) regulations of this section.

(ii) Bed and Breakfast and Bed and Breakfast Inns

Bed and Breakfasts and Bed and Breakfast Inns are not regulated as [Home Occupations](#) and are exempt from the regulations of this section.

(4) Description of Type A and Type B Home Occupations

There are two types of [Home Occupations](#): Type A [Home Occupations](#) and Type B [Home Occupations](#).

(i) Type A

A Type A [Home Occupation](#) is one where residents use their home as a place of work, with no employees or customers/clients coming to the site. Examples include artists, crafts people, writers, and consultants.

(ii) Type B

A Type B [Home Occupation](#) is one where an employee and/or customers/clients come to the site. Examples are counseling, tutoring, and hair cutting/styling.

(5) Use-Related Regulations

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(i) **Allowed Uses**

The intent of the regulations of this section is to establish performance standards for all [Home Occupations](#) rather than to limit uses and activities to a specific list. [Home Occupations](#) that comply with the performance standards of this section are allowed by-right unless otherwise expressly stated.

(ii) **Prohibited Uses**

- a. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to vehicles and their parts is prohibited.
- b. [Home Occupations](#) may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
- c. Funeral and Interment Services are not allowed as [Home Occupations](#).
- d. [Animal Services](#) are not allowed as [Home Occupations](#).
- e. Restaurants are not allowed as [Home Occupations](#); catering for off-premise consumption is not prohibited.
- f. A Type B [Home Occupation](#) is prohibited on a [Lot](#) where an [Accessory Dwelling Unit](#) exists.
- g. More than two garage sales within a calendar year is a prohibited use. (Ord. 8098)

(6) Site-Related Standards

(i) **Signs**

One non-animated, non-illuminated, accessory identification sign of no more than 2 square feet in area shall be permitted. The allowed sign shall be placed flat against a wall or door, displayed in a window, or within ten feet (10') of the [Building](#) entrance.

(ii) **Outdoor Activities**

- a. All activities shall be in completely enclosed [Structures](#).
- b. Exterior storage or display of goods or equipment is prohibited.

(iii) **Appearance**

The [Dwelling](#) and site shall remain residential in appearance and characteristics. Internal or external changes that will make the [Dwelling](#) appear less residential in character or function are prohibited. Examples of such prohibited alterations include construction of [Parking Lots](#), paving of required [Setbacks](#), or the addition of commercial-like exterior lighting.

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(7) Impact-Related Standards

(i) Hazardous Substances

Hazardous substances are prohibited, except at the "consumer commodity" level, as that term is defined in 49 C.F.R. Sec. 171.8.

(ii) Noise

The maximum noise level associated with a [Home Occupation](#) shall not violate the provisions of the City's noise ordinance.

(iii) Trucks and Vehicles

No more than one vehicle advertising or displaying the name of the [Home Occupation](#) may be parked at the site. The maximum size of a vehicle that may be parked in association with a [Home Occupation](#) is a [Light Truck](#).

(iv) Deliveries

Truck deliveries or pick-ups of supplies or products, associated with business activities, are allowed at the [Home Occupation](#) only from 7 a.m. to 9 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

(8) Additional Type B Home Occupation Regulations

The following are additional regulations that apply to Type B [Home Occupations](#). Waivers or variances from this section of the regulations are prohibited.

(i) Hours

Customers or clients may visit the site only during the hours of 7 a.m. to 7 p.m.

(ii) Nonresident Employees

One nonresident employee is allowed with a Type B [Home Occupation](#). For the purpose of this section, the term "nonresident employee" includes an employee, business partner, co-[Owner](#), or other person affiliated with the [Home Occupation](#) who does not live at the site but who regularly visits the site as part of the [Home Occupation](#).

(iii) Customers/Clients

Only 10 customers or clients may visit the site in a day.

(iv) Retail Sales

Retail sales of goods shall be entirely accessory to any services provided on the site (such as hair care products sold to hair cutting clients).

(v) Number

No more than one Type B [Home Occupation](#) is permitted per [Dwelling Unit](#).

(9) Type B Home Occupation Permit

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(i) **Purpose**

Permits for Type B [Home Occupations](#) shall be obtained, prior to their establishment, from the [Planning Director](#). The permit requirements are intended to ensure:

- a. that the applicant is aware of the provisions of this Development Code governing [Home Occupations](#);
- b. that the City has all information necessary to evaluate whether the proposal initially meets, and continues to meet, Development Code regulations; and
- c. that the distribution and location of Type B [Home Occupations](#) is known.

(ii) **Procedure and Renewal Process**

Type B [Home Occupations](#) are required to register with the [Planning Director](#) prior to their establishment. At the time of registration, the applicant shall provide an affidavit pledging compliance with the standards, conditions and the documentation that the proposal is a Type B [Home Occupation](#). A [Home Occupation](#) permit for Type B [Home Occupations](#) will be issued by the [Planning Director](#) for a 2-year period. It is the responsibility of the applicant to obtain the permit every 2 years. The permit is tied to the applicant and to the [Lot](#) occupied by the Type B [Home Occupation](#). Permits are not transferable to other sites or to other operators. The applicant shall also demonstrate at the time of registration compliance with the following neighborhood notice requirements.

(iii) **Neighborhood Notice**

- a. The purpose of this requirement is to notify the [Registered Neighborhood Association](#) and nearby [Landowners](#) of the establishment of a Type B [Home Occupation](#), the type of activities that will occur, and the regulations under which the use shall operate.
- b. The applicant shall prepare a notice that describes the standards set forth in this section, the type of business activities to take place at the site, the hours of operation, and either the existence of a nonresident employee or the expected number of customers/clients on a daily basis.
- c. The applicant shall send notice to all [Registered Neighborhood Associations](#) whose boundaries include the site and to all [Owner](#) of property within 200 feet of the subject site. At the time of application submittal, the applicant shall submit to the [Planning Director](#) a list of the [Owner](#) and addresses notified, a copy of the notice that was sent, and a signed Statement verifying that notice requirements have been met. It is the responsibility of the applicant to gather the information to fulfill this requirement.
- d. The notice shall provide information on the proposed [Home Occupation](#) and at least the following additional information:

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

Notice of Proposed Home Occupation

This letter is being sent to [Landowners](#), or a [Registered Neighborhood Association](#), near the site of a proposed [Home Occupation](#). It is being sent for the purpose of informing the [Landowner](#) and other interested parties about the proposed home-based business. This letter does not grant the recipient and/or [Landowner](#) any legal rights to challenge the proposed development, instead, it is being provided solely to inform nearby [Landowners](#) of the proposed plans of one of your neighbors. For further information, contact the applicant's designated representative at (xxx) xxx-xxxx or the Lawrence-Douglas County Planning Department at (785) 832-XXXX.

(iv) **Revocation**

A Type B [Home Occupation](#) permit may be revoked for failure to comply with the regulations of this section, through the procedures identified in Sec. **Error! Reference source not found..** When a Type B [Home Occupation](#) permit has been revoked, a new Type B [Home Occupation](#) permit will not be issued to the applicant or other persons residing with the applicant for 2 years.

20-538

Exterior Storage

(1) Purpose

[Exterior Storage](#) areas are permitted as an accessory to a principal use in specific nonresidential zoning districts to provide space for the outdoor storage of materials related to the principal use. Outdoor storage of materials not related to the business of the principal use is prohibited.

(2) Applicability

[Exterior Storage](#) is defined as the outdoor storage of any and all materials related to the principal use of the lot or site, not including areas for special events, temporary outdoor events or seasonal events, transient merchant sales areas, or any other outdoor area dedicated to the sale of retail goods, regardless of the proprietor. [Exterior Storage](#) is permitted as an accessory use in the CR, CS, CC, IBP, IL, IG, GPI and H Districts to any principal use permitted in these districts. The standards for [Exterior Storage](#) areas exclude dumpsters and trash receptacles and mechanical equipment, which themselves have screening requirements in Section 20-1006.

(3) Location of Exterior Storage on a Site

(i) **Location in Rear Yard**

[Exterior Storage](#) areas may be located in the provided rear yard of a property but must adhere to the minimum setbacks as required by Article 6 in addition as to what is required by Subsection (iv) below.

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

(ii) **Location in Side Yard**

Exterior Storage areas may be located in any side yard of a property not adjacent to a street right-of-way, except in the IL and IG Districts where they may be located in any side yard, regardless of the presence of adjacent street right-of-way. The location of **Exterior Storage** areas in any side yard must adhere to the minimum setbacks as required by Article 6 in addition to what is required by Subsection (iv) below. When located in a side yard, **Exterior Storage** areas shall be located to the rear of the front building facade of the principal structure, except in the IL and IG Districts where they may encroach into the front yard.

(iii) **Location in Front Yard**

Exterior Storage areas are prohibited from being located in the provided front yard of any property in all zoning districts, with exception of the IL and IG zoning districts where exterior storage areas may be located in the front yard.

(iv) **Minimum Setbacks**

Minimum setbacks apply to the location of **Exterior Storage** areas depending upon adjacent property's zoning classification. To determine the setback required, first identify the zoning of the site planned for exterior storage and the zoning of all adjacent sites. Find where the zoning of the site for **Exterior Storage** and each adjacent site intersect on the table. This is the required minimum setback from the property line.

Zoning of Exterior Storage Area	Adjacent Site's Zoning			Adjacent to ROW
	CN1, CN2	CR, CS, CC	IBP, IL, IG, GPI, H	
CR, CS, CC	15'	15'	--	50'[1]
IBP, IL, IG, GPI, H	15'	--	10'	25'[1]

[1] or behind the front building a façade, whichever is the greater distance.

(4) Screening Required

To protect the public safety and promote aesthetic quality, all **Exterior Storage** areas are required to be screened from adjacent properties and the public right-of-way in the form of a landscaped **Bufferyard**. To determine the type of **Bufferyard** required, first identify the zoning of the site planned for **Exterior Storage** and the zoning of all adjacent sites. Find where the zoning of the site for **Exterior Storage** and each adjacent site intersect on the table. This is the required type of **Bufferyard**. For detailed provisions on each type of **Bufferyard**, see Sec. 20-1005.

Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

Zoning of Exterior Storage Area	Adjacent Site's Zoning			Adjacent to ROW
	CN1, CN2	CR, CS, CC	IBP, IL, IG, GPI, H	
CR, CS, CC	2	--	1	3
IBP, IL, IG, GPI, H	3	2	--	3

(5) Area

The area of [Exterior Storage](#) uses shall be limited to 50% of the floor area of the principal structure. [Exterior Storage](#) areas may only exceed 50% of the floor area of the associated principal structure with approval of a Special Use Permit.

(6) Surfacing Required

- (i) In CR, CS, and CC Districts
[Exterior Storage](#) areas located in these Districts shall be located upon any of the paved surfaces as provided in Sec. 20-913.
- (ii) In IBP, IL, IG, GPI, and H Districts
[Exterior Storage](#) areas located in these districts may be located on compacted gravel surfaces. [Driveways](#) and [Driveway Aprons](#) providing access to these areas shall be paved to City Standards.
- (iii) [Exterior Storage](#) areas in Floodplains
[Exterior Storage](#) areas located in the [Floodplain](#), regardless of the site's zoning, may be surfaced with compacted gravel. (Ord. 8098)

20-539 General Standards for [Private Dining Establishments](#)

- (7)** The operation of a [Private Dining Establishment](#) in RS, RSO and RMO Districts shall be limited to:

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (i) Service to no more than 30 guests per seating.
- (ii) One seating per service day.
- (iii) 5 service days in a standard 7-day week.
- (iv) Service shall be provided to the general public by reservation only.
- (v) Shall be located in [Mixed-Use](#) neighborhoods.
- (vi) No drive-in, drive-through or carry-out facilities are permitted.
- (vii) The service of beverages may include alcoholic beverages subject to approval of a City Liquor License.
- (viii) The [Planning Commission](#) and [City Commission](#) have the discretion to place additional restrictions upon the use or the site based upon the Review and Decision-Making Criteria set forth in Sec. 20-1306(i), but shall not be precluded from consideration from other factors which may be relevant to a particular application including but not limited to hours of operation, lighting, and noise.

(8) Off-street parking

- (i) **Principal Residential Use**
Off-street parking shall be provided in accordance with the applicable provisions of Article 9 of Chapter 20 of the Development Code for the primary use as a residence.
- (ii) **Accessory Private Dining Use**
The Planning Commission and City Commission shall have the discretion to adjust the amount of parking required and/or the permitted location and site design of off-street parking facilities dedicated to [Private Dining Establishments](#) as a condition of Special Use Permit approval.
- (iii) **Standards for the Location of Off-Street Parking**
Off-street parking shall be provided in such a way as to maintain the residential pattern and character of the neighborhood in which the use is proposed to occur.

(9) Site-Related Standards

- (i) **Owner-Occupancy Required**
A [Private Dining Establishment](#) shall be accessory to an owner-occupied principal residential use.
- (ii) **Location**
 - a. The use shall be contained in neighborhoods that include [Mixed Use Lots](#), [Tracts](#), [Parcels](#) or [Buildings](#) or [Structures](#) as the term [Mixed Use](#) is defined in Sec. 20-1701. Neighborhoods which are predominantly single-dwelling residential in nature shall not be considered for [Private Dining Establishments](#). The use shall be contained within or

- Article 5
Enacting Sections 20-541, 20-542 and 20-543
Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534
- adjacent to [Blocks](#) with non-residential uses in a neighborhood with [Mixed Uses](#) or [Zoning Districts](#).
- b.** The use shall have direct access to a Public [Street](#) or right-of-way. [Private Dining Establishments](#) shall not be permitted on Private Streets.
- (iii) Screening
- a.** The [Planning Commission](#) shall have the discretion to require landscaping and screening as deemed necessary given the operational, neighborhood and site characteristics for the use as a condition of Special Use Permit approval.
- (iv) Appearance
- a.** The exterior of the residence shall remain consistent with the primary function as a dwelling unit.
- b.** No exterior signage or advertising material permitted in residential districts.
- (v) Operating Characteristics
- a.** The [Planning Commission](#) and [City Commission](#) shall have the discretion to determine if the serving and consumption of any food and/or beverage may occur outdoors. (Ord. 8098)

20-540 Small and Large Collection [Recycling Facilities](#)

- (1) Purpose**
Small and Large Collection [Recycling Facilities](#) are centers or facilities for the acceptance by donation, redemption, or purchase, of [Recyclable Materials](#) from the public. Special regulations apply to such centers or facilities to ensure public and user safety as well as to ensure adequate and on-going maintenance of such facilities and general aesthetic appeal. Areas designated for such facilities shall obtain site plan approval by the Planning Director.
- (2) Applicability**
Uses are allowed as Small or Large Collection [Recycling Facilities](#) only if they comply with all of the requirements of this section.
- (3) Exemptions**
- (i) Any indoor Small or Large Collection [Recycling Facility](#) located within a building.
- (4) Use-Related Regulations**
- (i) Allowed Uses
The intent of the regulations of this section is to establish performance and use standards for all Small and Large Collection [Recycling Facilities](#). [Such Facilities](#) which comply with the

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

performance and use standards of this section are permitted by-right upon site plan review and approval by the Planning Director.

(ii) Allowed collection facilities

- a. Mobile collection units such as all-weather roll-off containers, bins or boxes, which are not permanently affixed to the ground;
- b. Reverse vending machines or kiosks that may include permanent [Structures](#). Reverse vending machines and kiosks may be located indoors or outdoors adjacent to the main entryway of a building and are not required to be located within the area designated on the site plan for the Small or Large Collection [Recycling Facility](#).
- c. Indoor facilities, ancillary to the primary activity of a business or organization which is exempt from these standards.

(5) Site-Related Standards

(i) Area

One Small or one Large Collection [Recycling Facility](#) shall be permitted per property or parcel(s) or tract(s) of land under common ownership. In the case of a commercial/shopping center with multiple tenants and/or multiple property owners, only one Small or Large Collection [Recycling Facility](#) may be permitted. Small and Large Collection Recycling Facilities shall be limited to one area per property, parcel(s) or tract(s) of land under common ownership dedicated to such facilities. Small Collection Facilities are limited to 500 square feet in area whereas Large Collection Facilities may be contain a larger area.

Any use meeting the definition of a Small or Large Collection [Recycling Facility](#) shall be located within the designated area as shown on the approved site plan or development plan. Kiosks and reverse vending machines may be located outside the designated area when located adjacent to the public entrance of the principal structure.

(ii) Location and Placement

- a. Small or Large Collection Recycling Facilities shall be located on a paved surface.
- b. All Density and Dimensional Standards as provided in Article 6, such as building setbacks, shall apply to the placement and location of areas designated for Small or Large Collection [Recycling Facilities](#).
- c. Whenever possible, Small or Large Collection [Recycling Facilities](#) should not be located between the public right-of-way and the front façade of a building.
- d. Small or Large Collection [Recycling Facilities](#) shall not be located in parking lots when its placement in such a location

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

will result in a reduction in available parking below the amount required for the principal use of the property or site.

- e. Small or Large Collection **Recycling Facilities** shall not be located in parking lots when its placement in such a location will result in impeding safe and orderly pedestrian and vehicular movement.
- f. The location and placement of the area designated for Small or Large Collection **Recycling Facilities** shall be safe for public use. Prior to site plan approval, the applicant shall provide evidence to the Planning Department that the designated site is safely accessed by the general public.

(iii) Appearance

a. Screening

The designated area for Small or Large Collection **Recycling Facilities** may be screened from public rights-of-way by a landscape screen or berm. Such screening may be required to obtain site plan approval and is encouraged in all instances. Screening, regardless of the method, shall not exceed 4 feet in height, at any time, for security and public safety purposes.

b. Maintenance

The designated area for Small or Large Collection **Recycling Facilities** shall be kept clean from debris, recyclable materials, or garbage at all times. Collection of recyclable materials shall occur only within mobile collection units, reverse vending machines and kiosks which include permanent structures. All facilities, collection units, vending machines, and kiosks shall be properly maintained.

(iv) Site Plan Review

Small and Large Collection **Recycling Facilities** shall only be permitted upon site plan review and approval by the Planning Director.

(Ord. 8098)

20-541

Work/Live Units

(6) Purpose

Work/Live Units are distinguished from Home Occupations in that in the case of Home Occupations, the business or commercial use is accessory to the residential use. In the case of Work/Live Units, the residential use is accessory to the business or commercial use. Work/Live Units are permitted in certain zoning districts to:

Article 5

Enacting Sections 20-541, 20-542 and 20-543

Amending Sections 20-503, 20-507, 20-509, 20-511, 20-517, 20-518,
20-519, 20-525, 20-526, 20-534

- (i) *Provide for the appropriate development of units that incorporate both living and working space;*
- (ii) *Encourage the development of new business by allowing a business owner to live in the same location as the business;*
- (iii) *Provide opportunities for people to live in mixed-use areas;*
- (iv) *Ensure that the exterior design of **Work/Live** buildings is compatible with the exterior design of commercial, industrial, and residential buildings in the area,*

(7) Standards

- (i) ***Work/Live Units** shall consist of a nonresidential use, permitted in the **Base District** and a residential dwelling.*
- (ii) ***Work/Live Units** shall be designed to accommodate a permitted nonresidential use, such as a business and the residential dwelling of the business owner or operator.*
- (iii) *The residential dwelling shall have direct internal access to the permitted nonresidential use.*

20-542 Non-Ground Floor Dwelling Units

***Non-Ground Floor Dwellings** shall be located in a **Vertical Mixed Use Structure**, either above ground level or below ground level. Such **Dwelling** units shall not have direct internal access to a nonresidential use within the **Structure**. For **Dwelling** units which are accessory to or have direct internal access to a nonresidential use see **Work/Live Unit**.*

***Non-Ground Floor Dwelling Units** are commonly considered to be apartments, lofts, condominiums or flats located above or below a nonresidential use within the same structure. **Non-Ground Floor Dwelling Units** are distinguished from multi-**Dwelling** units or **Multi-Dwelling Structures**, as defined in Section 20-1724, on the basis that **Multi-Dwelling Structures** must contain at least three (3) **Dwelling Units**. Structures containing **Non-Ground Floor Dwelling Units** shall contain only two or fewer **Dwelling** units.*

20-543 Office, Other

(1) Standards that Apply in the MU District

- (i) *In designated **Primary Zones**, such offices shall be permitted to be located on the ground level of a structure only when they do not occupy the **Building Frontage**.*

Article 6. Density and Dimensional Standards

Contents of Article

Error! Bookmark not defined.

20-601 Density and Dimensional Standards Tables

(a) Residential Districts

Unless otherwise expressly stated, all development in R Districts shall comply with the Density and Dimensional Standards of the following table: (Ord. 8098)

Standard	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12/ RM12D [6]	RM15	RMO	RM24	RM32	RMG
Min. Lot Area (sq. ft.)	40,000	20,000	10,000	7,000	5,000	3,000	5,000	6,000	6,000	5,000	6,000	6,000	10,000
Min. Lot Area per dwelling unit (sq.ft.)	40,000	20,000	10,000	7,000	5,000	3,000	--	--	--	--	--	--	--
Max. Dwelling Units per acre	--	--	--	--	--	--	15	12	15	22	24	32	1
Min. Lot Width (ft.)	150	100	70	60	40	25	50	60	60	50	50	50	50
Min. Lot Frontage	40	40	40	40	40	25	40	60	60	40	50	50	50
Min. Setbacks (ft.):													
Front [5]	25	25	25	25	20	15 [1]	25	25	25	25	25	25	25
Side (Exterior) [2][5]	25/25	25/20	25/15	25/10	20/10	15/10	25/10	25/10	25/10	25/10	25/10	25/10	25/10
Side (Interior) [5]	20	20	10	5	5	5	5	5	5	5	5	5	5
Rear [3][5]	30/35	30/35	30/25	30/25	20/25	20/25	20/25	20/25	25/25	20/25	20/25	20/25	20/25
Max. Bldg. Cover (% of site)	15 [4]	30 [4]	40 [4]	45 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	60 [4]	60 [4]
Max. Impervious Cover (% of site)	25 [4]	50 [4]	70 [4]	70 [4]	75 [4]	75 [4]	75 [4]	75[4]	75 [4]	75[4]	75[4]	80[4]	80[4]
Min. Outdoor Area (per dwelling):													
Area (sq. ft.)	None	None	None	None	240	150	None	50	50	50	50	50	None
Dimensions (ft.)	N/A	N/A	N/A	N/A	12	10	N/A	5	5	5	5	5	NA
Max. Height (ft.)	35	35	35	35	35	35	35	35	45	45	45	45	35[4]

[1] Minimum garage entrance Setback = 20 feet

[2] First number represents minimum Exterior Side Setback when subject Lot is adjacent to an abutting interior Side Lot Line. Second number represents minimum Exterior Side Setback when subject Lot is adjacent to an abutting Rear Lot Line.

[3] First number represents minimum Rear Setback for Single Frontage Lot. Second number represents minimum Rear Setback for double Frontage (or through) Lot

[4] Applies only to Lots platted after the Effective Date or any improvements on a property after the Effective Date which increase the building coverage or impervious coverage.

[5] Additional Setback restrictions apply to properties developed adjacent to RS zoned properties where expressly required elsewhere in the Development Code.

[6] Density and Dimensional Standards for the RM12D District are the same as those for the RM12 District. (Ord. 8098)

(b) Commercial and Industrial Districts

Unless otherwise expressly stated, all development in the Commercial and Industrial Districts shall comply with the Dimensional Standards of the following table: (Ord. 8098)

Standard	CN1	CO	CN2	CD	CC	CR	CS	IBP	IL	IG	OS
----------	-----	----	-----	----	----	----	----	-----	----	----	----

								[10]			
Min. Site Area	5,000 sq. ft.	5,000 sq.ft.	2 Ac.	2,500	5 Ac.	40 Ac	-	5 Ac.	20,000 sq.ft.	5,000 sq.ft.	-
Max. Site Area	1 Ac.	-	15 Ac.	-	-	-	-	-	-	-	-
Min. Lot Area (sq. ft.)	5,000	5,000	20,000	2,500	20,000	20,000	5,000	20,000	20,000	5,000	-
Min. Lot Width (ft.) [12]	50	50	100	25	100	150	50/100	200	100	50	-
Min. Setbacks (ft.)											
Front [9]	[6]	20	20	0	25	25	25	[1]	[1]	[1]	[3]
Side (Exterior) [2] [9]	[3]/20	[3]/20	[3]/20	[3]/0	[3]/20	[3]/20	[3]/15	[1]	[1]	[1]	35
Side (Interior-adj. R) [9]	10	20	20	20	25	45	12	[1]	[1]	[1]	20
Side (Interior-adj. Non-R)	0	5	0	0	0	0	0	[1]	[1]	[1]	15
Rear [4] [9]	20/25	15/25	20/25	0	12/25	30	12/25	[1]	[1]	[1]	0
Max. Front Setback	[6]	NA	NA	5[7]	20	0	NA	NA	NA	NA	NA
Max. Lot Coverage (%)	65 [5][11]	65 [5][11]	75 [5][11]	100	85 [5][11]	80 [5][11]	80 [5][11]	65 [5][11]	85 [5][11]	85 [5][11]	NA
Max. Impervious Lot Cover (%)	75 [5][11]	75 [5][11]	80 [5][11]	100	80[5] [8][11]	75[5] [8][11]	80 [5][11]	75 [5][11]	75 [5][11]	75 [5][11]	NA
Min. Outdoor Area (per unit)											
Area (sq. ft.)	50	-	50	-	-	-	50 [5][11]	-	-	-	-
Dimensions (ft.)	5	-	5	-	-	-	5 [5][11]	-	-	-	-
Max. Height (ft.)	25	50	45	90 [7]	50	75	45	60	35	75	35

[1] Minimum [Setbacks](#) are as follows:

District	Abutting Street Right-of-Way			Abutting Other Lot Lines	
	Across From R District	Across From Non- R District		Abutting R District	Abutting Non-R District
		Arterial	Collector		
[10]	40	40	40	40	15
	50	50	25	20	15
	50	50	25	50	15

[2] First number represents minimum [Exterior Setback](#) to an abutting [Side Lot Line](#). Second number represents minimum [Exterior Setback](#) to an abutting [Rear Lot Line](#)

[3] Same as [Front Yard](#) of abutting [Lot](#)

[4] First number represents minimum [Rear Setback](#) for Single [Frontage Lot](#). Second number represents minimum [Rear Setback](#) for double [Frontage](#) (or through) [Lot](#)

[5] Applies only to [Lots](#) platted after the [Effective Date](#).

[6] [Setback](#) of [Building](#) constructed after the [Effective Date](#) shall be within 1 foot of the average [Setback](#) of existing [Buildings](#) on the same [Block](#) on the same side of the Street.

[7] Subject to location and [Height](#) limitations in Downtown Design Guidelines and Downtown Design Standards.

[8] Maximum [Building](#) coverage in CC and CR districts is 25%.

[9] Additional [Setback](#) restrictions apply to properties developed adjacent to RS zoned properties where expressly required elsewhere in the Development Code.

[10] Density and Dimensional Standards for the GPI and H Districts shall be the same as those established in the IBP District.

[11] Applies to any [Significant Development Project](#).

[12] First number represents the minimum existing [Lot Width](#). The second number represents the required [Lot Width](#) for a [Lot](#) platted after the [Effective Date](#). (Ord. 8098)

(c) Mixed Use District

Unless otherwise expressly stated, all **new** development in a Mixed Use District shall comply with the Density and Dimensional Standards of the following table. The standards are not applicable to existing development rezoned to the district:

Standard	Mixed Use District Development Zones		
	Primary	Secondary	Tertiary
Min. Site Area	20,000		
Max. Site Area	20		
Min. Lot Area (sq. ft.)	3,000		
Min. Lot Width (ft.) [12]	25		
Max. Dwelling Units (per acre)	32	15	12
Setback Range: Minimum to Maximum (in feet)			
Front	0-10 [1]	0-20 [1]	0-25 [1]
Side (Exterior)	0-10 [1]	0-20 [1]	0-25 [1]
Side (Interior)	0-5	0-5	0/5 [2]
Rear (when abutting alley)	0-10 [3]	0-20	10-30 [4]
Max. Building Coverage (% of Lot)	20/0-10 [1]	20/0-20 [1]	20/10-30 [1]
Max. Impervious Coverage (% of Lot)	100 [6]	85 [6]	75 [6]
Max. Height (ft.)	100 [6]	95 [6]	85 [6]
Minimum Outdoor Area (per dwelling unit)			
Area (sq. ft.)	50 [8]	50 [8]	50 [8]
Dimensions (ft.)	4 [8]	4 [8]	4 [8]
Min. Dimensions of Ground Level Nonresidential Spaces in Mixed Use Buildings			
Floor to Floor Height (ft.) [9]	12	12	12
Area (sq. ft.) [9]	800 [10]	600 [10]	500 [10]

[1] Corresponding [Public Frontages](#) shall be designed for each Development Zone.

[2] First number represents the required setback for all attached structures, second number represents the required setback for detached structures.

[3] May be up to 25 feet to accommodate service/delivery uses.

[4] Setback may be reduced to zero feet for garages or garages with internal accessory dwelling units.

[5] First number represents the minimum rear setback for a Single Frontage Lot. Second number range represents minimum/maximum Rear Setback for double Frontage (through) Lots. The rear yard for double-frontage lots shall be considered a Public Frontage and shall be designed as such in accordance with Section 20-1108(j).

[6] Applies only to [Lots](#) platted after the [Effective Date](#).

[7] Maximum Height may only be increased by redemption of Development Bonuses as per the standards of Section 20-1108(h) or by Special Use Permit.

[8] Minimum Outdoor Area is not required for each dwelling unit onsite if a public park is located within ¼ of a mile of the site. If not available, the Outdoor Area shall be provided as per the standards of Section 20-602(g).

[9] Minimum dimensions for the floor to floor height and gross floor area for ground level nonresidential uses are necessary in order to ensure that the dimensions of the space meet the needs of nonresidential tenants.

[10] Or 20% of the Lot Area when located on Lots whose width is less than 50 feet, whichever is greater.

Article 9
Amending Section 20-908(c)

20-908 Location

(a) General

Except as otherwise expressly provided in this section, required off-[Street Parking](#) and loading spaces shall be located on the same [Lot](#) as the [Principal Use](#) (See Sec. Error! Reference source not found. for possible exceptions).

(b) Residential Districts

No part of a [Parking Area](#), other than a [Driveway](#), may be located within 25 feet of a [Street](#) right-of-way in any residential [Zoning District](#).

- (1) No more than 4 vehicles may be parked on [Driveways](#) or turnarounds within the required [Front](#) or [Side Setback](#) of any [Lot](#) in a residential [Zoning District](#). Single or double [Driveways](#) and turnarounds may not be used to provide required off-[Street Parking](#) within the required [Front](#) or [Exterior Side Setback](#) with the exception of when they are serving a [Duplex](#) or [Detached House](#).
- (2) [Driveway](#) widths may not exceed 26 feet in residential [Districts](#). All [Driveway](#) cuts into the [Street](#) require a permit and must be approved by the City Engineer in conformance with the standards outlined in Chapter 16, Article 3 of the City Code.
- (3) In RS3 and RS5 Districts, residential driveways may be constructed a maximum of 12' wide to reduce pavement width and maintain the character of the neighborhood.

(c) Nonresidential Districts

The location of off-[Street Parking Areas](#) in Commercial and Industrial [Zoning Districts](#) shall comply with the adopted city design standards and the following standards:

District	Allowed Location	Minimum Setback from Right-of-Way (feet)	Minimum Setback from Residential Lot Lines (feet)
CN1 CO CN2	Not allowed between the Facade of the Building with the main entrance and the Street .	15	10
CD	Prohibited between a Building and any Street		
CC CR CS IBP IL IG	No restriction except as specified in Sec. Article 5		
MU	Prohibited in the Primary Development Zone and prohibited between a Building and any Street in a Secondary Development Zone . No restriction in a Tertiary Development Zone		

Article 10
Amending Section 20-1005(c)

20-1005 **Bufferyards**

(a) Purpose

The standards of this section are intended to mitigate the impacts associated with incompatible land uses on adjacent properties. The standards require landscape **Bufferyards** between such uses to minimize the harmful impacts of noise, dust/debris, glare and other objectionable activities.

(b) Applicability

The **Bufferyard** standards of this section apply to all development or redevelopment requiring site plan review.

(c) Table of Required Bufferyards

Bufferyards are required in accordance with the following table. To determine the type of **Bufferyard** required, first identify the zoning of the site that is being developed (the first column of the table) and each adjacent site (along the top of the table). Find where the zoning of the developing site and each adjacent site intersect on the table. If a **Bufferyard** is required, a numeral at the intersection will indicate the type of **Bufferyard** required. Width and landscape planting options for **Bufferyards** are explained in Sec. **(d)** through **(f)**. Where the required **Bufferyard** is wider than the **Side Setback** required at that location, the **Side Setback** shall be expanded to accommodate the **Bufferyard**.

Developing Site's Zoning	Adjacent Site's Zoning						
	RS	RM	CN1, CO, CN2	CD	CC, CR, CS	IBP, IL, IG	GPI, H
RS Districts (Residential uses)	–	1	1	2	2	3	3
RS Districts (Nonresidential uses)	1	1	1	1	2	3	2
RM Districts	1	–	1	–	2	3	2
CN1, CO and CN2 Districts	1	1	–	–	1	2	1
MU and CD Districts	2	–	–	–	–	–	–
CC, CR and CS Districts	2	2	1	–	–	1	1
GPI and H Districts	3	2	2	–	–	1	–
IBP, IL and IG Districts	3	3	2	–	1	–	1

Article 11. General Development Standards

Contents of Article

20-1101	Protection Standards for Residential Districts	11-1
(a)	Design and Operational Compatibility Standards—Discretionary Approvals..	11-1
(b)	Height Limit on Projects Adjoining Certain Residential Zoning Districts.....	11-2
(c)	Balconies of a multi-Dwelling unit Building	11-2
(d)	Implementation of Sensitive Land Standards.....	11-2
(e)	Sensitive Areas Site Plan Required.....	11-5
(f)	Drainage Easements.....	11-5
(g)	Administration and Enforcement of Drainage Easements	11-5
20-1102	Intersection Visibility	11-6
20-1103	Outdoor Lighting	11-6
(a)	Purpose.....	11-6
(b)	Applicability	11-6
(c)	Exterior Lighting (Photometric) Plan	11-6
(d)	Lighting Standards	11-7
(e)	Special Standards for Outdoor Recreation Uses	11-8
20-1104	Performance Agreements; Guarantees.....	11-8
(a)	Generally	11-8
(b)	Performance Before Occupancy.....	11-8
20-1105	Sidewalks	11-9
(a)	Applicability	11-9
(b)	Design and Construction Standards	11-9
(c)	Relationship to Standards under Americans with Disabilities Act	11-9
20-1106	Agreement Not to Protest Formation of a Benefit District	11-10
20-1107	Retail Market Impact Analysis	11-10
(a)	Applicability	11-10
(b)	Definitions	11-10
(c)	Criteria for Independent Market Impact Analysis	11-11
(d)	Responsibilities of the City	11-12
(e)	Relationship of Market Impact Analysis to Project Approval.....	11-12
20-1108	General Development Standards for Mixed Use Districts	11-12
(a)	Applicability.....	TBD
(b)	Terms Defined.....	TBD
(c)	Public Space Form Standards.....	TBD
(d)	Building Form Standards.....	TBD
(e)	Design Standards.....	TBD
(f)	Parking Area Standards.....	TBD
(g)	Development Bonuses.....	TBD
(h)	Redemption of Development Bonuses.....	TBD
(i)	Use Standards.....	TBD
(j)	Other Regulations.....	TBD

Article 11
Enacting Section 20-1108

20-1108 **General Development Standards for Mixed Use (MU) Districts**

(a) Applicability

Development constituting a [Major Development Project](#) shall comply with the General Development Standards for Mixed Use Districts (Sec. 20-1108). Any structure(s) which existed prior to being rezoned to the Mixed Use District may become nonconforming with regard to the Development Standards of Sec. 20-1108. Such structures, if involuntarily damaged or destroyed may be reconstructed as they existed if and only if the conditions of Section 20-1503(e)(2) are satisfied. The following situations are exempt from these Development Standards:

- (1) Structures which existed prior to being rezoned to the Mixed Use District shall be allowed to remain as developed until such structure is proposed to be demolished and redeveloped;
- (2) The intensification of the use of property in the MU District that increases the off-street parking requirements shall not constitute a [Major Development Project](#).

Development constituting a [Major Development Project](#) shall include a mixture of residential and nonresidential uses together in one structure or in separate structures, designed to form a [Pedestrian-Scale](#) environment. All [Mixed Use](#) developments shall require site plan review and approval.

(b) Terms Defined

The following terminology is used frequently in this Section and is provided below for reference.

Building Frontage	That portion of a building or structure that is adjacent to or faces the Public Frontage.
Clear Zone	An area designated within the Public Frontage of a Mixed Use Project which reserves space for a sidewalk. The Clear Zone shall be clear of any obstruction to a minimum height of eight (8) above grade.
Designated Transit Route	Any bus route identified on the route map published by the Lawrence Transit System or KU on Wheels transit system.
Development Zone, Primary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the most intense development proposed for the mixed use development.
Development Zone, Secondary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for less intense development than the Primary Development Zone, but more intense development than the Tertiary Development Zone. The Secondary Development Zone may serve as a transitional zone within a larger Mixed Use Development.
Development Zone, Tertiary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the least intense development proposed for the mixed use development.
Light Court	An area within the Public Frontage in a Mixed Use development adjacent to the Building Frontage which provides a means of outdoor light to reach an underground level of a structure. It may also provide a means of emergency exit from the structure but shall not serve as a primary entrance or exit to the structure.
Massing	The size and shape of Structure(s) individually and their arrangements relative to other Structure(s).

Article 11
Enacting Section 20-1108

Mixed Use Structure, Horizontal	A building or structure containing two or more different uses distributed horizontally throughout the structure.
Mixed Use Structure, Vertical	A building or structure, a minimum of two stories in height, containing two or more different uses distributed vertically throughout the structure.
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.
Non-Ground Floor Dwelling(s)	Residential dwelling(s) permitted in any Vertical Mixed Use Structure which are located above the ground level or first level of the structure or below the ground level or first level of a structure and do not have direct internal access to a nonresidential use.
Outdoor Use Zone	An area designated for outdoor use by a nonresidential or residential tenant within the Public Frontage in a Mixed Use development. At ground level, Outdoor Use Zones may include sidewalk dining, sidewalk sales, product demonstrations or any use accessory and incidental to a permitted nonresidential use in the Mixed Use District. Outdoor Use Zones may also include upper level uses such as balconies or terraces as well as building-mounted signs.
Public Frontage	The publicly-owned layer between the lot line or Street Line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture.
Public Frontage, Primary	The Public Frontage along a designated Primary Development Zone. Primary Public Frontages are commonly associated with pedestrian-oriented urban commercial and retail areas in Mixed Use settings. They are commonly served by or are accessible to public transit and may contain medium to high residential densities and Vertical Mixed Use Structures. Primary Public Frontages are designed to accommodate heavy pedestrian traffic, street vendors and sidewalk dining and typically consist of a sidewalk or clear area paved from the back of curb of the Thoroughfare to the Building Frontage or Right-of-way line, reserving space for street furniture.
Public Frontage, Secondary	The Public Frontage along a designated Secondary Development Zone. Secondary Public Frontages are commonly associated with pedestrian-oriented Thoroughfares and Mixed Use settings. They are designed to accommodate moderate amounts of pedestrian traffic and typically consist of a sidewalk or clear area adjacent to the Building Frontage or Right-of-way line, reserving space for street furniture, and a landscaped strip with street trees between the back of curb of the Thoroughfare and the sidewalk or clear area.
Public Frontage, Tertiary	The Public Frontage along a designated Tertiary Development Zone. Tertiary Public Frontages are commonly associated with pedestrian-friendly Thoroughfares in lower intensity mixed residential settings, consisting of a 5' wide sidewalk and street trees. Tertiary Public Frontages are designed to accommodate pedestrians who seek to walk to a nearby destination.
Root System Zone	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for the root system of street trees and landscaping planted in the Street Tree & Furniture Zone.
Scale	A quantitative measure of the relative Height and Massing of Structure(s) Building(s) and spaces.
Slip Road	A road which provides access to and runs a course parallel to an Arterial Street or other limited access street or highway. Slip Roads are commonly used along boulevards to provide access to adjacent properties, on-street parking, and to buffer high-speed traffic lanes from pedestrian areas. Slip roads may also be known as access roads.
Subsurface Utility Zone	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for public utilities.

Article 11
Enacting Section 20-1108

Street Tree and Furniture Zone	An area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for street trees and other landscaping as well as street furniture including, but not limited to benches, street lights and transit stops.
Work/Live Unit	A space within a Building that consists of a Non-Ground Floor Dwelling which is accessory to a nonresidential use and has direct internal access to the nonresidential use.

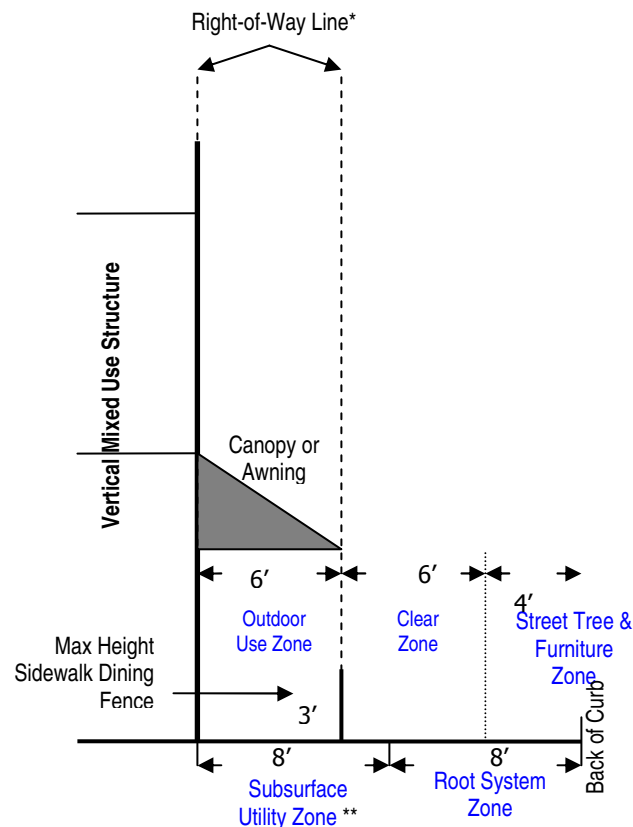
(c) Public Frontage Form Standards

In order to ensure the design of pedestrian-oriented **Mixed Use** developments, each development proposed shall comply with the following standards based upon the applicable **Public Frontage**. The site plan proposed shall clearly demonstrate that the following **Public Frontage** form standards are satisfied.

(1) Primary Public Frontages

A **Primary Public Frontage** shall be planned and designed for all **Public Frontages** in association with any designated **Primary Development Zone**. The site plan shall demonstrate that each **Primary Public Frontage** is planned and designed in accordance with the standards shown below.

Primary Public Frontage



*When an **Outdoor Use Zone** is designated within the ROW a Use of Right-of-Way License Agreement shall be executed prior to Site Plan approval.

** When a **Subsurface Utility Zone** is located on private property or behind the ROW line, a Utility Easement shall be filed at the Douglas County Register of Deeds with Book and Page number noted on the approved Site Plan.

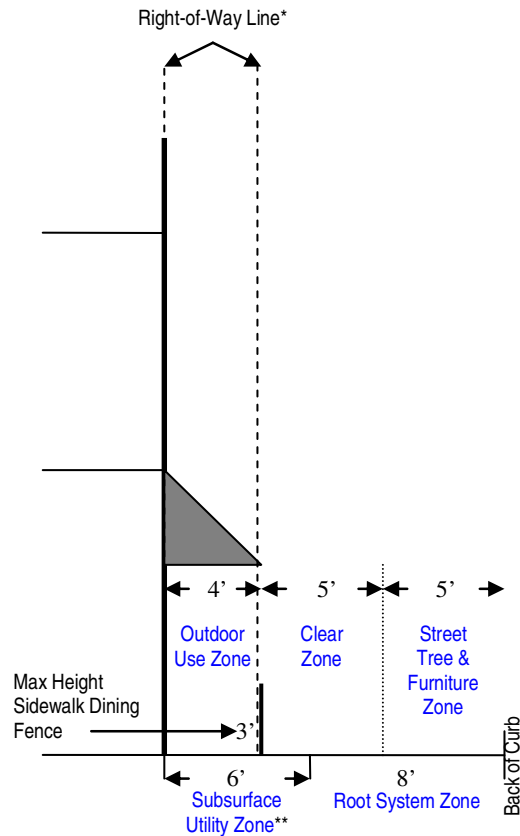
Article 11
Enacting Section 20-1108

(2) Secondary Public Frontages

A **Secondary Public Frontage** shall be planned and designed for all **Public Frontages** in association with any designated **Secondary Development Zone**. The site plan shall demonstrate that each **Secondary Public Frontage** is planned and designed in accordance with the standards shown below.

Secondary Public Frontage

With ground-level **building frontage** designated for Nonresidential Uses.

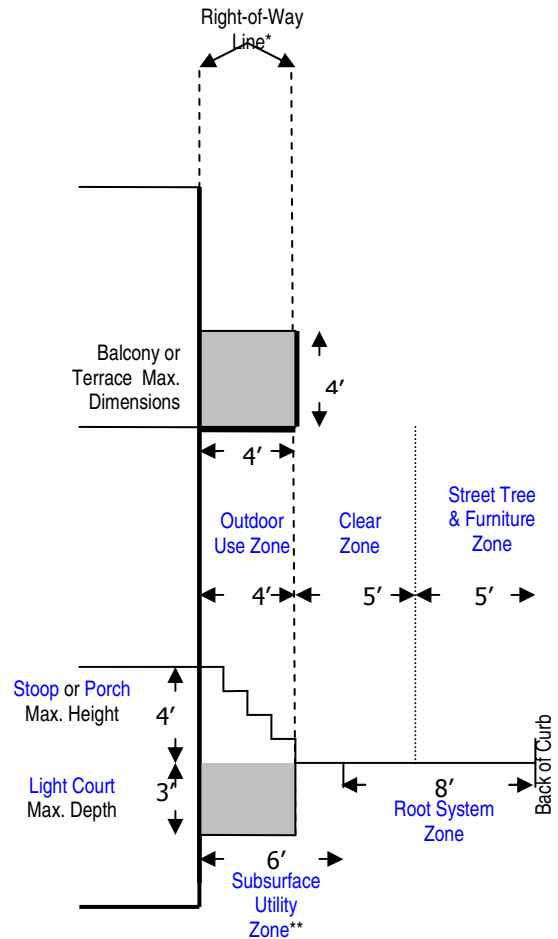


*When an **Outdoor Use Zone** is designated within the ROW, a Use of Right-of-Way License Agreement shall be executed prior to Site Plan approval.

When a **Subsurface Utility Zone is located on private property or behind the ROW line, a **Utility Easement** shall be filed at the Douglas County Register of Deeds with Book and Page number noted on the approved Site Plan.

Secondary Public Frontage

With ground-level **building frontage** designated for Residential Uses.

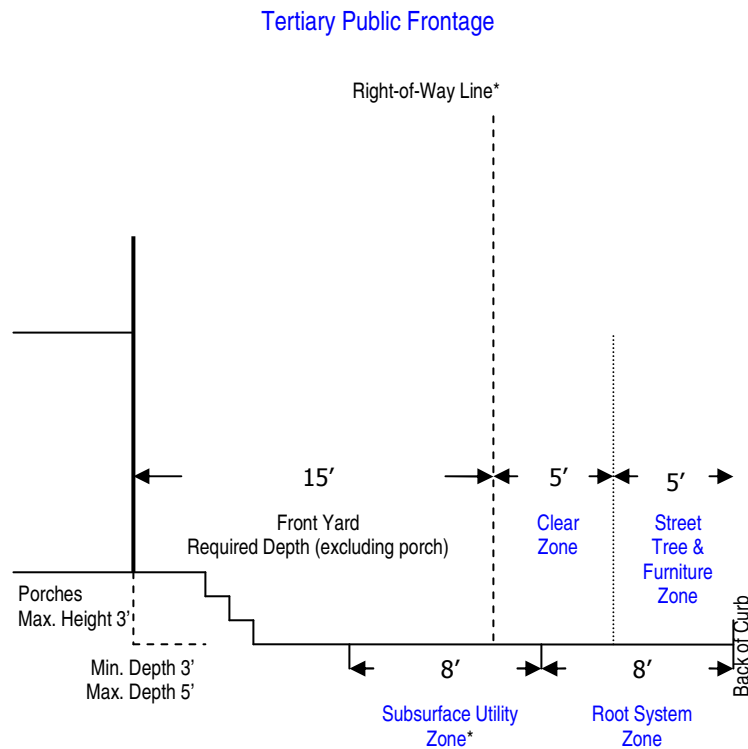


*When an **Outdoor Use Zone** is designated within the ROW, a Use of Right-of-Way License Agreement shall be executed prior to Site Plan approval.

When a **Subsurface Utility Zone is located on private property, or behind the ROW line, a **Utility Easement** shall be filed with the Douglas County Register of Deeds with Book and Page number noted on the approved Site Plan.

(3) Tertiary Public Frontages

A **Tertiary Public Frontage** shall be planned and designed for all **Public Frontages** in association with any designated **Tertiary Development Zone**. The site plan shall demonstrate that each **Tertiary Public Frontage** is planned and designed in accordance with the standards shown below.



*When a **Subsurface Utility Zone** is located on private property or behind the ROW line, a **Utility Easement** shall be filed at the Douglas County Register of Deeds with Book and Page number noted on the approved Site Plan.

(4) Deviations

Deviations from these **Public Frontage** form standards may be granted by the Planning Director during site plan review in the following circumstances:

- i. The width of the **Subsurface Utility Zone** and **Root System Zone** may be altered based upon a recommendation by the City Utility Department and/or Parks and Recreation Department staff in order to resolve a conflict between placement of trees, landscaping and utilities;
- ii. The width of the any above-surface zone may be altered by the Planning Director if he/she determines that such alteration promotes pedestrian safety.

(d) Building Form & Use Standards

The following building forms shall be permitted in the [Mixed Use](#) District:

(1) Vertical Mixed Use Structures

Such structures shall be a minimum of two stories in height above grade and shall contain both nonresidential uses and residential uses distributed vertically throughout the structure.

i. **Where Permitted**

[Vertical Mixed Use Structures](#) shall only be permitted in the [Primary Development Zone](#) and [Secondary Development Zone](#). The density and dimensional standards of Article 6 for each development zone shall apply.

ii. **Nonresidential Uses**

Any permitted nonresidential use may be located in a [Vertical Mixed Use Structure](#).

iii. **Location of Nonresidential Uses**

The ground-level or street-level of [Vertical Mixed Use Structures](#) shall be designed, constructed, and reserved for occupation by nonresidential uses.

iv. **Residential Uses**

[Non-Ground Floor Dwelling\(s\)](#) shall be permitted in [Vertical Mixed Use Structures](#). [Work/Live Units](#) are permitted when the nonresidential component of the unit occupies the [Building Frontage](#).

(2) Horizontal Mixed Use Structures

Such structures shall contain a mixture of nonresidential uses and residential uses distributed horizontally throughout the structure. The location of the uses within as [Horizontal Mixed Use Structure](#) shall be as follows.

i. **Where Permitted**

[Horizontal Mixed Use Structures](#) shall only be permitted in the [Secondary Development Zone](#) and the [Tertiary Development Zone](#). The density and dimensional standards of Article 6 for each development zone shall apply.

ii. **Nonresidential Uses**

Any permitted nonresidential use may be located in a [Horizontal Mixed Use Structure](#).

iii. **Location of Nonresidential Uses**

The [Building Frontage](#) of a [Horizontal Mixed Use Structure](#) shall be designed, constructed, and reserved for occupation by nonresidential uses.

iv. **Residential Uses**

[Attached Dwellings](#) shall be permitted in [Horizontal Mixed Use Structures](#). [Live/Work Unit\(s\)](#) are permitted in [Horizontal Mixed Use Structures](#) with direct internal access between the residential and nonresidential components of the unit, however, the nonresidential component of the unit must occupy the [Building Frontage](#) with the residential component of the unit located behind the nonresidential component.

(3) Attached Structures

Such [Structures](#) are designed to contain either nonresidential or residential use(s). Such [Structures](#) are not designed to contain both residential and nonresidential uses and therefore are not considered to be mixed use [Structures](#). Attached [Structures](#) may contain a variety of nonresidential uses (such as retail and office) or a variety of residential uses (such as townhomes or rowhomes, i.e. [Attached Dwellings](#)).

i. **Where Permitted**

Article 11
Enacting Section 20-1108

Attached structures shall only be permitted in the [Secondary Development Zone](#) and the [Tertiary Development Zone](#). The density and dimensional standards of Article 6 for each development zone shall apply.

(4) Detached Structures

Such [Structures](#) are designed to contain either a single nonresidential or a single residential use. Such [Structures](#) are designed to contain a single use.

i. Where Permitted

Detached [Structures](#) shall only be permitted in the [Tertiary Development Zone](#). Detached residential structures (i.e. Detached Dwellings) shall be required in [Tertiary Development Zones](#) when surrounding existing structures are of the same form.

(e) Parking Area Standards

The following Automobile and Bicycle Parking provisions apply to all development in the MU District in addition to the provisions of Article 9 not described below. If the provisions of Article 9 conflict or are inconsistent with any of the provisions within this Section, the regulations of this Section shall apply.

(1) Required Automobile Parking

i. Provision of On-Street Parking

On-Street parking shall be counted toward the minimum off-Street parking requirements for a given use as per Sec. 20-902. On-Street Parking may be provided on all [Streets](#) forming the perimeter boundary of or within a [Mixed Use](#) development with the exception of [Streets](#) classified as Principal [Arterial Streets](#) according to the adopted Major Thoroughfares Map of the City of Lawrence. When a Principal [Arterial Street](#) forms the perimeter boundary of, or is contained within a [Mixed Use](#) development parking may be designed in the form of a [Slip Road](#) as approved by the [City Engineer](#).

ii. Shared Off-Street Parking

The applicant may elect to use the Shared Parking provisions of Sec. 20-909 to calculate the required parking for the [Mixed Use](#) development. All uses within [Mixed Use](#) development, except [Detached Dwellings](#) on individual lots are encouraged to share parking rather than provide parking on a use by use basis on individual properties.

iii. Location of Off-Street Parking Areas

[Parking Areas](#) shall not be permitted in a designated [Primary Development Zone](#). All [Parking Areas](#) shall be located within the site area of the [Mixed Use](#) development and within 1,320 feet of any use for which it is designated to provide parking. [Parking Areas](#) shall be located in accordance with the provisions of Sec. 20-908(c).

iv. Access to Off-Street Parking Areas

Access to a [Parking Area](#) shall not be permitted through a designated [Primary Public Frontage](#).

(2) Bicycle Parking Areas

The provisions of Article 9 shall apply.

Article 11
Enacting Section 20-1108

(f) 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](#). [Mixed Use](#) developments in the MU District 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 site plan 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 site plan.

Public Goal	Points Earned
Goal I: Provision of Moderately-Priced Dwelling Units	
Percentage of all dwelling units which are considered to be Moderately-Priced Dwelling Units	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	
At least two (2) of the following five (5) housing types must be provided in order to redeem points.	
Non-Ground Floor Dwellings	25 if two (2) of the types are provided; 50 if three (3) of the types are provided; 75 if four(4) of the types are provided; 100 if five (5) of the types are provided;
Attached Dwellings	
Live/Work Units	
Assisted Living or Independent Living	
Zero-Lot Line Dwellings	
*The points earned for provision of the above-mentioned goals may be combined	
Goal III: Provision of transit-supportive development	
Location adjacent to Designated Transit Stop	100 points if located directly adjacent to a transit stop and if stop is integrated into the Mixed Use 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 stormwater runoff (determination of materials used to constitute a green roof or rooftop garden shall be made by the City Stormwater Engineer)	75 points
Provision of a stormwater best management practice as per the adopted BMP Manual	25 to 50 points (as determined by the City's Stormwater Engineer)
Construction of a structure with LEED (Leadership in	100 points per mixed-use structure certified;

Article 11
Enacting Section 20-1108

Public Goal	Points Earned
Energy Efficient Design) Certification	
Construction of a residential structure with ENERGY STAR Certification	25 points per attached or detached dwelling certified;
Protection of Sensitive Land Features as per Sec. 20-1101(d)(4) otherwise not required to be protected or preserved	25 points per feature preserved

(g) Redemption of Development Bonus

(1) Increase in Residential Density

In a designated [Primary Development Zone](#), the maximum residential density permitted as stated in Sec. 20-601(c) may be increased at the rate of 1 additional dwelling unit per acre for every 10 points earned. For instance, if a development proposal earns 20 points an additional 2 dwelling units per acre may be constructed (for a total of 34) in the [Primary Development Zone](#). Points earned in any development zone may be transferred to the [Primary Development Zone](#) for redemption.

(2) Increase in Building Height

In a designated [Primary Development Zone](#), building height may be increased above the permitted maximum height as stated in Sec. 20-601(c) at the rate of 12 feet for every 100 points earned. Points earned in any development zone may be transferred to the [Primary Development Zone](#) for redemption.

(3) Increase in Building Coverage above Maximum

In the [Secondary Development Zone](#), building coverage may be increased above the maximum permitted as per Sec. 20-601(c) 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 building coverage.

(4) 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.

(5) Increase in Impervious Surface Coverage above Maximum

In the [Secondary Development Zone](#), impervious surface coverage may be increased above the maximum permitted as per Sec. 20-601(c) up to 100% coverage for 75 points earned. Only those points earned through provision of a feature of Goal V may be redeemed for an increase in building coverage.

(h) Other Regulations

There are a number of other development standards that may apply to Mixed Use development, including but not limited to the following:

(1) Use Standards

For standards applicable to uses in the Mixed Use District see **Article 5**.

(2) Density and Dimensional Standards

For Density and Dimensional Standards of the Mixed Use District see **Article 6**.

Article 11
Enacting Section 20-1108

- (3) Off-Street Parking and Loading**
For parking standards not provided in this Section see **Article 9**.
- (4) Landscaping & Screening**
For landscaping & screening requirements see **Article 10**.
- (5) Outdoor Lighting**
See **Section 20-1103**.

Article 17. Terminology

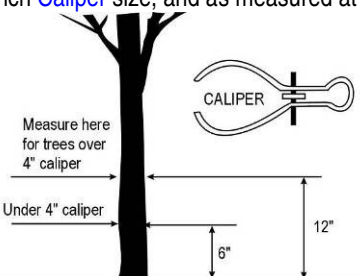
20-1701 General Terms

Term	Definition
Access	A way or means of approach to provide vehicular or pedestrian physical entrance to a property.
Access, Cross	A service drive providing vehicular Access between two or more contiguous sites so the driver need not enter the public Street system.
Access Management	The process of managing Access to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.
Accessory Dwelling Unit	ADwelling Unit that is incidental to and located on the same Lot as the Principal Building or use, when the Principal Building or use is a Dwelling .
Accessory Structure	A subordinate Structure , the use of which is clearly incidental to, or customarily found in connection with, and located on the same Lot as the Principal Building or use.
Accessory Use	A use that is clearly incidental to, customarily found in connection with, and (except in the case of off- Street Parking Space) located on the same Lot as the Principal Use to which it is related.
Accessway , also Access Drive	Any Driveway , Street , turnout or other means of providing for the movement of vehicles to or from the public roadway system.
Adult Care Home	See Group Home
Agent (of Owner or Applicant)	Any person who can show certified written proof that he or she is acting for the Landowner or applicant.
Airport/Lawrence Municipal Airport	The location from which take-offs and landings may be made by any manned aircraft, excluding free balloons, within the corporate limits of the City of Lawrence, Kansas.
Airport Hazard	Any Structure or tree or use of land that obstructs the airspace required for the flight of aircraft in landing or taking off at any Airport or is otherwise hazardous to such landing or taking off of aircraft.
Alley	A public or private way not more than 20 feet wide primarily designed to serve as a secondary means of Access to abutting property.
Antenna	Any system of wires, poles, rods, reflecting discs or similar devices used for the reception or transmission of electromagnetic waves which system is attached to an Antenna support Structure or attached to the exterior of any Building . The term includes devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotated through a vertical mast, tower or other Antenna support Structure .
Antenna, Receive-Only	An Antenna capable of receiving but not transmitting electromagnetic waves, including Satellite Dishes .
Antenna, Amateur Radio	An Antenna owned and utilized by an FCC-licensed amateur radio operator or a citizens band radio Antenna .
Arterial	A Street classified as an Arterial in the Lawrence/Douglas County MPO Transportation Plan, as amended.
Arterial Street, Minor	A Street which is anticipated to have 2-4 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Arterial Street, Principal	A Street which is anticipated to have 4-6 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Assisted Living	Building or group of Buildings containing Dwellings designed for occupancy by persons 55 years or older where the Dwelling Units are independent but include special support services such as central dining and limited medical or nursing care.
Basement	Any floor level below the first Story in a Building , except that a floor level in a Building having only one floor level shall be classified as a Basement unless such floor level qualifies as a first Story as defined herein.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Base District	Any Zoning District delineated on the Official Zoning District Map under the terms and provisions of this Development Code, as amended, for which regulations governing the area, use of Buildings , or use of land, and other regulations relating to the development or maintenance of existing uses or Structures , are uniform; but not including Overlay Zoning Districts .
Base District, Special Purpose	A District established to accommodate a narrow or special set of uses or for special purposes. The use of this term in the Development Code applies to Districts beyond the conventional residential, commercial, industrial and agricultural districts. Examples include government and public institutional uses, open space uses, hospital use, planned unit developments that pre-date the Effective Date of this Development Code or newly annexed urban reserve areas.
Berm	An earthen mound at least two feet (2') above existing Grade designed to provide visual interest, Screen undesirable views and/or decrease noise.
Bicycle	A two-wheeled vehicle for human transportation, powered only by energy transferred from the operator's feet to the drive wheel.
Bicycle- Parking Space	An area whose minimum dimensions are two feet by six feet or two feet by four feet for upright storage.
Big Box	See Retail Establishment , Large.
Block	A Parcel of land entirely surrounded by public Streets , highways, railroad rights-of-way, public walks, parks or green strips, or drainage channels or a combination thereof.
Block Face	That portion of a Block or Tract of land facing the same side of a single Street and lying between the closest intersecting Streets .
Boarding House	A Dwelling or part thereof where meals and/or lodging are provided for compensation for one (1) or more persons, not transient guests, and where there are not more than 12 sleeping rooms, nor sleeping space for more than 24 people.
Bufferyard	A combination of physical space and vertical elements, such as plants, Berms , fences, or walls, the purpose of which is to separate and Screen changes in land uses from each other.
Build-to-Line (minimum Building setback)	An imaginary line on which the front of a Building or Structure must be located or built and which is measured as a distance from a public right-of-way.
Building	Any Structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property. When such a Structure is divided into separate parts by one or more walls unpierced by doors, windows, or similar openings and extending from the ground up, each part is deemed a separate Building , except as regards minimum Side Setback requirements as herein provided.
Building Envelope	The three-dimensional space on a Lot on which a Structure can be erected consistent with existing regulations, including those governing maximum Height and bulk and the Setback lines applicable to that Lot consistent with the underlying Zoning District , or as modified pursuant to a Variance , a site review, or prior City approval.
Building Frontage	<i>That portion of a building or structure that is adjacent to or faces the Public Frontage.</i>
Building, Principal	A Building in which is conducted the Principal Use of the Building site on which it is situated. In any residential District , any Dwelling shall be deemed to be the Principal Building on the site on which the same is located.
Building Type (also referred to as housing type)	A residential structure defined by the number of dwelling units contained within.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Caliper	<p>The American Association of Nurserymen standard for trunk measurement of nursery stock, as measured at six (6) inches above the ground for trees up to and including four-inch Caliper size, and as measured at 12 inches above the ground for larger sizes.</p> 
City Regulations	Provisions of the Lawrence City Code or other provisions located in ordinances adopted by the City.
Clear Zone	<i>An area designated within the Public Frontage of a Mixed Use Project which reserves space for a sidewalk. The Clear Zone shall be clear of any obstruction to a minimum height of eight (8) above grade.</i>
Cross Access Agreement	A document signed and acknowledged by Owner of two or more adjoining pieces of property establishing Easements , licenses or other continuing rights for Access across one property to one or more other properties.
Collector Street	A Street which is anticipated to have two (2) travel lanes designed for speeds ranging from 25-35mph and which serves a collecting function by distributing traffic between local neighborhood Streets and Arterial Streets .
Collector Street, Minor	See Collector, Residential
Collector Street, Residential	Residential collector is a special category of collector street characterized by lower speeds & the residential nature of land uses along the corridor. Bicycle & pedestrian facilities are strongly recommended for residential collectors. Various traffic-calming treatments may be used to reduce travel speeds. Residential collector streets with adjacent residential land uses should be limited to two lanes. These streets can serve as a connector street between local streets and the thoroughfare system.
Collector Street System	A system of one (1) or more Collector Streets that allow traffic to be distributed to at least two (2) Arterial Streets .
Common Open Space	A Parcel of land, water, water course, or drainageway within a site designated for a Planned Development or Cluster Housing Project, designed and intended for the use or enjoyment of all the residents and Landowners of the Planned Development or Cluster Housing Project. Common Open Space , except for Common Open Space designated as Natural Open Space , may contain such supplementary Structures and improvements as are necessary and appropriate for the benefit and enjoyment of all the residents and Landowners of the Planned Development or Cluster Housing Project. Common open space shall not include space devoted to streets and parking areas.
Comprehensive Plan also Comprehensive Land Use Plan	The Lawrence/Douglas County Comprehensive Plan , also known as "Horizon 2020," and any other applicable plans adopted by the Lawrence/Douglas County Metropolitan Planning Commission , as amended or superceded by adoption of a replacement plan from time to time.
Conservation Easement	A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open-space values of real property, assuring its availability for agricultural, forest, recreational or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological or cultural aspects of real property. In case of any conflict between this definition and K.S.A. §58-3810, as it may be amended from time to time, the amended statute shall control and shall be used in the construction and interpretation of this Development Code.
Deciduous	A tree or Shrub with foliage that is shed annually.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Deferred Item	An item that has been deferred from a published agenda by the Planning Director , Planning Commission or the City Commission (City or County Commission), or by the applicant.
Density	A measure of the number of Dwelling Units contained within a given area of land, typically expressed as units per acre.
Density, Gross	The numerical value obtained by dividing the total number of Dwelling Units in a development by the total area of land upon which the Dwelling Units are proposed to be located, including rights-of-way of publicly dedicated Streets .
Density, Net	The numerical value obtained by dividing the total number of Dwelling Units in a development by the area of the actual Tract of land upon which the Dwelling Units are proposed to be located, excluding rights-of-way of publicly dedicated Streets .
Designated Transit Route	<i>Any bus route identified on the route map published by the Lawrence Transit System or KU on Wheels transit system.</i>
Development Activity	Any human-made change to Premises , including but not limited to: (a) the erection, conversion, expansion, reconstruction, renovation, movement or Structural Alteration , or partial or total demolition of Buildings and Structures ; (b) the subdivision of land; (c) changing the use of land, or Buildings or Structures on land; or (d) mining, dredging, filling, grading, paving, excavation, drilling, or Landscaping of land or bodies of water on land.
Development Zone, Primary	<i>Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the most intense development proposed for the mixed use development.</i>
Development Zone, Secondary	<i>Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for less intense development than the Primary Development Zone, but more intense development than the Tertiary Development Zone. The Secondary Development Zone may serve as a transitional zone within a larger Mixed Use Development.</i>
Development Zone, Tertiary	<i>Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the least intense development proposed for the mixed use development.</i>
Dependent Living Facility	See Extended Care Facility
Director, Planning	See Planning Director
Distance Between Structures	The shortest horizontal distance measured between the vertical walls of two Structures as herein defined perpendicular to an axis, all points along which are midway between the vertical walls.
District, Zoning	A portion of the territory of the City of Lawrence within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.
Dormitory	A Building occupied as the more-or-less temporary abiding place of individuals who are lodged with or without meals and in which there are more than eight (8) sleeping rooms or 16 sleeping accommodations. As such the rooms are let on a weekly or monthly basis or for greater period of time and are not available to the general public on a nightly basis as distinguished from a hotel. Ingress to and egress from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. General kitchen and eating facilities may be provided for the primary use of the occupants of the Building , provided that the main entrance to these facilities is from within the Building .
Drip Line	An imaginary ground line around a tree that defines the limits of the tree canopy.
Driveway	A private drive or way providing Access for vehicles to a single Lot or facility.
Driveway, Joint-Use	A privately-owned Driveway that provides Access to 2 or more Lots in a commercial or industrial Development, such as in a shopping center (without Lots) or a business or industrial park.
Driveway, Shared	A single Driveway serving two or more adjoining Lots .

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Driveway Apron (or Approach)	The Driveway area or approach located between the sidewalk and the curb. When there is no sidewalk, the apron or approach shall be defined as extending a minimum of six (6) feet from the back of the curb toward the Lot Line .
Dwelling	A Building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, trailer, or Mobile Home .
Dwelling Unit	One room, or a suite of two or more rooms, designed for or used by one Family or Housekeeping Unit for living and sleeping purposes and having only one kitchen or kitchenette.
Easement	A grant by a property Owner to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainageways, pedestrian Access , and roadways.
Effective Date	The date the ordinance adopting this Development Code takes effect.
Elderhostel	A Building occupied as the more-or-less temporary abiding place of individuals who are either: 1) participating in a travel-study program for senior citizens offered by a university or college; or 2) participating in a visiting faculty program at a university or college. These individuals are lodged with or without meals. These Buildings typically contain more than eight (8) sleeping rooms or 16 sleeping accommodations. The rooms are let on a weekly or monthly basis or for greater period of time, but are not available to the general public on a nightly basis, as distinguished from a hotel. Ingress to and egress from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. General kitchen and eating facilities may be provided for the primary use of the occupants of the Building , provided that the main entrance to these facilities is from within the Building .
Evergreen (Coniferous) Tree	An Evergreen Tree , usually of pine, spruce or juniper genus, bearing cones and generally used for its Screening qualities. A Coniferous Tree may be considered a Shade Tree if it is at least five (5) feet in Height when planted and reaches a mature Height of at least 20 feet.
Extended Care Facility (Dependent Living or Nursing Care Facility), General	A long term facility or a distinct part of an institution occupied by nine (9) or more persons with a disability who require the provision of health care services under medical supervision for twenty-four (24) or more consecutive hours and who need not be related by blood or marriage. An Extended Care Facility must be licensed by one (1) or more of the following regulatory agencies of the State: Department of Social and Healing Arts, Behavioral Sciences Regulatory Board, State Board of Healing Arts, or Kansas Department on Aging. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). Extended Care Facilities include facilities for the provision of skilled nursing care, hospice care and similar services.
Extended Care Facility (Dependent Living or Nursing Care Facility), Limited	A long term facility or a distinct part of an institution occupied by not more than ten (10) persons, including eight (8) or fewer persons with a disability who need not be related by blood or marriage, and who require the provision of health care services under medical supervision for twenty-four (24) or more consecutive hours, and also not to be occupied by more than two (2) staff residents who need not be related by blood or marriage to each other or to other residents of the home. An Extended Care Facility must be licensed by one (1) or more of the following regulatory agencies of the State: Department of Social and Healing Arts, Behavioral Sciences Regulatory Board, State Board of Healing Arts, or Kansas Department on Aging. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). Extended Care Facilities include facilities for the provision of skilled nursing care, hospice care and similar services.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Extended Stay Lodging	A Building , including a single- Family residence, or group of Buildings providing living and sleeping accommodations for short-term occupancy, typically three (3) months or less. Bed & Breakfasts, hotels and motels are not considered extended stay facilities, although hotels and motels may provide this service. Extended stay facilities using single- Family Dwellings are not considered rental housing and are not subject to the rental licensing provisions of the City.
Facade	Exterior face (side) of a Building which is the architectural front, sometimes distinguished by elaboration or architectural or ornamental details.
Family	(1) A person living alone; (2) two or more persons related by blood, marriage, or legal adoption; (3) in an RS Zoning District , a group of not more than three persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit , as distinguished from a group occupying a Dormitory , Boarding House , lodging house, motel, hotel, fraternity house or sorority house; or (4) in a Zoning District other than RS, a group of not more than four persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit , as distinguished from a group occupying a Dormitory , Boarding House , lodging house, motel, hotel, fraternity house or sorority house.
Floodplain	The land inundated by a flood of a given magnitude as determined by the Flood Insurance Study or by an approved Hydrologic & Hydraulic Study.
Floor Area	The sum of the horizontal areas of each floor of a Building , measured from the interior faces of the exterior walls or from the centerline of walls separating two Buildings .
Floor Area, Gross	The sum of the horizontal areas of the several stories of a Building , measured from the exterior faces of exterior walls, or in the case of a common wall separating two Buildings , from the centerline of such common wall.
Floor Area, Net	The horizontal area of a floor or several floors of a Building or Structure ; excluding those areas not directly devoted to the principal or Accessory Use of the Building or Structure , such as storage areas or stairwells, measured from the exterior faces of exterior or interior walls.
Floor Area Ratio (F.A.R.)	The sum of the horizontal areas of the several floors inside the exterior walls (excluding basements) of a Building or a portion thereof divided by the Lot Area .
Foot-candle	A unit of measurement referring to the illumination incident to a single point. One (1) Foot-Candle is equal to one (1) lumen uniformly distributed over an area of one (1) square foot.
Frontage	All the property on one side of a Thoroughfare between two intersecting Thoroughfares (crossing or terminating), or if the Thoroughfare is Dead-Ended , then all of the property abutting on one side between an intersecting Thoroughfare and the Dead-End .
Frontage, Building	That portion of a building or structure that is adjacent to or faces the Public Frontage .
Frontage, Public	The publicly-owned layer between the lot line and the edge of the vehicular lanes of a Thoroughfare . The public frontage may include sidewalks, street planters and street trees as well as other landscaping, benches, lamp posts, and other street furniture.
Frontage, Primary Public	A type of Public Frontage commonly associated with pedestrian-oriented urban commercial and retail areas or Thoroughfares in Mixed Use settings. They are commonly served by or are accessible to public transit and may contain medium to high residential densities and Vertical Mixed Use Structures . Primary Public Frontages are designed to accommodate heavy pedestrian traffic, street vendors and sidewalk dining and typically consist of a sidewalk or clear area paved from the back of curb of the Thoroughfare to the Building Frontage or Right-of-way line, reserving space for street furniture.
Frontage, Secondary Public	A type of Public Frontage commonly associated with pedestrian-oriented Thoroughfares and Mixed Use settings. Secondary Public Frontages are designed to accommodate moderate amounts of pedestrian traffic and typically consist of a sidewalk or clear area adjacent to the Building Frontage or Right-of-way line, reserving space for street furniture, and a landscaped strip with street trees between the back of curb of the Thoroughfare and the sidewalk or clear area.

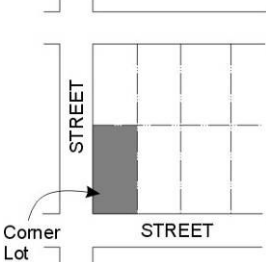
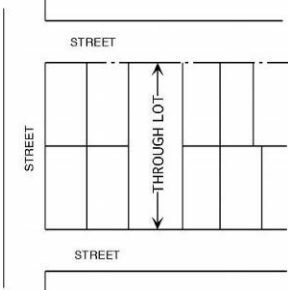
Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Frontage, Tertiary Public	A type of Public Frontage commonly associated with pedestrian-friendly Thoroughfares in lower intensity mixed residential settings, consisting of a 5' wide sidewalk and street trees. Tertiary Public Frontages are designed to accommodate pedestrians who seek to walk to a nearby destination.
Frontage Road, Private	Any thoroughfare that is not publicly owned and maintained and that is parallel and adjacent to any Lot Frontage as defined above.
Grade	The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the Building and the Lot Line or, when the Lot Line is more than 5 feet from the Building , between the Building and a line five feet from the Building .
Greek Housing	A group living Structure occupied by a university approved fraternity or sorority, certified by the Panhellenic Association or Intrafraternity Council at KU. Residential occupancy by the majority of residences primarily follows the academic calendar for fall and spring semesters each year.
Ground Cover	Living Landscape Materials or living low-growing plants other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface and which, upon maturity, normally reach an average maximum Height of not greater than 24 inches.
Ground Floor	A level of Building floor which is located not more than 2 feet below nor 6 feet above finished Grade .
*Group Home (or Adult Care Home), General	Any Dwelling occupied by 11 or more persons, including eight (8) or more persons with a disability who need not be related by blood or marriage and staff residents who need not be related by blood or marriage to each other or to other residents of the home. The Dwelling is licensed by one (1) or more of the following regulatory agencies of the State: Dept. of Social and Healing Arts, Behavioral Sciences Regulatory Board, or State Board of Healing Arts. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). A Special Use Permit is required before operation of the home can begin.
Group Home (or Adult Care Home), Limited	Any Dwelling occupied by not more than ten (10) persons, including eight (8) or fewer persons with a disability who need not be related by blood or marriage and not to exceed two (2) staff residents who need not be related by blood or marriage to each other or to other residents of the home. The Dwelling is licensed by one (1) or more of the following regulatory agencies of the State: Dept. of Social and Healing Arts, Behavioral Sciences Regulatory Board, or State Board of Healing Arts. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802).
Growing or Planting Season	From the beginning of March to the end of June and from the beginning of September to the beginning of December.
Height (Building)	Refers to the vertical distance from the finished Grade , or base flood elevation where applicable, to the highest point of the coping of: a flat roof, the deck line of a mansard roof, or the average Height of the highest gable of a pitch or hip roof.
Historic Resources Commission (HRC)	The Commission established by Sections 22-201 – 22-205, part of the Conservation of Historic Resources of the Code of the City of Lawrence
Home Occupation	An Accessory Use that complies with the provisions of Sec. 20-537.
Housekeeping Unit	A suite of one or more rooms having separate cooking facilities, used as the domicile or home of one Family .
Housing for the Elderly	See Assisted Living or Extended Care Facility
HRC	See Historic Resources Commission

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Impervious Surface	That portion of developed property which contains hard-surfaced areas (primed and sealed AB3, asphalt, concrete and Buildings) which either prevent or retard the entry of water into the soil material.
Inactive File	An application, either complete or incomplete, which has had no new information submitted within a period of twelve (12) or more months. New information within this context shall be information that responds to a request for additional information or that provides additional information essential to completing a review of the request in response to the land use review criteria, retail market information, or traffic impact analysis.
Infrastructure	Those man-made Structures which serve the common needs of the populations, such as: potable water systems, wastewater disposal systems, solid waste disposal sites or retention areas, storm drainage systems, electric, gas or other utilities, bridges, roadways, Bicycle paths or trails, pedestrian sidewalks, paths or trails and transit stops.
Landowner	See Owner
Landscaped Peninsula	A concrete curbed planting area typically found in Parking Lots to provide areas for trees and Shrubs between Parking Spaces and along the terminus of single and double Parking aisles.
Landscape Material	Such living material as trees, Shrubs , Ground Cover /vines, turf grasses, and non-living material such as: rocks, pebbles, sand, bark, brick pavers, earthen mounds (excluding pavement), and/or other items of a decorative or embellishing nature such as: fountains, pools, walls, fencing, sculpture, etc.
Landscaping	Any combination of living plants such as trees, Shrubs , plants, vegetative Ground Cover or turf grasses. May include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping shall also include irrigation systems, Mulches , topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of trees.
Licensed Premises	A Premises where alcoholic liquor or cereal malt beverages, or both, by the individual drink as defined by K.S.A. Chapter 41, and amendments thereto, is served or provided for consumption or use on the Premises with or without charge. This term shall include drinking establishments, Class A Private Clubs, Class B Private Clubs, and cereal malt beverage retailers, all as defined by K.S.A. Chapter 41, and amendments thereto and City Regulations .
Light Court	<i>An area within the Public Frontage in a Mixed Use development adjacent to the Building Frontage which provides a means of outdoor light to reach an underground level of a structure. It may also provide a means of emergency exit from the structure but shall not serve as a primary entrance or exit to the structure.</i>
Light Truck	A truck or other motor vehicle, one ton or less in rated capacity, with a single rear axle and single pair of rear wheels.
Livestock	Any animal customarily kept for producing food or fiber.
Local Street	A Street which is anticipated to have two (2) travel lanes at desirable speeds of up to 30mph and which provides Access to abutting property and primarily serves local traffic.
Local Street System	A system of two (2) or more Local Streets that allow traffic to be distributed throughout a neighborhood.
Lot	A contiguous Parcel or Tract of land located within a single Block fronting on a dedicated public Street that is occupied or utilized, or designated to be occupied, developed, or utilized, as a unit under single Ownership or control. A Lot may or may not coincide with a Lot shown on the official tax maps or on any recorded subdivision or deed.
Lot Area	The total horizontal area within the Lot Lines of a Lot .
Lot Frontage	See Frontage

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Lot, Corner	<p>A Lot abutting upon two or more Streets at their intersection, or upon two parts of the same Street, such Streets or part of the same Street forming an angle of more than 45° and of less than 135°. The point of intersection of the Street Lines is the corner. Any portion of a Corner Lot that is more than 100 feet from the point of intersection of the two Street Lines or the two tangents of the same Street shall not be considered a Corner Lot.</p> 
Lot, Through	<p>A Lot abutting two Streets, not at their intersection. Any Lot meeting the definition of Corner Lot shall not be considered a Through Lot; any Lot abutting two Streets and not meeting the definition of a Corner Lot shall be considered a Through Lot.</p> 
Lot Depth	The mean horizontal distance between the Front Lot Line and Rear Lot Line of a Lot .
Lot Line	A boundary of a Lot .
Lot Line, Exterior Side	A Side Lot Line separating a Lot from a Street other than an Alley .
Lot Line, Front	The Street Line at the front of a Lot . On Corner Lots , the Landowner may choose either Street Frontage as the Front Lot Line .
Lot Line, Rear	The Lot Line opposite and most distant from, and parallel or closest to being parallel to, the Front Lot Line . A triangular Lot has no Rear Lot Line .
Lot Line, Side	A Lot Line that is not a Front Lot Line or Rear Lot Line .
Lot Width	Lot Width is the distance between Side Lot Lines measured at the point of the required Front Setback or chord thereof.
Manufactured Home	Any Structure that is manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards (generally know as the HUD Code) established in 1976 pursuant to 42 U.S.C. Sec. 5403, but does not comply with the standards and provisions of Section 20-501(m).
Manufactured Home, Residential-Design	Any Structure that is manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards (generally know as the HUD Code) established in 1976 pursuant to 42 U.S.C. Sec. 5403 and that also complies with the standards and provisions of Section 20-501(m).
Massing	<i>The size and shape of Structure(s) individually and their arrangements relative to other Structure(s).</i>
Mature Trees, Stand of	An area of ½ acre or more covered by densely wooded growth of mature trees having a minimum Height of 25 feet.
Minimum Elevation of Building Opening	The minimum elevation above sea level at which a Building located in the Floodplain may have a door, window, or other opening.
Mixed Use	The development of a Lot , Tract or Parcel of land, Building or Structure with two (2) or more different uses including, but not limited to: residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Mixed Use Structure, Horizontal	A building or structure containing both nonresidential and residential uses distributed horizontally throughout the structure.
Mixed Use Structure, Vertical	A building or structure, a minimum of two stories in height, containing both nonresidential and residential uses distributed vertically throughout the structure.
Mobile Home	Any vehicle or similar portable Structure having no foundation other than wheels or jacks or skirtings and so designed or constructed as to permit occupancy for Dwelling or sleeping purposes. Mobile Home includes any Structure that otherwise meets this description, but that was not subject to the National Manufactured Home Construction and Safety Standards (generally known as the HUD Code), established in 1976 pursuant to 42 U.S.C. Sec. 5403, at the time it was manufactured. Mobile Homes are considered to be Structures for the purpose of this Development Code when they are parked in a Mobile Home Park .
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.
Mulch	Non-living organic material customarily used to retard soil erosion and retain moisture.
Natural Drainageway	Natural rivers, streams, channels, creeks or other areas that naturally convey Stormwater runoff or portions thereof that have not been channelized and which is unaltered and retains a predominantly natural character.
Natural Open Space	Common Open Space that includes undisturbed natural resources, such as Floodplains , Wetlands , steep slopes, and Woodlands .
Nodal Development Plan	A land use plan for all four corners of an intersection that applies to the redevelopment of existing commercial center areas or new commercial development for neighborhood, community or regional commercial centers, as described in Horizon 2020, and is designed to avoid continuous lineal and shallow Lot Depth developments along Street corridors through the use of natural and man-made physical characteristics to create logical terminus points for the Node .
Node	An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar related uses.
Non-encroachable Area	That portion of a Lot or development set aside for enjoyment of the natural features or sensitive areas contained within it that cannot be encroached upon by Building or Development Activity , excluding encroachment for common maintenance needs of the land, its vegetation, natural stream beds, etc.
Non-Ground Floor Dwelling(s)	Residential dwelling(s) permitted in any Vertical Mixed Use Structure which are located above the ground level or first level of the structure or below the ground level or first level of a structure and do not have direct internal access to a nonresidential use.
Nursing Care Facility	See Extended Care Facility
Official Zoning District Map	A map or maps outlining the various Zoning District boundaries of the City of Lawrence, Kansas.
Open Porch	A roofed space attached to a Building on one side and open on the three remaining sides.
Open Use of Land	A use that does not involve improvements other than grading, drainage, fencing, surfacing, signs, utilities, or Accessory Structures . Open uses of land include, but are not limited to, auction yards, auto wrecking yards, junk and salvage yards, dumps, sale yards, storage yards and race tracks.
Ornamental Tree	A Deciduous tree possessing qualities such as flowers, fruit, attractive foliage, bark or shape, with a mature Height generally under 40 feet.
Outdoor Use Zone	An area designated for outdoor use by a nonresidential or residential tenant within the Public Frontage in a Mixed Use development. At ground level, Outdoor Use Zones may include sidewalk dining, sidewalk sales, product demonstrations or any use accessory and incidental to a permitted nonresidential use in the Mixed Use District. Outdoor Use Zones may also include upper level uses such as balconies or terraces as well as building-mounted signs.

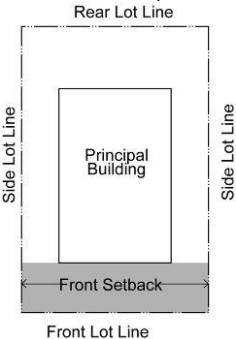
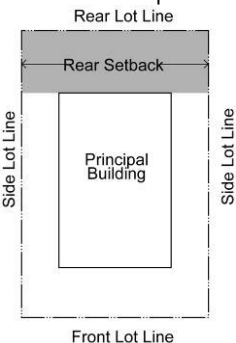
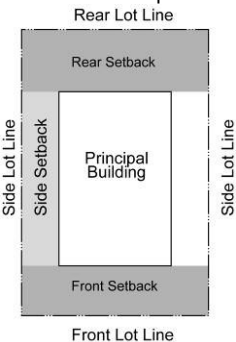
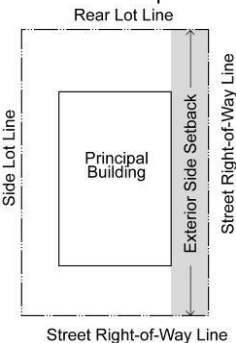
Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Overlay Zoning District (or Overlay District)	Any Zoning District included in this Development Code with the word “overlay” in its title. The Overlay Zoning District regulations are found in Article 3 of this Development Code.
Owner	An individual, association, partnership or corporation having legal or equitable title to land other than legal title held only for the purpose of security. For the purpose of notice, the Owner may be determined using the latest Douglas County Appraiser’s assessment roll.
Parcel	A Lot or contiguous tracts owned and recorded as the property of the same persons or controlled by a single entity.
Parking Access	Any public or private area, under or outside a Building or Structure , designed and used for parking motor vehicles including parking Lots , garages, private Driveways and legally designated areas of public Streets .
Parking Area	An area devoted to off- Street Parking of vehicles on any one Lot for public or private use.
Parking Space	A space for the parking of a motor vehicle or Bicycle within a public or private Parking Area . Typically Parking Spaces for private uses are located off the public right-of-way.
Peak Hour	The four (4) highest contiguous 15-minute traffic volume periods.
Pedestrian Scale (human scale)	Means the proportional relationship between the dimensions of a Building or Building element, Street , outdoor space or Streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian.
Planned Development	Developments processed and considered in accordance with the procedures specified in the Planned Development Overlay District provisions of Sec. 20-701 and in the Cluster Housing Projects provisions of Sec. 20-702. Generally, an area of land controlled by the Landowner to be developed as a single entity, commonly pursuant to an overlay district, for a number of Dwelling Units , office uses, commercial uses, or combination thereof, if any, wherein a development plan detailing the proposed development and adjacent areas directly impacted thereby is reviewed and approved by the appropriate decision maker. In approving the development plan, the decision maker may simultaneously modify specified standards of the Base District.
Planning Commission	The Lawrence-Douglas County Metropolitan Planning Commission established by City Ordinance 3951/ County Resolution 69-8 on March 24th, 1969.
Planning Director	The Director of the Lawrence-Douglas County Metropolitan Planning Commission or her or his designee.
Premises	A Lot , together with all Buildings and Structures thereon.
Principal Building	See Building , Principal
Principal Use	The primary purpose for which land or a Structure is utilized, based in part on the amount of Floor Area devoted to each identifiable use. The main use of the land or Structures as distinguished from a secondary or Accessory Use .
Prominent Natural Geographic Features with Rocky Outcropping	A rocky protrusion having greater than a 3:1 slope, a minimum Height of 20’ above the surrounding Grade and covering an area of one (1) or more acres. Exposed rock area is 50% or more limestone or sandstone.
Public Frontage	<i>The publicly-owned layer between the lot line or Street Line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture.</i>
Public Frontage, Primary	<i>The Public Frontage along a designated Primary Development Zone. Primary Public Frontages are commonly associated with pedestrian-oriented urban commercial and retail areas in Mixed Use settings. They are commonly served by or are accessible to public transit and may contain medium to high residential densities and Vertical Mixed Use Structures. Primary Public Frontages are designed to accommodate heavy pedestrian traffic, street vendors and sidewalk dining and typically consist of a sidewalk or clear area paved from the back of curb of the Thoroughfare to the Building Frontage or Right-of-way line, reserving space for street furniture.</i>

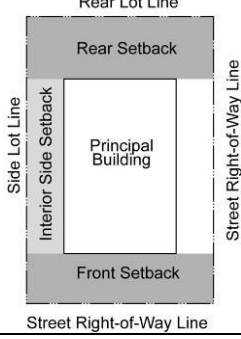
Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Public Frontage, Secondary	<i>The Public Frontage along a designated Secondary Development Zone. Secondary Public Frontages are commonly associated with pedestrian-oriented Thoroughfares and Mixed Use settings. They are designed to accommodate moderate amounts of pedestrian traffic and typically consist of a sidewalk or clear area adjacent to the Building Frontage or Right-of-way line, reserving space for street furniture, and a landscaped strip with street trees between the back of curb of the Thoroughfare and the sidewalk or clear area.</i>
Public Frontage, Tertiary	<i>The Public Frontage along a designated Tertiary Development Zone. Tertiary Public Frontages are commonly associated with pedestrian-friendly Thoroughfares in lower intensity mixed residential settings, consisting of a 5' wide sidewalk and street trees. Tertiary Public Frontages are designed to accommodate pedestrians who seek to walk to a nearby destination.</i>
Recreational Open Space	Common Open Space that is improved and set aside, dedicated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, ball courts, and picnic tables.
Recyclable Materials	Reusable materials including but not limited to metals, glass, plastic, paper and yard waste, which are intended for remanufacture or reconstitution for the purpose of using the altered form. Recyclable Materials do not include refuse or hazardous materials. Recyclable Materials may include used motor oil collected and transported in accordance with environmental and sanitation codes.
Registered Neighborhood Association	A neighborhood or local interest group that represents a defined area of the City and that has registered with the Planning Director in accordance with the applicable registration procedures of the Planning Director .
Regulatory Flood	See Base Flood definition in Article 12
Regulatory Floodplain	See Floodplain definition in Article 12
Regulatory Floodway	See Floodway definition in Article 12
Regulatory Floodway Fringe	See Floodway Fringe definition in Article 12
Residential Collector	See Collector, Residential
Residential-Design Manufactured Home	See Manufactured Home, Residential-Design
Retail Establishment, Large	An establishment engaged in retail sales, where the aggregate of retail uses within a Building is 100,000 or more gross square feet of Floor Area that may or may not include ancillary uses with internal Access from the Principal Use Building .
Retail Establishment, Medium	An establishment engaged in retail sales, provided the aggregate of retail uses within a Building is less than 100,000 gross square feet of Floor Area .
Retail Establishment, Specialty	An establishment engaged in retail sales where new or used goods or secondhand personal property is offered for sale to the general public by a multitude of individual vendors, usually from compartmentalized spaces within a Building . A specialty retail sales establishment shall not exceed 100,000 gross square feet of Floor Area and may have an unlimited number of individual vendors within it.
Root System Zone	<i>A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for the root system of street trees and landscaping planted in the Street Tree & Furniture Zone.</i>
Sadomasochistic Practices	Flagellation or torture by or upon a person cLothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one so cLothed or naked.
Satellite Dish	A dish Antenna , with ancillary communications equipment, whose purpose is to receive communication or other signals from orbiting satellites and other extraterrestrial sources and carry them into the interior of a Building .
Scale	<i>A quantitative measure of the relative Height and Massing of Structure(s) Building(s) and spaces.</i>
Screen or Screening	A method of visually shielding, obscuring, or providing spatial separation of an abutting or nearby use or Structure from another by fencing, walls, Berms , or densely planted vegetation, or other means approved by the Planning Director .

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Setback	The minimum horizontal distance by which any building or structure must be separated from a street right-of-way or lot line. (See also 20-602(e)).
Setback, Front	<p>The Setback required between a Building and the Front Lot Line.</p> 
Setback, Rear	<p>The Setback required between a Building and the Rear Lot Line.</p> 
Setback, Side	<p>The Setback required between a Building and the Side Lot Line.</p> 
Setback, Side (Exterior)	<p>The Setback required between a Building and the Exterior Side Lot Line.</p> 

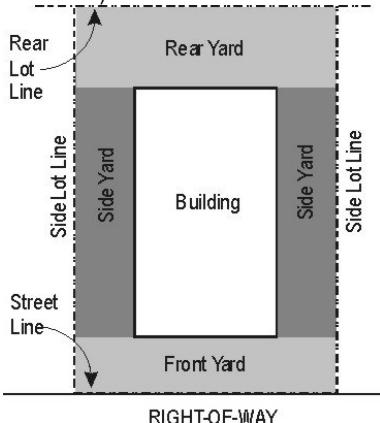
Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Setback, Side (Interior)	<p>The Setback required between a Building and the Interior Side Lot Line.</p> 
Sexually Oriented Media	Magazines, books, videotapes, movies, slides, CD-ROMs or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas .
Sexually Oriented Novelties	Instruments, devices or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs.
Shade Tree	Usually a Deciduous tree, rarely an Evergreen ; planted primarily for its high crown of foliage or overhead Canopy .
Shared Parking	Development and use of Parking Areas on two (2) or more separate properties for joint use by the businesses or Owner of these properties.
Shrub	A Deciduous , Broadleaf, or Evergreen plant, smaller than an Ornamental Tree and larger than Ground Cover , consisting of multiple stems from the ground or small branches near the ground, which attains a Height of 24 inches.
Significant Development Project	(1) The construction of one or more new Buildings with a gross Floor Area of 1,500 square feet or more; (2) The construction of additions or modifications to one or more existing Buildings with a gross Floor Area of 1,500 square feet or more, or twenty percent (20%) or more, of the existing Building ; (3) Separate incremental additions below the 1,500 square feet or 20% amount if the aggregate effect of such Development Activity over a period of 18 consecutive months would trigger the 1,500 square feet or 20% threshold; (4) The alteration or intensification of any use that increases off- Street Parking requirements pursuant to Article 9 ; or (5) The installation or addition of more than 1,500 square feet of impervious site cover.
Slip Road	<i>A road which provides access to and runs a course parallel to an Arterial Street or other limited access street or highway. Slip Roads are commonly used along boulevards to provide access to adjacent properties, on-street parking, and to buffer high-speed traffic lanes from pedestrian areas. Slip roads may also be known as access roads.</i>
Special Purpose Base District	See Base District , Special Purpose
Specified Anatomical Areas	(1) Less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid State, even if completely and opaquely covered.
Specified Sexual Activities	Human genitals in a State of sexual stimulation or arousal or acts of human masturbation, sexual intercourse or sodomy or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Story	That portion of a Building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost Story shall be that portion of a Building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a Basement or unused under-floor space is more than six (6) feet above Grade as defined herein for more than 50% of the total perimeter or is more than 12 feet above Grade as defined herein at any such point, or unused under-floor space shall be considered a Story .
Stream Corridor	A strip of land 100 feet wide, of which the centerline shall be the centerline of a stream that is not an intermittent stream or an intermittent stream specifically identified in the Comprehensive Plan as a significant intermittent stream subject to protection.
Street, Arterial	Arterial Streets are the highest level of Street classification, generally providing for longer distance trips with relatively high traffic volumes and high speeds for the context. Principal Arterials permit traffic flow through the urban area and between major destinations. Minor Arterials collect and distribute traffic from principal Arterials and expressway to Streets of lower classification, and, in some cases, allow traffic to directly Access destinations.
Street, Collector	A Collector Street provides for land Access and traffic circulation within and between residential neighborhoods and commercial and industrial areas. They distribute traffic movements from these areas to the Arterial Streets . Collectors do not typically accommodate long through trips and are not continuous for long distances.
Street, Cul-de-sac	A Street having only one outlet and being permanently terminated by a vehicle Turnaround at the other end.
Street, Dead-End	A Street having only one outlet and which does not benefit from a Turnaround at its end.
Street, Expressway	Any divided Street or highway with no Access from Abutting property and which has either separated or at- Grade Access from other public Streets and highways.
Street, Freeway	Any divided Street or highway with complete Access Control and Grade separated interchanges with all other public Streets and highways.
Street, Limited Local	A Local Street providing Access to not more than eight Abutting single-Family residential Lots.
Street, Local	Local Streets provide direct Access to adjacent land uses. Direct Access from a Local Street to an Arterial Street should be discouraged.
Street, Marginal Access	A Street that is generally parallel and adjacent to an Arterial Street or other limited- Access Street and that is designated to provide direct Access to adjacent property. Marginal Access Streets are commonly known as " Frontage Roads ."
Street, Private	Any tract of land or access easement set aside to provide vehicular Access within a Planned Development that is not dedicated or intended to be dedicated to the City and is not maintained by the City. Owners of a private street may choose to gate access to this type of street from the general public.
Street, Public	A way for vehicular traffic, whether designated as a local, collector, arterial, freeway or other designation, which is improved to City standards, dedicated for general public use, and maintained by the City. The term shall also include alleys.
Street, Ultimate Design	The Street design that is based on the planned carrying capacity of the roadway consistent with its functional classification on the Major Thoroughfares Maps in the Comprehensive Plan .
Street Line	The line separating the Street right-of-way from the abutting property.
Street Tree and Furniture Zone	<i>An area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for street trees and other landscaping as well as street furniture including, but not limited to benches, street lights and transit stops.</i>
Streetscape	The built and planned elements of a street that define the street's character.
Structural Alteration	Any change in the supporting or structural members of a Building , including but not limited to bearing walls, columns, beams or girders, or any substantial change in the roof, exterior walls, or Building openings.

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Structure	A Building or anything constructed that requires permanent location on the ground or attachment to something having a permanent location on the ground, including but not limited to fences, signs, billboards, and Mobile Homes .
Subsurface Utility Zone	<i>A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for public utilities.</i>
Temporary Shelter	See Emergency Shelter
Thoroughfare	Any public right-of-way that provides a public means of Access to abutting property.
Tract (of land)	An area, Parcel , site, piece of land or property that is the subject of a development application or restriction.
Transient (or temporary) Shelter	Facility providing temporary housing for one (1) or more individuals who are otherwise homeless.
Transitional Use	A permitted use or Structure that, by nature or level and scale of activity, acts as a transition or buffer between two (2) or more incompatible uses.
Tree Protection	Means the measures taken, such as temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after construction projects.
Trip Generation	The total number of vehicle trip ends produced by a specific land use or activity.
Unnecessary Hardship	The condition resulting from application of these regulations when viewing the property in its environment that is so unreasonable as to become an arbitrary and capricious interference with the basic right of private property ownership, or convincing proof exists that it is impossible to use the property for a conforming use, or sufficient factors exist to constitute a hardship that would in effect deprive the Owner of their property without compensation. Mere financial loss or the loss of a potential financial advantage does not constitute Unnecessary Hardship .
Vertical Mixed Use Structure	See Mixed Use Structure, Vertical
Wetlands	Any Parcel or portion of a Parcel which meets the state or federal definition of Wetlands that are under the jurisdiction of state or federal laws. Synonymous with "jurisdictional wetland".
Woodlands	Natural hardwood forests, whether or not actively forested.
Work/Live Unit	<i>A space within a Building that consists of a Non-Ground Floor Dwelling which is accessory to a nonresidential use and has direct internal access to the nonresidential use.</i>
Working Days	Monday through Friday, 8AM to 5PM excluding city holidays
Yard	Any Open Space located on the same Lot with a Building , unoccupied and unobstructed from the ground up, except for accessory Buildings , or such projections as are expressly permitted by these regulations. "Yard" refers to the actual open area that exists between a Building and a Lot Line , as opposed to the Required Yard or <i>open area</i> (referred to as a "Setback") 
Yard, Front	A space extending the full width of a Lot between any Building and the Front Lot Line and measured perpendicular to the Building at the closest point to the Front Lot Line .

Article 17
Amending Sections 20-1701 & 20-1734

Term	Definition
Yard, Rear	A space extending the full width of a Lot between the Principal Building and the Rear Lot Line and measured perpendicular to the Building at the closest point to the Rear Lot Line .
Yard, Required	The unobstructed Open Space measured from a point on a Principal Building to the Lot Line from the ground upward, within which no Structure shall be located, except as permitted by this Development Code. It is the three-dimensional equivalent of the required Setbacks for every Lot.
Yard, Side	A space lying between the side line of the Lot and the nearest line of the Principal Building and extending from the Front Yard to the Rear Yard , or in the absence of either of such front or Rear Yards , to the front or Rear Lot Lines . Side-yard widths shall be measured perpendicular to the side Lot Lines of the Lot .
Zoning District	A portion of the territory of the City of Lawrence within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.

20-1734 Household Living

Residential occupancy of a [Dwelling Unit](#) by a household with tenancy arranged on a month-to-month or longer basis.

(1) Attached Dwelling

A [Dwelling Unit](#), located on its own [Lot](#), that shares one or more common or abutting walls with one or more [Dwelling Units](#). An [Attached Dwelling](#) does not share common floor/ceilings with other [Dwelling Units](#). An [Attached Dwelling](#) is also called a townhouse or a row house.

(2) Detached Dwelling

A [Dwelling Unit](#) located on its own [Lot](#) that is not attached to any other [Dwelling Unit](#).

(3) Cluster Dwelling

A subdivision or development project containing [Detached Dwellings](#) where some or all [Lots](#) are smaller than the required minimum [Lot Area](#) and width requirements but the overall project complies with the maximum [Density](#) requirements of the applicable Base and [Overlay Zoning Districts](#).

(4) Duplex

A single [Structure](#) that contains two (2) primary [Dwelling Units](#) on one (1) [Lot](#). The units may share common walls or common floor/ceilings.

(5) Multi-Dwelling (Structure)

A [Structure](#) that contains three (3) or more [Dwelling Units](#) that share common walls or floor/ceilings with one (1) or more units. The land underneath the [Structure](#) is not divided into separate [Lots](#). A Multi-Dwelling includes [Structures](#) commonly called garden apartments, apartments and condominiums

(6) Zero Lot Line Dwelling

[Detached Dwellings](#) that are located to one side of [Lot](#) on which they are located, in accordance with the standards of Sec. **20-534**.

(7) Non-Ground Floor Dwelling

Residential dwelling(s) permitted in any [Vertical Mixed Use Structure](#) which are located above the ground level or first level of the structure or below the

Article 17
Amending Sections 20-1701 & 20-1734

ground level or first level of a structure and do not have direct internal access to a nonresidential use.

(8) Work/Live Unit

A space within a [Building](#) that consists of a [Non-Ground Floor Dwelling](#) which is accessory to a nonresidential use and has direct internal access to the nonresidential use.