

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David L. Corliss, City Manager

**FROM:** Joseph Rexwinkle, Planner II

**CC:** Cynthia Boecker, Assistant City Manager  
Diane Stoddard, Assistant City Manager  
Scott McCullough, Planning and Development Services Director  
Lawrence-Douglas County Metropolitan Planning Commission

**Date:** July 30, 2008

**RE:** Homeless Facilities & Services text amendments

On April 29, 2008 the Lawrence City Commission initiated amending the Development Code (Chapter 20, City Code) to permit homeless shelters in industrial zoning districts by special use permit and directed staff to develop standards for such uses.

Staff research determined that many zoning codes that acknowledge homeless facilities and services do so more comprehensively than the Development Code. A comprehensive approach typically includes distinction between varying homeless services and facilities. For example, the Development Code currently identifies only one homeless service use (Homeless or Transient Shelter) whereas most zoning codes address several such uses. Staff also determined that many other zoning codes prescribe similar use standards, design standards and requirements for management plans.

Subsequent to analysis of this research, staff prepared and presented draft language (first draft) to the Community Commission on Homelessness (CCH) at their public meeting held on June 10, 2008 to determine if the proposed amendment aligned with the commission's vision on homelessness. Based upon input received at this meeting, staff revised the first draft and presented a second draft to the CCH at their meeting on July 8, 2008. Following this meeting, a third draft was prepared and presented to the Planning Commission on July 21, 2008. The attached draft presented to the City Commission is a fourth draft representing the direction given by the Planning Commission. The Planning Commission directed staff as follows:

- 1) To distinguish Homeless Day Center uses based upon the number of guests served**  
The Planning Commission was presented with draft language that defined only one type of Homeless Day Center. At the suggestion of a member of the public, staff recommended that the Planning Commission distinguish Homeless Day Center uses based upon the number of guests served in the same manner that Homeless Shelters are distinguished. The attached draft language proposes two types of Homeless Day Center uses (Type A and Type B).

**2) Adopt staffing standards proposed by the CCH**

The Planning Commission received draft language regarding staffing standards for Homeless Day Centers and Homeless Shelters. This draft language contained a staff recommendation and an alternative recommendation supported by the CCH.

Staff's recommendation for staffing was as follows:

*A minimum of 2 staff persons or a ratio [1 per 15 guests for Homeless Day Centers or in the case of Homeless Shelters 1 per 30 guests], whichever is greater, with at least one staff person being a professional employed by the operator.*

The alternative recommendation was as follows:

*Shall be staffed in compliance with the staffing requirements of the approved management plan.*

The alternative language proposes that the management plan, reviewed with each special use permit, set adequate staffing levels given the number of guests served and the nature of the facility and population served.

The Planning Commission recommended approval of the alternative language. The attached draft reflects this recommendation.

**3) Clarify the purpose of Type A Homeless Day Centers and Type A Homeless Shelters**

The Planning Commission directed staff to further distinguish Type A uses from Type B uses by tying its primary purpose to that of serving families with children. Though such uses may serve unrelated individuals, they may only serve up to 4 unrelated individuals. The attached draft reflects this clarification.

**4) Clarify a required design standard**

The draft language prescribes design standards that emphasize visibility and design features which contribute to the livability and safety of guests as well as compatibility with neighboring land uses. The Planning Commission recommended that the following design standard be revised as follows:

*Effort through design to minimize loitering in the vicinity through careful site design, building design, or by providing site features or amenities on the property which attract guests ~~to the property~~ to a specific location on the property.*

The attached draft reflects this clarification.

**5) Type A Homeless Shelters as accessory uses**

Type A Homeless Shelters are proposed to be permitted as accessory uses to "charitable, nonprofit, public or religious institutions". Some questions were posed regarding the meaning of accessory use (i.e. what qualifies as an accessory use) and the meaning of charitable, nonprofit, public or religious institutions. A Planning Commissioner inquired if a multi-dwelling structure such as a tri-plex or four-plex may be constructed to house a Type A Homeless Shelter as an accessory use. In an RM District, this would be permitted, but not in an RS

District because tri-plexes and four-plexes are Multi-Dwelling Structures – a principal use that is not permitted in RS Districts.

Accessory use is defined as follows:

*A use permitted as accessory to a principal use, subject to compliance with all other applicable local, state or federal regulations, including the regulations of this Development Code.*

The draft language has been modified to specify that Type A Homeless Shelters may be permitted as an accessory use only when they are accessory to a permitted principal public and civic use listed in the use tables of Section 20-402 and 20-403 of the Development Code. Permitted principal public and civic uses are a use category that includes such use groups as community facilities, medical facilities, recreational facilities and religious assembly. The only principal uses permitted by right from these groups in residential zoning districts are Adult Day Care Homes (in RM Districts only), Cemeteries, Funeral & Internment (in RSO and RMO only), Minor Utilities, Limited Extended Care Facilities, Passive Recreation, Nature Preserve/Undeveloped, Private Recreation, Campus or Community Religious Institution (in RM Districts only) and Neighborhood Religious Institutions. Additional uses from these use groups are permitted by special use permit only and as such, the special use permit would require an amendment (with a public hearing) to permit a homeless facility or service as an accessory use.

Staff believes this language modification specifies to which principal uses homeless facilities and services may be accessory.

## **6) Social Service Agencies**

Based upon the definition of Social Service Agency in the attached draft language, the Planning Commission directed staff to map the locations of existing social service agencies in order to determine if the districts in which they are permitted as per the draft Article 4: Use Table is consistent with the actual zoning so as to prevent the unintended consequence of making existing agencies nonconforming as a result of this amendment. Staff has not identified the location of social service agencies throughout the community. Some of these agencies may be located on properties whose zoning is not proposed to permit such agencies, resulting in the potential that the amendment may create nonconforming uses. Staff will continue to research this to determine if nonconformities are created and, if so, how they may be addressed.

## **7) Clarify where Homeless Workplace uses are permitted**

Homeless Workplace has been defined as a place of work for the guests of a Homeless Day Center or Type B Homeless Shelter. With the modification recommended by the Planning Commission to distinguish two types of Homeless Day Centers (Type A and Type B), the definition for Homeless Workplace has been revised to reflect this distinction. Homeless Workplaces are now proposed to be permitted only as accessory to Type B Homeless Shelters (as they were previously) and accessory to Type B Homeless Day Centers.

**Public Comment**

The Planning Commission heard public comment regarding the process for public notification with regard to these amendments. Some of the comments received were critical of the fact that the proposed amendment is more comprehensive than the initiated amendment. The principal difference between the initiated amendment and the proposed amendment is that the proposed amendment identifies new uses that were not contemplated at initiation. Other comments criticized the amount of time available to the public to review the amended language prior to Planning Commission consideration of the language. Notice of these amendments has followed all of the statutory requirements for such.

**Staff Response**

The Development Code authorizes the City Commission, Planning Commission and Historic Resources Commission to initiate amendments to the Development Code. The Development Code authorizes the Planning Commission to recommend approval of the proposed amendments as initiated or with modifications. The City Commission is authorized to approve amendments with modifications as well.

Initiated amendments often become more comprehensive by the time staff develops proposed language. Staff relies on the ability to expand upon the initiated amendment when research of best practices and analysis of the issue deem it necessary. In this case, staff presented the Planning Commission with proposed modifications to the initiated amendment to support the efforts of the CCH to comprehensively address the city's homeless population and the Planning Commission accepted the proposed modifications.

To date, there have been three opportunities for public comment during public meetings. The draft language presented to the Planning Commission was made available on the front page of [www.lawrenceplanning.org](http://www.lawrenceplanning.org) on the same day the Planning Commission packet was released, five days before it was considered by the Planning Commission.

## Article 4. Use Table

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### 20-401 Use Table

The Use Table of this article lists the [Principal Uses](#) allowed within all of the [Base Districts](#) except the [UR District](#) (See Sec. 20-222(b) for [UR District](#) use regulations). The symbols used in the Use Table are defined in the following paragraphs.

#### **(a) [P] Permitted Uses**

A "P" indicates that a use is permitted by right, subject to compliance with all other applicable local, State and Federal regulations, including the regulations of this Development Code.

#### **(b) [S] Special Uses**

An "S" indicates that a use is allowed only if reviewed and approved in accordance with the Special Use procedures of Sec. 20-1306.

#### **(c) [A] Accessory Uses**

An "A" indicates that a use is permitted as accessory to a [Principal Use](#), subject to compliance with all other applicable local, State and Federal regulations, including the regulations of this Development Code.

#### **(d) Uses Not Allowed**

Cells containing a dash (-) indicate that the listed use is not allowed in the respective [Zoning District](#).

#### **(e) Use-Specific Standards**

Many allowed uses, whether permitted by-right or by Special Use, are subject to compliance with use-specific standards and conditions. An Asterisk (\*) after the P, S, or A use code identifies the use is subject to use-specific standards and conditions. The sections in which these standards and conditions are located are identified in the far right column titled Use Specific Standard.

#### **(f) Unlisted Uses**

If an application is submitted for a use that is not listed in the use table of this section, the [Planning Director](#) is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use, using the interpretation criteria of Sec. **20-1702(b)**. If no similar use determination can be made, the [Planning Director](#) shall initiate an amendment to the text of this Development Code to clarify where such uses will be allowed.

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed	RS40	RS 20	RS 10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use Specific Standard
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[illegible][illegible]

	Adult Day Care Home	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
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[illegible]

## 20-402 Residential District Use Table

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

[illegible]

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## 20-402 Residential District Use Table

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

[illegible]

[illegible][illegible]

**20-403 Nonresidential District Use Table**

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		CN1	CN2	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
Household Living	Accessory Dwelling	P*	–	–	–	–	–	–	–	–	–	–	–	–*	20-534
	Attached Dwelling	P*	–	–	–	–	–	–	–	–	–	–	P*	–	20-503
	Cluster Dwelling	–	–	–	–	–	–	–	–	–	–	–	–	–	20-702
	Detached Dwelling	P*	–	–	–	–	–	–	–	–	–	–	P*	P*	20-508
	Duplex	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
	Zero Lot Line Dwelling	P*	–	–	–	–	–	–	–	–	–	–	–	–	20-531
Group Living	Home Occupation, Type A or B	–	–	–	–	–	–	–	–	–	–	–	–	–	
	Assisted Living	–	–	–	–	–	–	–	–	–	–	–	S	S	
	Boarding Houses & Cooperatives (Ord. 8040)	–	–	–	–	–	–	–	–	–	–	–	–	–	
	Dormitory	–	–	–	–	–	–	–	–	–	–	–	–	P	
	Fraternity or Sorority House	–	–	–	–	–	–	–	–	–	–	–	–	–	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	–	–	–	–	–	P	
PUBLIC AND CIVIC		P	–	–	–	–	–	–	–	–	–	–	–	–	
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	
	Cultural Center/ Library (Ord. 8098)	S	P	S	P	P	–	–	P	–	–	S	P	A	
	Day Care Center	S*	P*	S*	S*	P*	P*	P*	P*	P*	P*	–	–	–	20-507
	Day Care Home, Class A	P	P	–	P	P	–	P	–	–	–	–	–	–	
	Day Care Home, Class B	S*/A*	P*	–	P	P	–	P	–	–	–	–	–	–	20-507
	Detention	–	–	–	–	–	–	–	–	S	P	–	–	–	
	Lodge, Fraternal and Civic Assembly	S*	S*	S*	P*	P*	P*	P*	–	P*	–	–	P*	–	20-512
	Postal & Parcel Service	–	P	P	P	P	P	P	P	P	P	–	P	–	
	Public Safety	S	P	P	P	P	P	P	P	P	P	–	P	–	

**20-403 Nonresidential District Use Table**

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		CN1	CN2	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
	School	P	P	P	P	P	P	P	–	–	–	–	P	–	
	Funeral and Interment (Ord. 8098)	–	P*	P*	–	P*	P*	P*	P*	P*	–	A*	–	–	20-505
	Homeless Day Center, Type A	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	–	S*	S*	20-544
	Homeless Day Center, Type B	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	–	S*	S*	20-544
	Homeless Shelter, Type A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	–	A*	A*	20-544
	Homeless Shelter, Type B	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	–	S*	S*	20-544
	Homeless Workplace	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	–	A*	A*	20-544
	Social Service Agency	P	P	P	P	P	P	P	P	P	P	–	P	P	
	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*	–	20-530
	Utility and Service, Major	S	S	S	S	S	S	S	S	S	P	S	P	–	
Medical Facilities	Extended Care Facility, General	–	S	S	–	–	–	–	–	–	–	–	–	P	
	Extended Care Facility, Limited	P	P	P	–	–	–	–	–	–	–	–	S	P	
	Health Care Office, Health Care Clinic	P	S	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*	20-519
Recreational Facilities	Active Recreation	S	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	–	–	–	S	P	–	
	Participant Sports & Recreation, Indoor	–	P	–	P	P	P	P	P	P	–	–	P	A	
	Participant Sports & Recreation, Outdoor	–	–	–	–	P	P	P	P	P	–	–	P	–	
	Passive Recreation	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	
	Private Recreation	P	P	–	P	P	–	P	–	–	–	P	P	P	
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	–	P*	–	–	–	A*	20-522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	–	P*	–	–	–	–	20-522
<b>COMMERCIAL</b>															
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	–	–	–	
	Veterinary	–	P	P	P	P	P	P	–	P	P	–	–	–	

**20-403 Nonresidential District Use Table**

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		CN1	CN2	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
Eating & Drinking Establishments	Accessory Bar (Ord. 8098)	A*	A*	–	A*	A*	A*	A*	A*	–	–	–	–	–	20-509
	Bar Or Lounge	–	–	–	P*	P*	P*	P*	–	–	–	–	–	–	20-509
	Brewpub	–	P*	–	P*	P*	P*	P*	–	–	–	–	–	–	20-509
	Fast Order Food (Ord. 8098)	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*	–	–	–	–	–	20-524
Office	Administrative and Professional	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*	–	–	–	A*	20-510
	Other	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*	20-535
	Commercial	–	S	S	S	P	P	P	P	P	P	–	P	A	
Retail Sales & Service	Building Maintenance (Ord. 8098)	–	P	–	P	P	P	P	–	P	P	–	A	A	
	Business Equipment	–	P	–	P	P	P	P	P	P	–	–	–	–	
	Business Support	–	P	P	P	P	P	P	P	P	P	–	–	A	
	Communications	–	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*	–	–	–	A*	20-511
	Mixed Media Store (Ord. 8098)	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*	–	–	A*	A*	20-521
	Repair Service, Consumer (Ord. 8098)	P*	P*	–	P*	P*	P*	P*	–	P*	–	–	–	–	20-523
	Retail Sales, General (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	–	P*	–	–	–	A*	20-525
	Retail Establishment, Large	–	–	–	–	P*	P*	S*	–	–	–	–	–	–	20-526
	Retail Establishment, Medium	–	P*	–	P*	P*	P*	P*	–	–	–	–	–	–	20-526
	Retail Establishment, Specialty	–	P*	–	P*	P*	P*	P*	–	–	–	–	–	–	20-526

## 20-403 Nonresidential District Use Table

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

[illegible]

**20-403 Nonresidential District Use Table**

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		CN1	CN2	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
Adaptive Reuse	Designated Historic Property	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	–	
Communications Facilities	Amateur and Receive-Only Antennas	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*	A*	20-506
	Telecommunications Facilities:														
	Telecommunications Antenna	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*	A*	A*	20-529
	Satellite Dish	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
	Small Collection (Ord. 8098)	P	P	P	P	P	P	P	P	P	P	–	A	A	20-540
	Processing Center	–	–	–	–	–	–	–	–	P	P	–	–	–	

## Article 5. Use Regulations

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## **20-544 Homeless Facilities & Services**

The standards of this subsection apply to homeless facilities and services.

### **(1) Purpose**

The purpose of this subsection is to set forth standards for the location and operation of homeless facilities or homeless service uses.

### **(2) Exemptions**

#### **(i) Residential Uses**

Any permitted residential use listed in Section 20-402 shall be exempt from the regulations of this subsection.

### **(3) Description Homeless Facilities & Services**

There are four types of Homeless Facilities and Services regulated under this section.

#### **(i) Homeless Day Centers**

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution that provides basic services during only daylight hours to homeless persons or to persons at risk of being homeless. Typical services may include food services, social services, counseling, medical services, personal hygiene, life skills training, employment training and assistance, educational assistance, mail or delivery services, telephone or computer services and storage of personal belongings. There are two types of Homeless Day Center uses, as follows:

##### **a. Homeless Day Center, Type A**

**Type A Homeless Day Centers** are those that shall serve a maximum of 4 **Families** as defined in Section 20-1701 not exceeding a 15 persons total, or by a maximum of 4 persons not related by blood or marriage.

##### **b. Homeless Day Center, Type B**

**Type B Homeless Day Centers** are any homeless day center not meeting the definition of a **Type A Homeless Day Center**.

#### **(ii) Homeless Shelter**

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution which provides overnight shelter to persons who are otherwise homeless. There are two types of Homeless Shelter uses, as follows:

##### **a. Homeless Shelter, Type A**

**Type A Homeless Shelters** are those permitted only as an accessory use to a permitted use listed as a public and civic use in Section 20-402 and 20-403 of this Development Code and which are operated and staffed by a public, nonprofit, charitable or religious institution. **Type A Homeless Shelters** primarily serve families with children and shall be occupied by a maximum of 4

[Families](#) as defined in Section 20-1701 not exceeding a 15 persons total, or by a maximum of 4 persons not related by blood or marriage.

**b. Homeless Shelter, Type B**

[Type B Homeless Shelters](#) are any homeless shelter not meeting the definition of a [Type A Homeless Shelter](#).

**(iii) Homeless Workplace**

A building or structure operated by a public, nonprofit, charitable or religious institution which provides a place of work to homeless persons and is accessory to a [Type B Homeless Shelter](#) or [Type B Homeless Day Center](#). A [Homeless Workplace](#) may consist of any use permitted by the zoning district in which it is located. Any place of work for homeless persons which is not accessory to a [Type B Homeless Day Center](#) or [Type B Homeless Shelter](#) shall not be considered a [Homeless Workplace](#) and shall be subject to the regulations of the district in which it is located.

**(4) Standards for Homeless Day Centers (Type A & Type B)**

**(i) Use Standards**

Both [Type A Homeless Day Centers](#) and [Type B Homeless Day Centers](#) require a Special Use Permit in accordance with the procedures of Section 20-1306. The following standards shall be required.

- a. A minimum of two restrooms.
- b. Shall be staffed in compliance with the staffing requirements of the approved management plan.
- c. If not co-located with a [Type B Homeless Shelter](#), an onsite supervised indoor waiting area shall be available to guests at least 1 hour prior to opening. If co-located with a [Type B Homeless Shelter](#) or if transportation to and from the [Homeless Day Center](#) is provided to guests by the operator(s), this standard shall not apply.
- d. All uses and activities conducted outdoors shall be shown on the site plan.

**(5) Standards for Type A Homeless Shelters**

**(i) Use Standards**

[Type A Homeless Shelters](#) are permitted as an accessory use in accordance with the following standards:

- a. Shall be permitted as accessory only to a permitted use listed as a public and civic use in Section 20-402 and 20-403 of this Development Code.
- b. Shall provide a minimum of 35 square feet per bed.
- c. Shall contain a minimum of two restrooms.
- d. Shall, at all times, be staffed by a minimum of 2 staff persons.
- e. Shall provide overnight accommodations beginning no earlier than 4 p.m. and concluding no later than 9 a.m.

**(6) Standards for Type B Homeless Shelters**

**(i) Use Standards**

[Type B Homeless Shelters](#) require a Special Use Permit in accordance with the procedures of Section 20-1306. In addition to the standards of Section 20-1306,

the following standards shall apply to all Special Use Permits granted for [Type B Homeless Shelters](#):

- a. At least once every five (5) years the operator shall make a presentation to the City Commission and the Commission shall review the Special Use Permit for compliance with original conditions of approval and use standards.
- b. A minimum of 1 toilet per 15 beds.
- c. Shall be staffed in compliance with the staffing requirements of the approved management plan.
- d. If not co-located with a [Homeless Day Center](#), an onsite supervised indoor waiting area shall be available to guests at least 1 hour prior to opening. If co-located with a [Homeless Day Center](#) or if transportation between the [Type B Homeless Shelter](#) and [Homeless Day Center](#) is provided to guests by the operator(s), this standard shall not apply.
- e. All uses and activities conducted outdoors shall be shown on the site plan.

**(7) Management Plan**

The operator of a [Type B Homeless Shelter](#), [Type A Homeless Day Center](#), or [Type B Homeless Day Center](#) shall create a management plan. The management plan shall become binding upon approval of the Special Use Permit. The management plan shall, at a minimum, address the following:

- i. Narrative description of the nature and characteristics of the use and descriptions of all services provided.
- ii. Interior floor plan showing sleeping areas, common areas, emergency exits and bathrooms.
- iii. Rules of conduct for guests.
- iv. Maintenance plan that establishes standards for regular building and site maintenance, including regular removal of litter.
- v. Communications plan that establishes how the shelter will regularly communicate with neighbors and police.
- vi. Response plan for emergencies that may occur at the site.
- vii. Adequate staffing levels given the number of guests served and the nature of the facility and population served.

**(8) Design Standards**

[Type B Homeless Shelter](#), [Type A Homeless Day Center](#), or [Type B Homeless Day Center](#) site design shall incorporate design features that contribute to the livability and safety for guests, efficient use of space, ease of emergency access, and compatibility with nearby land uses. In furtherance of this purpose, the following design standards shall apply, to the extent practicable, to Special Use Permits granted for [Type B Homeless Shelters](#), [Type A Homeless Day Center](#), and [Type B Homeless Day Center](#):

- i. Building entrances shall be clearly defined and visible from the public right-of-way or from an occupied area of the building such as administrative offices or staffed reception areas.
- ii. Building entrances, outdoor children/adult recreational areas and sidewalks shall be well-lit with pedestrian-scaled, low-glare lighting shielded downward.
- iii. Outdoor children/adult recreational areas, if not clearly visible from the public right-of-way, shall be clearly visible from an occupied area of the building such as administrative offices or staffed reception areas.
- iv. Parking areas shall be located adjacent to the building and shall be clearly visible from an occupied area of the building, such as administrative offices or staffed reception areas.
- v. The exterior of the building shall be designed to ensure that all outside areas surrounding the building are clearly visible either from public right-of-way or through the use of design features such as windows or video surveillance.
- vi. Landscaping shall be designed to not obstruct the view of sidewalks, parking areas or outdoor children/adult recreational areas.
- vii. Effort through design to minimize loitering in the vicinity of the shelter through careful site design, building design, or by providing site features or amenities on the property which attract guests to a specific location on the property.

## Article 17. Terminology

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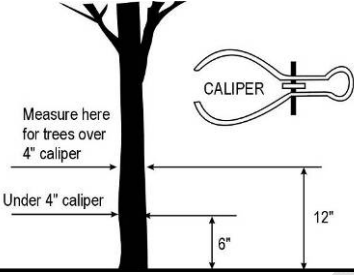
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#### 20-1701 General Terms

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 <a href="#">Access</a> between two or more contiguous sites so the driver need not enter the public <a href="#">Street</a> system.
Access Management	The process of managing <a href="#">Access</a> to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.
Accessory Dwelling Unit	<a href="#">ADwelling Unit</a> that is incidental to and located on the same <a href="#">Lot</a> as the <a href="#">Principal Building</a> or use, when the <a href="#">Principal Building</a> or use is a <a href="#">Dwelling</a> .
Accessory Structure	A subordinate <a href="#">Structure</a> , the use of which is clearly incidental to, or customarily found in connection with, and located on the same <a href="#">Lot</a> as the <a href="#">Principal Building</a> or use.
Accessory Use	A use that is clearly incidental to, customarily found in connection with, and (except in the case of off- <a href="#">Street Parking Space</a> ) located on the same <a href="#">Lot</a> as the <a href="#">Principal Use</a> to which it is related.
<a href="#">Accessway</a> , also <a href="#">Access Drive</a>	Any <a href="#">Driveway</a> , <a href="#">Street</a> , turnout or other means of providing for the movement of vehicles to or from the public roadway system.
<a href="#">Adult Care Home</a>	See <a href="#">Group Home</a>
Agent (of Owner or Applicant)	Any person who can show certified written proof that he or she is acting for the <a href="#">Landowner</a> or applicant.
<a href="#">Airport</a> /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 <a href="#">Structure</a> or tree or use of land that obstructs the airspace required for the flight of aircraft in landing or taking off at any <a href="#">Airport</a> 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 <a href="#">Access</a> to abutting property.
<a href="#">Antenna</a>	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 <a href="#">Antenna</a> support <a href="#">Structure</a> or attached to the exterior of any <a href="#">Building</a> . 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 <a href="#">Antenna</a> support <a href="#">Structure</a> .
<a href="#">Antenna</a> , Receive-Only	An <a href="#">Antenna</a> capable of receiving but not transmitting electromagnetic waves, including <a href="#">Satellite Dishes</a> .
<a href="#">Antenna</a> , Amateur Radio	An <a href="#">Antenna</a> owned and utilized by an FCC-licensed amateur radio operator or a citizens band radio <a href="#">Antenna</a> .
<a href="#">Arterial</a>	A <a href="#">Street</a> classified as an <a href="#">Arterial</a> in the Lawrence/Douglas County MPO Transportation Plan, as amended.
<a href="#">Arterial Street</a> , Minor	A <a href="#">Street</a> 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 <a href="#">Thoroughfares</a> Map of the City.

Term	Definition
<b>Arterial Street, Principal</b>	A <b>Street</b> 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 <b>Thoroughfares</b> Map of the City.
<b>Assisted Living</b>	<b>Building</b> or group of <b>Buildings</b> containing <b>Dwellings</b> designed for occupancy by persons 55 years or older where the <b>Dwelling Units</b> are independent but include special support services such as central dining and limited medical or nursing care.
<b>Basement</b>	Any floor level below the first <b>Story</b> in a <b>Building</b> , except that a floor level in a <b>Building</b> having only one floor level shall be classified as a <b>Basement</b> unless such floor level qualifies as a first <b>Story</b> as defined herein.
<b>Base District</b>	Any <b>Zoning District</b> delineated on the <b>Official Zoning District Map</b> under the terms and provisions of this Development Code, as amended, for which regulations governing the area, use of <b>Buildings</b> , or use of land, and other regulations relating to the development or maintenance of existing uses or <b>Structures</b> , are uniform; but not including <b>Overlay Zoning Districts</b> .
<b>Base District, Special Purpose</b>	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 <b>Effective Date</b> of this Development Code or newly annexed urban reserve areas.
<b>Berm</b>	An earthen mound at least two feet (2') above existing <b>Grade</b> designed to provide visual interest, <b>Screen</b> undesirable views and/or decrease noise.
<b>Bicycle</b>	A two-wheeled vehicle for human transportation, powered only by energy transferred from the operator's feet to the drive wheel.
<b>Bicycle- Parking Space</b>	An area whose minimum dimensions are two feet by six feet or two feet by four feet for upright storage.
<b>Big Box</b>	See <b>Retail Establishment</b> , Large.
<b>Block</b>	A <b>Parcel</b> of land entirely surrounded by public <b>Streets</b> , highways, railroad rights-of-way, public walks, parks or green strips, or drainage channels or a combination thereof.
<b>Block Face</b>	That portion of a <b>Block</b> or <b>Tract</b> of land facing the same side of a single <b>Street</b> and lying between the closest intersecting <b>Streets</b> .
<b>Boarding House</b>	A <b>Dwelling</b> 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.
<b>Bufferyard</b>	A combination of physical space and vertical elements, such as plants, <b>Berms</b> , fences, or walls, the purpose of which is to separate and <b>Screen</b> changes in land uses from each other.
<b>Build-to-Line (minimum Building setback)</b>	An imaginary line on which the front of a <b>Building</b> or <b>Structure</b> must be located or built and which is measured as a distance from a public right-of-way.
<b>Building</b>	Any <b>Structure</b> 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 <b>Structure</b> 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 <b>Building</b> , except as regards minimum <b>Side Setback</b> requirements as herein provided.
<b>Building Envelope</b>	The three-dimensional space on a <b>Lot</b> on which a <b>Structure</b> can be erected consistent with existing regulations, including those governing maximum <b>Height</b> and bulk and the <b>Setback</b> lines applicable to that <b>Lot</b> consistent with the underlying <b>Zoning District</b> , or as modified pursuant to a <b>Variance</b> , a site review, or prior City approval.
<b>Building, Principal</b>	A <b>Building</b> in which is conducted the <b>Principal Use</b> of the <b>Building</b> site on which it is situated. In any residential <b>District</b> , any <b>Dwelling</b> shall be deemed to be the <b>Principal Building</b> on the site on which the same is located.



Term	Definition
<b>Building Type</b> (also referred to as housing type)	A residential structure defined by the number of dwelling units contained within.
<b>Caliper</b>	<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 <b>Caliper</b> size, and as measured at 12 inches above the ground for larger sizes.</p> 
<b>City Regulations</b>	Provisions of the Lawrence City Code or other provisions located in ordinances adopted by the City.
<b>Cross Access Agreement</b>	A document signed and acknowledged by <b>Owner</b> of two or more adjoining pieces of property establishing <b>Easements</b> , licenses or other continuing rights for <b>Access</b> across one property to one or more other properties.
<b>Collector Street</b>	A <b>Street</b> 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 <b>Streets</b> and <b>Arterial Streets</b> .
<b>Collector Street, Minor</b>	See Collector, Residential
<b>Collector Street, Residential</b>	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.
<b>Collector Street System</b>	A system of one (1) or more <b>Collector Streets</b> that allow traffic to be distributed to at least two (2) <b>Arterial Streets</b> .
<b>Common Open Space</b>	A <b>Parcel</b> of land, water, water course, or drainageway within a site designated for a <b>Planned Development</b> or Cluster Housing Project, designed and intended for the use or enjoyment of all the residents and <b>Landowners</b> of the <b>Planned Development</b> or Cluster Housing Project. <b>Common Open Space</b> , except for <b>Common Open Space</b> designated as <b>Natural Open Space</b> , may contain such supplementary <b>Structures</b> and improvements as are necessary and appropriate for the benefit and enjoyment of all the residents and <b>Landowners</b> of the <b>Planned Development</b> or Cluster Housing Project. Common open space shall not include space devoted to streets and parking areas.
<b>Comprehensive Plan</b> also <b>Comprehensive Land Use Plan</b>	The Lawrence/Douglas County <b>Comprehensive Plan</b> , also known as "Horizon 2020," and any other applicable plans adopted by the Lawrence/Douglas County Metropolitan <b>Planning Commission</b> , as amended or superceded by adoption of a replacement plan from time to time.
<b>Conservation Easement</b>	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.

Term	Definition
<b>Deciduous</b>	A tree or <b>Shrub</b> with foliage that is shed annually.
<b>Deferred Item</b>	An item that has been deferred from a published agenda by the <b>Planning Director</b> , <b>Planning Commission</b> or the City Commission (City or County Commission), or by the applicant.
<b>Density</b>	A measure of the number of <b>Dwelling Units</b> contained within a given area of land, typically expressed as units per acre.
<b>Density, Gross</b>	The numerical value obtained by dividing the total number of <b>Dwelling Units</b> in a development by the total area of land upon which the <b>Dwelling Units</b> are proposed to be located, including rights-of-way of publicly dedicated <b>Streets</b> .
<b>Density, Net</b>	The numerical value obtained by dividing the total number of <b>Dwelling Units</b> in a development by the area of the actual <b>Tract</b> of land upon which the <b>Dwelling Units</b> are proposed to be located, excluding rights-of-way of publicly dedicated <b>Streets</b> .
<b>Development Activity</b>	Any human-made change to <b>Premises</b> , including but not limited to: (a) the erection, conversion, expansion, reconstruction, renovation, movement or <b>Structural Alteration</b> , or partial or total demolition of <b>Buildings</b> and <b>Structures</b> ; (b) the subdivision of land; (c) changing the use of land, or <b>Buildings</b> or <b>Structures</b> on land; or (d) mining, dredging, filling, grading, paving, excavation, drilling, or <b>Landscaping</b> of land or bodies of water on land.
<b>Development Project, Major</b> (Ord. 8098)	Any modification to a site that alters parking lots, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns, that the Planning Director determines to be significant; or:  Any <b>Significant Development Project</b> ; defined as: (1) The construction of one or more new <b>Buildings</b> with a gross <b>Floor Area</b> of 1,500 square feet or more; (2) The construction of additions with a gross <b>Floor Area</b> of 1,500 square feet or more, or twenty percent (20%) or more, of the existing <b>Building</b> ; (3) Separate incremental additions below the 1,500 square feet or 20% amount if the aggregate effect of such <b>Development Activity</b> 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- <b>Street Parking</b> requirements pursuant to Article 9; or (5) The installation or addition of more than 1,500 square feet of impervious site cover.
<b>Development Project, Minor</b> (Ord. 8098)	Any development proposing the minor modification of a site which does not meet the criteria for a Standard or Major <b>Development Project</b> , or the proposed change in use to a less intensive use on a site which has an approved site plan on file with the Planning Office. Only sites which have an existing approved site plan on file which reflects existing site conditions are eligible for review as a Minor Development Project.



Term	Definition
<b>Development Project, Standard</b> (Ord. 8098)	Any development proposing the modification of a site which does not have an approved site plan on file with the Planning Office, or a change in use on a site with an approved site plan on file with the Planning Office which meets the following criteria or proposes the following: <ul style="list-style-type: none"> <li>(a) Any change in use to a more intensive use; or</li> <li>(b) A change in use to a less intensive use on a site without an approved site plan on file with the Planning Office; or</li> <li>(c) A modification to a site which alters the <a href="#">Parking Area</a>, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns; or</li> <li>(d) A development in commercial zoning districts including redevelopment or modifications to the exterior style, design or material type of a structure that is subject to the Commercial Design Standards; or</li> <li>(e) An outdoor dining use in the CD and CN1 zoning districts and any outdoor dining use located in any other zoning district that would result in an increase of the number of parking spaces required; or</li> <li>(f) The construction of one or more new <a href="#">buildings</a> with a <a href="#">Gross Floor Area</a> of 1,499 square feet or less; or</li> <li>(g) The construction of additions with a <a href="#">Gross Floor Area</a> of 1,499 square feet or less, or less than twenty percent (20%) of the existing <a href="#">building</a>; or</li> <li>(h) The installation or addition of less than 1,499 square feet of <a href="#">Impervious Surface</a> coverage; or</li> <li>(i) Any modification to an approved site plan on file with the Planning Office which proposes an adjustment to the total land area of the site plan, if determined necessary by the Planning Director.</li> </ul>
<a href="#">Dependent Living Facility</a>	See <a href="#">Extended Care Facility</a>
Director, Planning	See <a href="#">Planning Director</a>
Distance Between <a href="#">Structures</a>	The shortest horizontal distance measured between the vertical walls of two <a href="#">Structures</a> 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.
<a href="#">Dormitory</a>	A <a href="#">Building</a> 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 <a href="#">Building</a> , provided that the main entrance to these facilities is from within the <a href="#">Building</a> .
<a href="#">Drip Line</a>	An imaginary ground line around a tree that defines the limits of the tree canopy.
<a href="#">Driveway</a>	A private drive or way providing <a href="#">Access</a> for vehicles to a single <a href="#">Lot</a> or facility.
<a href="#">Driveway</a> , Joint-Use	A privately-owned <a href="#">Driveway</a> that provides <a href="#">Access</a> to 2 or more <a href="#">Lots</a> in a commercial or industrial Development, such as in a shopping center (without <a href="#">Lots</a> ) or a business or industrial park.
<a href="#">Driveway</a> , Shared	A single <a href="#">Driveway</a> serving two or more adjoining <a href="#">Lots</a> .
<a href="#">Driveway Apron (or Approach)</a>	The <a href="#">Driveway</a> 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 <a href="#">Lot Line</a> .
<a href="#">Dwelling</a>	A <a href="#">Building</a> 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 <a href="#">Mobile Home</a> .

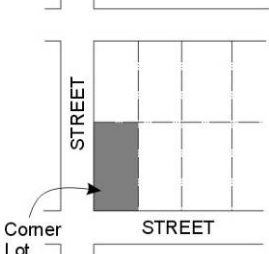
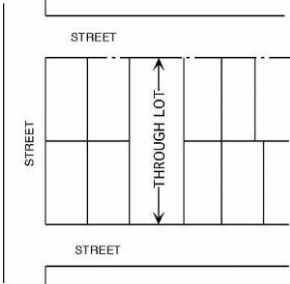
Term	Definition
<b>Dwelling Unit</b>	One room, or a suite of two or more rooms, designed for or used by one <b>Family</b> or <b>Housekeeping Unit</b> for living and sleeping purposes and having only one kitchen or kitchenette.
<b>Easement</b>	A grant by a property <b>Owner</b> to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainageways, pedestrian <b>Access</b> , and roadways.
<b>Effective Date</b>	The date the ordinance adopting this Development Code takes effect.
<b>Elderhostel</b>	A <b>Building</b> 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 <b>Buildings</b> 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 <b>Building</b> , provided that the main entrance to these facilities is from within the <b>Building</b> .
<b>Evergreen (Coniferous) Tree</b>	An <b>Evergreen Tree</b> , usually of pine, spruce or juniper genus, bearing cones and generally used for its <b>Screening</b> qualities. A <b>Coniferous Tree</b> may be considered a <b>Shade Tree</b> if it is at least five (5) feet in <b>Height</b> when planted and reaches a mature <b>Height</b> of at least 20 feet.
<b>Extended Care Facility (Dependent Living or Nursing Care Facility), General</b>	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 <b>Extended Care Facility</b> 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.
<b>Extended Care Facility (Dependent Living or Nursing Care Facility), Limited</b>	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 <b>Extended Care Facility</b> 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.

Term	Definition
<b>Extended Stay Lodging</b>	A <b>Building</b> , including a single- <b>Family</b> residence, or group of <b>Buildings</b> 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- <b>Family Dwellings</b> are not considered rental housing and are not subject to the rental licensing provisions of the City.
<b>Exterior Storage</b> (Ord. 8098)	Outdoor storage of any and all materials related to the principal use of the <b>lot</b> 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. Outdoor storage and sales areas, open to the public and in which transactions may occur are not considered <b>Exterior Storage</b> areas.
<b>Facade</b>	Exterior face (side) of a <b>Building</b> which is the architectural front, sometimes distinguished by elaboration or architectural or ornamental details.
<b>Family</b>	(1) A person living alone; (2) two or more persons related by blood, marriage, or legal adoption; (3) in an RS <b>Zoning District</b> , a group of not more than three persons not related by blood or marriage, living together as a single <b>Housekeeping Unit</b> in a <b>Dwelling Unit</b> , as distinguished from a group occupying a <b>Dormitory</b> , <b>Boarding House</b> , lodging house, motel, hotel, fraternity house or sorority house; or (4) in a <b>Zoning District</b> other than RS, a group of not more than four persons not related by blood or marriage, living together as a single <b>Housekeeping Unit</b> in a <b>Dwelling Unit</b> , as distinguished from a group occupying a <b>Dormitory</b> , <b>Boarding House</b> , lodging house, motel, hotel, fraternity house or sorority house.
<b>Floodplain</b>	The land inundated by a flood of a given magnitude as determined by the Flood Insurance Study or by an approved Hydrologic & Hydraulic Study.
<b>Floor Area</b>	The sum of the horizontal areas of each floor of a <b>Building</b> , measured from the interior faces of the exterior walls or from the centerline of walls separating two <b>Buildings</b> .
<b>Floor Area, Gross</b>	The sum of the horizontal areas of the several stories of a <b>Building</b> , measured from the exterior faces of exterior walls, or in the case of a common wall separating two <b>Buildings</b> , from the centerline of such common wall.
<b>Floor Area, Net</b>	The horizontal area of a floor or several floors of a <b>Building</b> or <b>Structure</b> ; excluding those areas not directly devoted to the principal or <b>Accessory Use</b> of the <b>Building</b> or <b>Structure</b> , such as storage areas or stairwells, measured from the exterior faces of exterior or interior walls.
<b>Floor Area Ratio (F.A.R.)</b>	The sum of the horizontal areas of the several floors inside the exterior walls of a <b>Building</b> or a portion thereof divided by the <b>Lot Area</b> .
<b>Foot-candle</b>	A unit of measurement referring to the illumination incident to a single point. One (1) <b>Foot-Candle</b> is equal to one (1) lumen uniformly distributed over an area of one (1) square foot.
<b>Frontage</b>	All the property on one side of a <b>Thoroughfare</b> between two intersecting <b>Thoroughfares</b> (crossing or terminating), or if the <b>Thoroughfare</b> is <b>Dead-Ended</b> , then all of the property abutting on one side between an intersecting <b>Thoroughfare</b> and the <b>Dead-End</b> .
<b>Frontage Road, Private</b>	Any <b>thoroughfare</b> that is not publicly owned and maintained and that is parallel and adjacent to any <b>Lot Frontage</b> as defined above.
<b>Grade</b>	The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the <b>Building</b> and the <b>Lot Line</b> or, when the <b>Lot Line</b> is more than 5 feet from the <b>Building</b> , between the <b>Building</b> and a line five feet from the <b>Building</b> .

Term	Definition
Greek Housing	A group living <a href="#">Structure</a> 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	<a href="#">Living Landscape Materials</a> 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 <a href="#">Height</a> of not greater than 24 inches.
Ground Floor	A level of <a href="#">Building</a> floor which is located not more than 2 feet below nor 6 feet above finished <a href="#">Grade</a> .
*Group Home (or Adult Care Home), General (Ord. 8098)	Any <a href="#">Dwelling</a> 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 <a href="#">Dwelling</a> 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 current 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 (Ord. 8098)	Any <a href="#">Dwelling</a> 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 <a href="#">Dwelling</a> 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 current 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 <a href="#">Grade</a> , 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 <a href="#">Height</a> 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 <a href="#">Accessory Use</a> 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 <a href="#">Family</a> .
Housing for the Elderly	See <a href="#">Assisted Living</a> or <a href="#">Extended Care Facility</a>
HRC	See <a href="#">Historic Resources Commission</a>
Hydrologic and Hydraulic Study	See Hydrologic and Hydraulic Study definition in Sec. 20-1205 (Ord. 8098)
Impervious Surface	That portion of developed property which contains hard-surfaced areas (primed and sealed AB3, asphalt, concrete and <a href="#">Buildings</a> ) which either prevent or retard the entry of water into the soil material.

Term	Definition
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 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

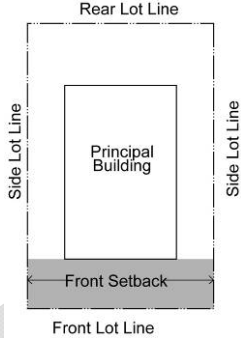
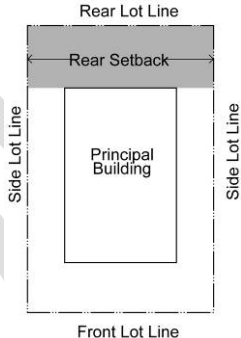
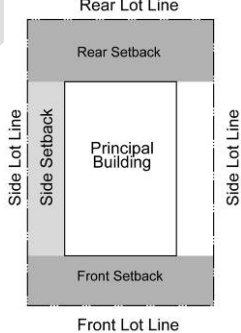


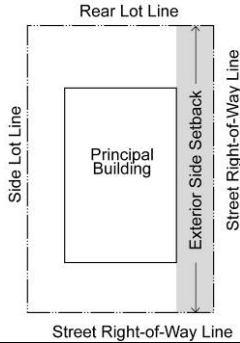
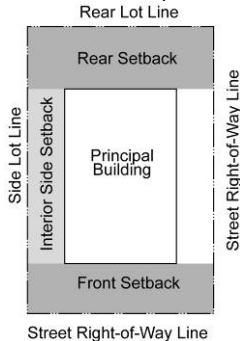
Term	Definition
<b>Lot, Corner</b>	<p>A <b>Lot</b> abutting upon two or more <b>Streets</b> at their intersection, or upon two parts of the same <b>Street</b>, such <b>Streets</b> or part of the same <b>Street</b> forming an angle of more than 45° and of less than 135°. The point of intersection of the <b>Street Lines</b> is the corner. Any portion of a <b>Corner Lot</b> that is more than 100 feet from the point of intersection of the two <b>Street Lines</b> or the two tangents of the same <b>Street</b> shall not be considered a <b>Corner Lot</b>.</p> 
<b>Lot, Through</b>	<p>A <b>Lot</b> abutting two <b>Streets</b>, not at their intersection. Any <b>Lot</b> meeting the definition of <b>Corner Lot</b> shall not be considered a <b>Through Lot</b>; any <b>Lot</b> abutting two <b>Streets</b> and not meeting the definition of a <b>Corner Lot</b> shall be considered a <b>Through Lot</b>.</p> 
<b>Lot Depth</b>	The mean horizontal distance between the <b>Front Lot Line</b> and <b>Rear Lot Line</b> of a <b>Lot</b> .
<b>Lot Line</b>	A boundary of a <b>Lot</b> .
<b>Lot Line, Exterior Side</b>	A <b>Side Lot Line</b> separating a <b>Lot</b> from a <b>Street</b> other than an <b>Alley</b> .
<b>Lot Line, Front</b>	The <b>Street Line</b> at the front of a <b>Lot</b> . On <b>Corner Lots</b> , the <b>Landowner</b> may choose either <b>Street Frontage</b> as the <b>Front Lot Line</b> .
<b>Lot Line, Rear</b>	The <b>Lot Line</b> opposite and most distant from, and parallel or closest to being parallel to, the <b>Front Lot Line</b> . A triangular <b>Lot</b> has no <b>Rear Lot Line</b> .
<b>Lot Line, Side</b>	A <b>Lot Line</b> that is not a <b>Front Lot Line</b> or <b>Rear Lot Line</b> .
<b>Lot Width</b>	<b>Lot Width</b> is the distance between <b>Side Lot Lines</b> measured at the point of the required <b>Front Setback</b> or chord thereof.
<b>Manufactured Home</b>	Any <b>Structure</b> that is manufactured to the standards embodied in the National <b>Manufactured Home</b> 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 20-513. (Ord. 8098)
<b>Manufactured Home, Residential-Design</b>	Any <b>Structure</b> that is manufactured to the standards embodied in the National <b>Manufactured Home</b> 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 20-513. (Ord. 8098)
<b>Mature Trees, Stand of</b>	An area of ½ acre or more covered by densely wooded growth of mature trees having a minimum <b>Height</b> of 25 feet.
<b>Minimum Elevation of Building Opening</b>	The minimum elevation above sea level at which a <b>Building</b> located in the <b>Floodplain</b> may have a door, window, or other opening.
<b>Mixed Use</b>	The development of a <b>Lot</b> , <b>Tract</b> or <b>Parcel</b> of land, <b>Building</b> or <b>Structure</b> 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.

Term	Definition
<b>Mobile Home</b>	Any vehicle or similar portable <b>Structure</b> having no foundation other than wheels or jacks or skirtings and so designed or constructed as to permit occupancy for <b>Dwelling</b> or sleeping purposes. <b>Mobile Home</b> includes any <b>Structure</b> that otherwise meets this description, but that was not subject to the National <b>Manufactured Home</b> 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. <b>Mobile Homes</b> are considered to be <b>Structures</b> for the purpose of this Development Code when they are parked in a <b>Mobile Home Park</b> .
<b>Mulch</b>	Non-living organic material customarily used to retard soil erosion and retain moisture.
<b>Natural Drainageway</b>	<b>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.</b>
<b>Natural Open Space</b>	<b>Common Open Space</b> that includes undisturbed natural resources, such as <b>Floodplains, Wetlands, steep slopes, and Woodlands.</b>
<b>Nodal Development Plan</b>	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 <b>Lot Depth</b> developments along <b>Street</b> corridors through the use of natural and man-made physical characteristics to create logical terminus points for the Node.
<b>Node</b>	An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar related uses.
<b>Non-encroachable Area</b>	That portion of a <b>Lot</b> or development set aside for enjoyment of the natural features or sensitive areas contained within it that cannot be encroached upon by <b>Building or Development Activity</b> , excluding encroachment for common maintenance needs of the land, its vegetation, natural stream beds, etc.
<b>Nursing Care Facility</b>	<b>See Extended Care Facility</b>
<b>Official Zoning District Map</b>	A map or maps outlining the various <b>Zoning District</b> boundaries of the City of Lawrence, Kansas.
<b>Open Porch</b>	A roofed space attached to a <b>Building</b> on one side and open on the three remaining sides.
<b>Open Use of Land</b>	A use that does not involve improvements other than grading, drainage, fencing, surfacing, signs, utilities, or <b>Accessory Structures</b> . 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.
<b>Ornamental Tree</b>	A <b>Deciduous</b> tree possessing qualities such as flowers, fruit, attractive foliage, bark or shape, with a mature <b>Height</b> generally under 40 feet.
<b>Overlay Zoning District (or Overlay District)</b>	Any <b>Zoning District</b> included in this Development Code with the word “overlay” in its title. The <b>Overlay Zoning District</b> regulations are found Article 3 of this Development Code.
<b>Owner</b>	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 <b>Owner</b> may be determined using the latest Douglas County Appraiser’s assessment roll.
<b>Parcel</b>	A <b>Lot</b> or contiguous tracts owned and recorded as the property of the same persons or controlled by a single entity.
<b>Parking Access</b>	Any public or private area, under or outside a <b>Building</b> or <b>Structure</b> , designed and used for parking motor vehicles including parking <b>Lots</b> , garages, private <b>Driveways</b> and legally designated areas of public <b>Streets</b> .
<b>Parking Area</b>	An area devoted to off- <b>Street Parking</b> of vehicles on any one <b>Lot</b> for public or private use.
<b>Parking Space</b>	A space for the parking of a motor vehicle or <b>Bicycle</b> within a public or private <b>Parking Area</b> . Typically <b>Parking Spaces</b> for private uses are located off the public right-of-way.

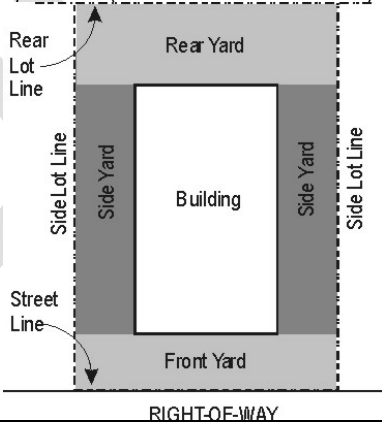
Term	Definition
Peak Hour	The four (4) highest contiguous 15-minute traffic volume periods.
Pedestrian Scale (human scale)	Means the proportional relationship between the dimensions of a <a href="#">Building</a> or <a href="#">Building</a> element, <a href="#">Street</a> , outdoor space or <a href="#">Streetscape</a> 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 <a href="#">Landowner</a> to be developed as a single entity, commonly pursuant to an overlay district, for a number of <a href="#">Dwelling Units</a> , 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 <a href="#">Planning Commission</a> established by City Ordinance 3951/ County Resolution 69-8 on March 24th, 1969.
Planning Director	The Director of the Lawrence-Douglas County Metropolitan <a href="#">Planning Commission</a> or her or his designee.
Premises	A <a href="#">Lot</a> , together with all <a href="#">Buildings</a> and <a href="#">Structures</a> thereon.
Principal Building	See <a href="#">Building</a> , Principal
Principal Use	The primary purpose for which land or a <a href="#">Structure</a> is utilized, based in part on the amount of <a href="#">Floor Area</a> devoted to each identifiable use. The main use of the land or <a href="#">Structures</a> as distinguished from a secondary or <a href="#">Accessory Use</a> .
Prominent Natural Geographic Features with Rocky Outcropping	<a href="#">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.</a>
Recreational <a href="#">Open Space</a>	<a href="#">Common Open Space</a> 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. <a href="#">Recyclable Materials</a> do not include refuse or hazardous materials. <a href="#">Recyclable Materials</a> 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 <a href="#">Planning Director</a> in accordance with the applicable registration procedures of the <a href="#">Planning Director</a> .
Regulatory Flood	See <a href="#">Base Flood</a> definition in Article 12.
Regulatory Floodplain	See <a href="#">Floodplain</a> definition in Article 12.
Regulatory Floodway	See <a href="#">Floodway</a> definition in Article 12.
Regulatory Floodway Fringe	See <a href="#">Floodway Fringe</a> definition in Article 12.
Residential Collector	See Collector, Residential
Residential-Design <a href="#">Manufactured Home</a>	See Manufactured Home, Residential-Design
Retail Establishment, Large	An establishment engaged in retail sales, where the aggregate of retail uses within a <a href="#">Building</a> is 100,000 or more gross square feet of <a href="#">Floor Area</a> that may or may not include ancillary uses with internal <a href="#">Access</a> from the <a href="#">Principal Use Building</a> .
Retail Establishment, Medium	An establishment engaged in retail sales, provided the aggregate of retail uses within a <a href="#">Building</a> is less than 100,000 gross square feet of <a href="#">Floor Area</a> .



Term	Definition
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 <a href="#">Building</a> . A specialty retail sales establishment shall not exceed 100,000 gross square feet of <a href="#">Floor Area</a> and may have an unlimited number of individual vendors within it.
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 <a href="#">Antenna</a> , 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 <a href="#">Building</a> .
Screen or Screening	A method of visually shielding, obscuring, or providing spatial separation of an abutting or nearby use or <a href="#">Structure</a> from another by fencing, walls, <a href="#">Berms</a> , or densely planted vegetation, or other means approved by the <a href="#">Planning Director</a> .
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 <a href="#">Setback</a> required between a <a href="#">Building</a> and the <a href="#">Front Lot Line</a>.</p> 
Setback, Rear	<p>The <a href="#">Setback</a> required between a <a href="#">Building</a> and the <a href="#">Rear Lot Line</a>.</p> 
Setback, Side	<p>The <a href="#">Setback</a> required between a <a href="#">Building</a> and the <a href="#">Side Lot Line</a>.</p> 

Term	Definition
<b>Setback, Side (Exterior)</b>	<p>The <b>Setback</b> required between a <b>Building</b> and the <b>Exterior Side Lot Line</b>.</p> 
<b>Setback, Side (Interior)</b>	<p>The <b>Setback</b> required between a <b>Building</b> and the <b>Interior Side Lot Line</b>.</p> 
<b>Sexually Oriented Media</b>	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 <b>Specified Sexual Activities</b> or <b>Specified Anatomical Areas</b> .
<b>Sexually Oriented Novelties</b>	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.
<b>Shade Tree</b>	Usually a <b>Deciduous</b> tree, rarely an <b>Evergreen</b> ; planted primarily for its high crown of foliage or overhead <b>Canopy</b> .
<b>Shared Parking</b>	Development and use of <b>Parking Areas</b> on two (2) or more separate properties for joint use by the businesses or <b>Owner</b> of these properties.
<b>Shrub</b>	A <b>Deciduous</b> , Broadleaf, or <b>Evergreen</b> plant, smaller than an <b>Ornamental Tree</b> and larger than <b>Ground Cover</b> , consisting of multiple stems from the ground or small branches near the ground, which attains a <b>Height</b> of 24 inches.
<b>Significant Development Project</b>	(1) The construction of one or more new <b>Buildings</b> with a gross <b>Floor Area</b> of 1,500 square feet or more; (2) The construction of additions with a gross <b>Floor Area</b> of 1,500 square feet or more, or twenty percent (20%) or more, of the existing <b>Building</b> ; (3) Separate incremental additions below the 1,500 square feet or 20% amount if the aggregate effect of such <b>Development Activity</b> 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- <b>Street Parking</b> requirements pursuant to Article 9; or (5) The installation or addition of more than 1,500 square feet of impervious site cover. (Ord. 8098)
<b>Special Purpose Base District</b>	See <b>Base District</b> , Special Purpose
<b>Specified Anatomical Areas</b>	(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.

Term	Definition
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.
Story	That portion of a <a href="#">Building</a> included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost <a href="#">Story</a> shall be that portion of a <a href="#">Building</a> included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a <a href="#">Basement</a> or unused under-floor space is more than six (6) feet above <a href="#">Grade</a> as defined herein for more than 50% of the total perimeter or is more than 12 feet above <a href="#">Grade</a> as defined herein at any such point, or unused under-floor space shall be considered a <a href="#">Story</a> .
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 <a href="#">Comprehensive Plan</a> as a significant intermittent stream subject to protection.
Street, Arterial	<a href="#">Arterial Streets</a> are the highest level of <a href="#">Street</a> classification, generally providing for longer distance trips with relatively high traffic volumes and high speeds for the context. Principal <a href="#">Arterials</a> permit traffic flow through the urban area and between major destinations. Minor <a href="#">Arterials</a> collect and distribute traffic from principal <a href="#">Arterials</a> and expressway to <a href="#">Streets</a> of lower classification, and, in some cases, allow traffic to directly <a href="#">Access</a> destinations.
Street, Collector	A <a href="#">Collector Street</a> provides for land <a href="#">Access</a> and traffic circulation within and between residential neighborhoods and commercial and industrial areas. They distribute traffic movements from these areas to the <a href="#">Arterial Streets</a> . <a href="#">Collectors</a> do not typically accommodate long through trips and are not continuous for long distances.
Street, Cul-de-sac	A <a href="#">Street</a> having only one outlet and being permanently terminated by a vehicle Turnaround at the other end.
Street, Dead-End	A <a href="#">Street</a> having only one outlet and which does not benefit from a Turnaround at its end.
<a href="#">Street</a> , Expressway	Any divided <a href="#">Street</a> or highway with no <a href="#">Access</a> from Abutting property and which has either separated or at- <a href="#">Grade Access</a> from other public <a href="#">Streets</a> and highways.
<a href="#">Street</a> , Freeway	Any divided <a href="#">Street</a> or highway with complete <a href="#">Access</a> Control and <a href="#">Grade</a> separated interchanges with all other public <a href="#">Streets</a> and highways.
<a href="#">Street</a> , Limited Local	A <a href="#">Local Street</a> providing <a href="#">Access</a> to not more than eight Abutting single-Family residential <a href="#">Lots</a> .
<a href="#">Street</a> , Local	<a href="#">Local Streets</a> provide direct <a href="#">Access</a> to adjacent land uses. Direct <a href="#">Access</a> from a <a href="#">Local Street</a> to an <a href="#">Arterial Street</a> should be discouraged.
Street, Marginal Access	A <a href="#">Street</a> that is generally parallel and adjacent to an <a href="#">Arterial Street</a> or other limited- <a href="#">Access Street</a> and that is designated to provide direct <a href="#">Access</a> to adjacent property. <a href="#">Marginal Access Streets</a> 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 <a href="#">Street</a> design that is based on the planned carrying capacity of the roadway consistent with its functional classification on the Major <a href="#">Thoroughfares</a> Maps in the <a href="#">Comprehensive Plan</a> .

Term	Definition
<a href="#">Street Line</a>	The line separating the <a href="#">Street</a> right-of-way from the abutting property.
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 <a href="#">Building</a> , including but not limited to bearing walls, columns, beams or girders, or any substantial change in the roof, exterior walls, or <a href="#">Building</a> openings.
<a href="#">Structure</a>	A <a href="#">Building</a> 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 <a href="#">Mobile Homes</a> .
Temporary Shelter	See <a href="#">Emergency Shelter</a>
Thoroughfare	Any public right-of-way that provides a public means of <a href="#">Access</a> to abutting property.
Tract (of land)	An area, <a href="#">Parcel</a> , site, piece of land or property that is the subject of a development application or restriction.
Transitional Use	A permitted use or <a href="#">Structure</a> 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.
<a href="#">Unnecessary Hardship</a>	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 <a href="#">Owner</a> of their property without compensation. Mere financial loss or the loss of a potential financial advantage does not constitute <a href="#">Unnecessary Hardship</a> .
<a href="#">Wetlands</a>	Any <a href="#">Parcel</a> or portion of a <a href="#">Parcel</a> which meets the state or federal definition of <a href="#">Wetlands</a> that are under the jurisdiction of state or federal laws. Synonymous with "jurisdictional wetland".
<a href="#">Woodlands</a>	Natural hardwood forests, whether or not actively forested.
<a href="#">Working Days</a>	Monday through Friday, 8AM to 5PM excluding city holidays
Yard	<p>Any <a href="#">Open Space</a> located on the same <a href="#">Lot</a> with a <a href="#">Building</a>, unoccupied and unobstructed from the ground up, except for accessory <a href="#">Buildings</a>, or such projections as are expressly permitted by these regulations. "Yard" refers to the actual open area that exists between a <a href="#">Building</a> and a <a href="#">Lot Line</a>, as opposed to the <a href="#">Required Yard</a> or <i>open area</i> (referred to as a "<a href="#">Setback</a>")</p>  <p style="text-align: center;">RIGHT-OF-WAY</p>
Yard, Front	A space extending the full width of a <a href="#">Lot</a> between any <a href="#">Building</a> and the <a href="#">Front Lot Line</a> and measured perpendicular to the <a href="#">Building</a> at the closest point to the <a href="#">Front Lot Line</a> .
Yard, Rear	A space extending the full width of a <a href="#">Lot</a> between the <a href="#">Principal Building</a> and the <a href="#">Rear Lot Line</a> and measured perpendicular to the <a href="#">Building</a> at the closest point to the <a href="#">Rear Lot Line</a> .

Term	Definition
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.

## 20-1717 Community Facilities

**Community Facilities** are uses of a public, civic, charitable or nonprofit nature, not including recreational uses, which provide a variety of services to the general public on a regular basis including but not limited to educational, technical or vocational training, day care, cultural, civic or social services, or utility services.

### (1) Community Meal Program

A program operated and staffed by a public, nonprofit, charitable or religious institution that provides scheduled meals on a regular basis.

### (2) Homeless Day Center, Type A

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution that provides basic services during only daylight hours to homeless persons or to persons at risk of being homeless. Typical services may include food services, social services and Social Service Agency branch offices, counseling, medical services, personal hygiene, life skills training, employment training and assistance, educational assistance, mail or delivery services, telephone or computer services and storage of personal belongings. **Type A Homeless Day Centers** are those that shall serve a maximum of 4 Families as defined in Section 20-1701 not exceeding a 15 persons total, or by a maximum of 4 persons not related by blood or marriage.

### (3) Homeless Day Center, Type B

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution that provides basic services during only daylight hours to homeless persons or to persons at risk of being homeless. Typical services may include food services, social services and Social Service Agency branch offices, counseling, medical services, personal hygiene, life skills training, employment training and assistance, educational assistance, mail or delivery services, telephone or computer services and storage of personal belongings. **Type B Homeless Day Centers** are any homeless day center not meeting the definition of a Type A Homeless Day Center.

### (4) Homeless Shelter, Type A

A building or structure occupied as an accessory use to a permitted use listed as a public and civic in Section 20-402 and 20-403 of this Development Code and which is operated and staffed by a public, nonprofit, charitable or religious institution which provides overnight shelter to persons who are otherwise homeless. **Type A Homeless Shelters** are those that primarily serve families with children and shall be

occupied by a maximum of 4 [Families](#) as defined in Section 20-1701 not exceeding a 15 persons total, or by a maximum of 4 persons not related by blood or marriage.

**(5) Homeless Shelter, Type B**

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution which provides overnight shelter to persons who are otherwise homeless. [Type B Homeless Shelters](#) are any homeless shelter not meeting the definition of a [Type A Homeless Shelter](#).

**(6) Homeless Workplace**

A building or structure operated by a public, nonprofit, charitable or religious institution which provides a place of work to homeless persons and is accessory to a [Type B Homeless Shelter](#) or [Homeless Day Center](#). A [Homeless Workplace](#) may consist of any use permitted by the zoning district in which it is located. Any place of work for homeless persons which is not accessory to a [Homeless Day Center](#) or [Type B Homeless Shelter](#) shall not be considered a [Homeless Workplace](#) and shall be subject to the regulations of the district in which it is located.

**(7) Social Service Agency**

A service operated by a government, public, civic, nonprofit or charitable organization providing services undertaken to advance the welfare of citizens in need which typically includes supporting office uses. Typical uses include employment counseling, life skills training, counseling, food banks, and blood banks. [Social Service Agencies](#) shall not include homeless shelters, group homes or commercial uses such as medical, professional, financial or real estate offices.