

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS, TEXT
AMENDMENTS TA-08-15-08, NOVEMBER 11, 2008 EDITION**

**Enacting Section
20-545**

**Amending Sections
20-403 and 20-1766**

OF THE CODE OF THE CITY OF LAWRENCE, KANSAS



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

Approved by the Governing Body of the City of Lawrence, Kansas on November 11, 2008

Ordinance No. 8344

First Reading: November __, 2008
Second Reading: November __, 2008
Date of Publication: November __, 2008

20-403 Nonresidential District Use Table																
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
RESIDENTIAL																
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-*	20-534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	P*	-	20-503
	Cluster Dwelling	--	-	-	-	-	-	-	-	-	-	-	-	-	-	20-702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	P*	P*	20-508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-503
	Manufactured Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	20-513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure (Ord. 8297)	P*	P*/S*	P*	-	P* / S*	P*		P*	-	-	-	-	S	P	20-517
	Non-Ground Floor Dwelling (Ord. 8277)	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-542
	Work/Live Unit (Ord. 8277)	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	20-531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	S	S	
	Boarding Houses & Cooperatives (Ord. 8040)	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	P	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC																
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	P*	P*	-	20-505
	College/University	S	P	P	P	P	P	P	P	P	P	P	-	P	P	
	Cultural Center/ Library (Ord. 8098)	S	P	P	S	P	P	-	-	P	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	-	-	-	20-507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	20-507

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Community Facilities	Detention	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
	Lodge, Fraternal and Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	P*	-	20-512
	Postal & Parcel Service	-	P	P	P	P	P	P	P	P	P	P	-	P	-	
	Public Safety	S	P	P	P	P	P	P	P	P	P	P	-	P	-	
	School	P	P	P	P	P	P	P	P	-	-	-	-	P	-	
	Funeral and Interment (Ord. 8098)	-	P*	-	P*	-	P*	P*	P*	P*	P*	-	A*	-	-	20-505
	Utility, Minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	20-530
	Utility and Service, Major	S	S	S	S	S	S	S	S	S	S	P	S	P	-	
Medical Facilities	Extended Care Facility, General (Ord. 8278)	-	S	-	S	-	-	-	-	S	-	-	-	-	P	
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	S	P	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	P	A	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Outpatient Care Facility (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	20-519
Recreational Facilities	Active Recreation (Ord. 8297)	S	P	P	S	S	P	P	P	P	P	-	S	A*/S*	A	20-532
	Entertainment & Spectator Sports, Gen.	-	-	-	-	P	P	P	P	-	-	-	-	S	-	
	Entertainment & Spectator Sports, Ltd.	-	P	P	-	P	P	P	P	-	-	-	S	P	-	
	Participant Sports & Recreation, Indoor	-	P	P	-	P	P	P	P	P	P	-	-	P	A	
	Participant Sports & Recreation, Outdoor (Ord. 8297)	-	-	S	-	-	P	P	P	P	P	-	-	A*/S*	-	20-532
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Nature Preserve/Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	P	P	P	
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	20-522
COMMERCIAL																
Animal Services	Kennel	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	P	-	-	-	
	Veterinary (Ord. 8207)	-	P	P	P	P	P	P	P	P	P	P	-	-	-	

20-403 Nonresidential District Use Table																
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Eating & Drinking Establishments	Accessory Bar (Ord. 8098, 8154)	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	20-509
	Bar Or Lounge	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	20-509
	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	20-509
	Fast Order Food (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-511 & 20-509
	Fast Order Food, With Drive-In (Ord. 8098)	-	S	-	-	-	P	P	P	-	P	-	-	-	-	
	Nightclub (Ord. 8098)	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	20-509
	Private Dining Establishments (Ord. 8061)	P*	P*	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	20-539
	Restaurant, Quality (Ord. 8154)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	20-524
Office	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	20-518
	Financial, Insurance & Real Estate Services	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	A*	20-510
	Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	20-537
Parking Facilities	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-535
	Commercial	-	S	S	S	S	P	P	P	P	P	P	-	P	A	
Retail Sales & Service	Building Maintenance (Ord. 8098)	-	P	S	-	P	P	P	P	-	P	P	-	A	A	
	Business Equipment	-	P	P	-	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Communications	-	P	P	P	P	P	P	P	P	P	-	-	-	A	
	Construction Sales and Service (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Food and Beverage (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-511
	Mixed Media Store (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*		-	-	-	20-516 & 20-528
	Personal Convenience (Ord. 8098)	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	A*	20-520
	Personal Improvement (Ord. 8098)	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	A*	A*	20-521
	Repair Service, Consumer (Ord. 8098)	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	20-523
	Retail Sales, General (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-525
	Retail Establishment, Large (Ord. 8318)	-	-	-	-	-	P*	P*	S*	-	-	-	-	-	-	20-526
	Retail Establishment, Medium (Ord. 8318)	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	20-526

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	Retail Establishment, Specialty	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	20-526
Sexually Oriented Business	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20-528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-504
	Campground	-	-	-	-	-	P	P	P	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	-	-	-	-	A	
Vehicle Sales & Service	Cleaning (e.g., Car Wash) (Ord. 8098)	-	S	-	-	-	P	P	P	-	P	P	-	-	-	
	Fleet Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Gas and Fuel Sales (Ord. 8098)	-	S	S	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Repair (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Sales/Rental (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Inoperable Vehicles Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Light Equipment Repair (Ord. 8098)	-	S	-	-	S	P	P	P	-	P	P	-	-	-	
	Light Equipment Sales/Rental (Ord. 8098, 8344)	-	P*	-	-	S	P	P	P	-	P	P	-	-	-	20-545
RV and Boats Storage (Ord. 8098)	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
INDUSTRIAL																
Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General (Ord. 8098)	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	S*	-	-	-	20-527
Wholesale, Storage, & Distribution	Exterior Storage (Ord. 8098)	-	-	-	-	-	A*	A*	A*	A*	A*	A*	-	A*	A*	20-538
	Heavy (Ord. 8098)	-	-	-	-	-	S	S	S	-	S	P	-	-	-	
	Light (Ord. 8297)	-	-	-	-	-	P	P	P	P	P	P	-	S	-	
	Mini-Warehouse (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
OTHER																

20-403 Nonresidential District Use Table																
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Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	20-501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Agriculture, Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop (Ord. 8098)	P	P	P	P	-	P	P	P	P	P	P	-	P	-	
Communications Facilities	Amateur and Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	-	-	A	
	Communications Service Establishment	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	20-506
	Telecommunications Facilities:															
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	A*	A*	20-529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	20-515
Recycling Facilities	Large Collection (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	20-540
	Small Collection (Ord. 8098)	P	P	P*	P	P	P	P	P	P	P	P	-	A	A	20-540
	Processing Center	-	-	-	-	-	-	-	-	-	P	P	-	-	-	

20-545 Vehicle Sales and Service uses in the CN2 District

(1) Purpose

The purpose of these use-specific standards are to ensure that vehicle sales and service uses permitted in the CN2 District conform to the intent of the purpose of the CN2 District as set forth in Section 20-208 of this Development Code.

(2) Applicability

The use-specific standards of this section shall apply to any vehicle sales and service uses listed below.

(3) Light Equipment Sales/Rental

- (i) Shall be limited to automobile sales and/or rental.
- (ii) Shall permit a maximum of 12 vehicles to be stored onsite for sale or rental.
- (iii) Accessory vehicle wash bays are permitted but may not be made available for public use and shall be limited to one wash bay.
- (iv) Accessory vehicle wash bays shall be located within enclosed structures.
- (v) Automobile cleaning and detail activity shall be conducted in enclosed structures.

20-1766 Vehicle Sales and Service

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

(1) Cleaning

Washing and polishing of automobiles. Typical uses include car washes.

(2) Fleet Storage

Fleet storage of vehicles used regularly in business operation and not available for sale, or long-term storage of operating vehicles. Typical uses include taxi fleets, buses, mobile-catering truck storage, and auto storage garages.

(3) Heavy Equipment Repairs

Repair of trucks and other heavy equipment as well as the sale, installation, or servicing of automotive equipment and parts together with body repairs, painting, and steam cleaning. Typical uses include engine repair shops, body shops and motor freight maintenance groups.

(4) Light Equipment Repairs

Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include tire repair and alignment, muffler shops, auto or motorcycle repair garages and auto glass shops.

(5) Heavy Equipment Sales/Rentals

Sale, retail or wholesale, and/or rental from the [Premises](#) of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

(6) Light Equipment Sales/Rentals (including automobiles)

Sale, retail, wholesale, or rental from the [Premises](#) of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, motor homes and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies [with accessory wash bays and vehicle storage](#), and recreational vehicles sales and rental agencies.

(7) Storage of Non-operating Vehicles

Storage of non-operating motor vehicles. Typical uses include storage of private [Parking](#) tow-a-ways and impound yards.

(8) Storage of Recreational Vehicles and Boats

Storage of recreational vehicles and boats. Typical uses include the collective storage of personal recreational vehicles and boats.