

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS
TEXT AMENDMENTS, MAY 26, 2009 EDITION**

Amending Sections
20-402, 20-403, 20-522, 20-1717 and 20-1753

**OF CHAPTER 20 OF THE CODE OF THE CITY OF LAWRENCE,
KANSAS**



City of Lawrence

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 of Lawrence, Kansas

Passed by the Governing Body of the City of Lawrence, Kansas

Ordinance No. 8406

First Reading: May 26, 2009

Second Reading:, 2009

Date of Publication:

SECTION ONE: Chapter 20, Article 4, Section 20-402 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-402 RESIDENTIAL DISTRICT USE TABLE

[illegible]

[illegible]

[illegible]

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO		
OTHER USES GROUP																	
Special Use District	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	501
Agriculture	Agricultural Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	502
	Agriculture, Animal Husbandry	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop	P	P	P	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*	536
	Broadcasting Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	506
	Communications Service Establishment	-	-	-	-	-	-	P*	-	-	-	-	-	-	-	P*	
	Telecommunications Antenna	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mineral	Mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Processing Facilities	Large Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Small Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

SECTION TWO: Chapter 20, Article 4, Section 20-403 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-403 NONRESIDENTIAL DISTRICT USE TABLE

Key:	Base Zoning Districts	P .)
------	-----------------------	-------

		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
RESIDENTIAL USE GROUP																
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	P*	-	503
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	P*	P*	508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	503
	Manufactured Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	P*	P*/S*	P*	-	P*/S*	P*	-	P*	-	-	-	-	S	P	517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	542
	Work/Live Unit	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	S	S	
	Boarding Houses & Cooperatives	-	-	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 USE GROUP																
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	P*	P*	-	505
	College/University	S	P	P	P	P	P	P	P	P	P	P	-	P	P	
	Cultural Center/ Library	S	P	P	S	P	P	-	-	P	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	-	-	-	507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	507
	Detention	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
	Lodge, Fraternal and Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	P*	-	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	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
	School	P	P	P	P	P	P	P	P	-	-	-	-	P	-	
	Funeral and Interment	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	A*	-	-	505
	Temporary Shelter	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*	S*/A*	S*	-	S*	S*/A*	544/522
	Social Service Agency	P	P	P	P	P	P	P	P	P	P	P	-	P	P	
	Community Meal Program	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S	S/A*	S	-	S	S/A*	522
	Utility, Minor	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	-	530
	Utility and Service, Major	S	S	S	S	S	S	S	S	S	S	P	S	P	-	
Medical Facilities	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	P	
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	S	P	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	P	A	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Outpatient Care Facility	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	519
Recreational Facilities	Active Recreation	S	P	P	S	S	P	P	P	P	P	-	S	A*/S*	A	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	-	-	S	-	-	P	P	P	P	P	-	-	A*/S*	-	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	
Special Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	522
COMMERCIAL USE GROUP																
Animal Services	Kennel	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	P	P	P	-	-	-	
Accessory	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	509

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

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	528
Accommodat	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)	-	S	-	-	-	P	P	P	-	P	P	-	-	-	
	Fleet Storage	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Gas and Fuel Sales	-	S	S	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Repair	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Sales/Rental	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Inoperable Vehicles Storage	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Light Equipment Repair	-	S	-	-	S	P	P	P	-	P	P	-	-	-	
	Light Equipment Sales/Rental	-	P*	-	-	S	P	P	P	-	P	P	-	-	-	545
	RV and Boats Storage	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
INDUSTRIAL USE GROUP																
Storage & Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service	-	-	-	-	-	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*	-	-	-	527
	Exterior Storage	-	-	-	-	-	A*	A*	A*	A*	A*	A*	-	A*	A*	538
	Heavy	-	-	-	-	-	S	S	S	-	S	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	-	S	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
	Mini-Warehouse	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
OTHER USES GROUP																
Use	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agricultural	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Agriculture, Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop	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*	536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	-	-	A	
	Communications Service Establishment	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	506
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	A*	A*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mineral	Mining	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515
Public Facilities	Large Collection	-	-	-	-	-	P	P	P	-	P	P	-	-	-	540
	Small Collection	P	P	P*	P	P	P	P	P	P	P	P	-	A	A	540
	Processing Center	-	-	-	-	-	-	-	-	-	P	P	-	-	-	

SECTION THREE: Chapter 20, Article 5, Section 20-522 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-522 RELIGIOUS ASSEMBLY

(1) Neighborhood Religious Institutions

(i) **Size**

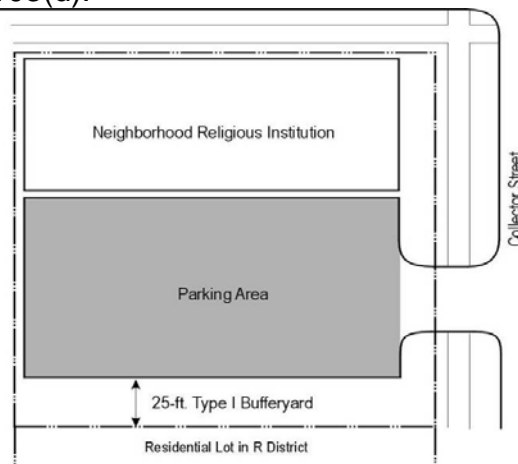
- a. A **Neighborhood Religious Institution** in an R District shall be limited to a seating capacity of no more than 500 persons in the sanctuary or other principal place of worship or assembly; and
- b. The seating capacity of the sanctuary or other principal worship or assembly space shall not exceed a number equal to the **Lot Area** (expressed in square feet) divided by 100.

(ii) **Supplemental Design Standards**

a. **In R Districts**

The following supplemental design standards shall apply only to a **Neighborhood Religious Institution** in an R District:

1. the nearest edge of an on-site **Parking Area** shall be set back at least 25 feet from the nearest residential **Lot** in an R District;
2. where practicable, **Access** to the on-site **Parking Area** will be to a **Collector Street**;
3. the on-site **Parking Area** will be buffered from any adjoining **Lot** in an R District by a Type 1 **Bufferyard**, as set forth in Section 20-1005(d); and
4. outdoor lighting shall meet the standards of Section 20-1103(d).



b. **In Other **Base Districts****

A **Neighborhood Religious Institution** located in any other **Base District** shall be subject to the **Density**, dimensional and design standards applicable to other uses in that **Base District**.

- c. A swimming pool, tennis court, or other recreational facility that is accessory to a **Neighborhood Religious Institution** use may not be located nearer to other property in an R District than the required **Setback** for a **Principal Building**, and wherever this type of facility is located in a **Yard** abutting property in an R District, it shall be Screened by a fence or wall at least 6 feet in **Height**.

(iii) **Accessory Uses Permitted by Right**
Subject to the **Lot Area**, **Density** and **Dimensional and Parking standards**, the following **Accessory Uses** shall be permitted by right to a **Neighborhood Religious Institution**:

- a. a **Temporary Shelter** with no more than 20 occupants (15 shelter clients and five support staff) that shall only be operated for up to 120 days in either consecutive or non-consecutive order per calendar year.

(iv) **Accessory Uses Permitted Only with a Special Use Permit**

The following **Accessory Uses** may only be permitted with a **Special Use Permit** as an accessory use to any **Neighborhood Religious Institution**:

- a. a **Temporary Shelter** that exceeds the shelter occupant or calendar day limitations of Section 20-522(1)(iii)(a). Such **Temporary Shelter** shall meet the requirements of Section 20-544; or
- b. a community meal program.

(2) **Campus or Community Religious Institution**

(i) **Size**

The seating capacity of the sanctuary or other principal worship or assembly space shall not exceed a number equal to the **Lot Area** (expressed in square feet) divided by 100. **Accessory Uses** shall

require additional [Lot Area](#) to meet the dimensional, intensity, parking and design standards applicable to the use and the [Base District](#).

(ii) **[Accessory Uses Permitted by Right](#)**

a. Subject to the [Lot Area](#), [Density](#) and Dimensional and Parking standards, the following [Accessory Uses](#) shall be permitted by right to a [Campus or Community Religious Institution](#) if they comprise a gross square footage of 25% or less of the [Principal Use](#) on the site:

1. all [Accessory Uses](#) permitted on a [Lot](#) where the [Principal Use](#) is a detached residence;
2. any other use permitted as a [Principal Use](#) or an [Accessory Use](#) in the [Base District](#) in which the institution is located, subject to applicable [Density](#), parking and dimensional standards.
3. educational uses incidental to the [Religious Assembly](#);
4. [Schools](#);
5. colleges;
6. day-care centers;
7. [Group Living](#) incident to the religious institution;
8. indoor [Recreational Facilities](#) not used for commercial purposes;
9. dormitories incident to any [School](#), college or other educational use on the property; and

b. *Subject to the [Lot Area](#), [Density](#) and Dimensional and Parking standards, the following [Accessory Uses](#) shall be permitted by right to a [Campus or Community Religious Institution](#):*

1. *a [Temporary Shelter](#) with no more than 20 occupants (15 shelter clients and five support staff) that shall only be operated for up to 120*

days in either consecutive or non-consecutive order per calendar year.

(iii) Accessory Uses Permitted with Special Use Permit

Subject to the Lot Area, Density and Dimensional and Parking standards, the Accessory Uses set forth in Section 20-522(2)(ii)(a)(1-9) ~~a.-i.~~ shall be permitted by Special Use Permit to a Campus or Community Religious Institution if they comprise a gross square footage of more than 25% of the Principal Use on the site.

(iv) Accessory Uses Permitted Only with a Special Use Permit

Regardless of the proposed size of the following Accessory Uses, they may only be permitted with a Special Use Permit **as an accessory use** to any Campus or Community Religious Institution:

- a. outdoor Recreational Facilities not used for commercial purposes, provided that these facilities shall be buffered from any adjoining property in an R District by a Type 2 Bufferyard, Section 20-1005(e);
- b. a **Temporary Shelter that exceeds the shelter occupant or calendar day limitations of Section 20-522(2)(ii)(b)(1). Such Temporary Shelter shall meet the requirements of Section 20-544; homeless or Transient Shelter**; or
- c. a community meal program.

(v) A swimming pool, tennis court, or other recreational facility that is accessory to a Campus or Community Religious Institution may not be located nearer to other property in an R District than the required Setback for a Principal Building, and wherever this type of facility is located in a Yard abutting property in an R District, it shall be Screened by a fence or wall at least 6 feet in Height.

SECTION FIVE: Chapter 20, Article 17, Section 20-1717 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-1717 COMMUNITY FACILITIES

Community Facilities are uses of a public, publicly funded, nonprofit, or charitable 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) Temporary Shelter

A building operated by a public, publicly funded, nonprofit, charitable organization or religious institution that provides day and/or overnight shelter to one or more persons who lack a fixed, regular, and adequate nighttime residence. Such accommodations shall be operated in a manner that encourages short term occupancy at the **Temporary Shelter**. The **Temporary Shelter** may provide **accessory** 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, storage of personal belongings, and a workplace for shelter occupants that may consist of any use permitted by the zoning district in which it is located.

(2) Social Service Agency

A service operated by a public, publicly funded 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 **Temporary Shelters**, group homes, commercial uses such as medical, professional, financial, real estate offices, or religious institutions providing these services as accessory to their religious assembly use.

(3) Community Meal Program

A program operated and staffed by a public, publicly funded, nonprofit, or charitable or religious organization that provides prepared meals onsite on a regularly scheduled basis for the welfare of citizens in need.

SECTION SIX: Chapter 20, Article 17, Section 20-1753 of the Code of the City of Lawrence, Kansas, 2009 Edition, and amendments thereto is hereby amended and shall read as follows:

20-1753 RELIGIOUS ASSEMBLY

Religious services involving public assembly such as customarily occurs in synagogues, temples, mosques and churches.

(1) Neighborhood Religious Institution

A Neighborhood Religious Institution is an institution of which the primary use is holy day worship services, with incidental educational programs, and some weekday services, and accessory uses identified in Section 20-522. It is a small-scale use, seating 500 or fewer people. Accessory Uses are limited. The small scale of the institution and the limitation on extensive non-worship uses make the institutional use generally compatible with residential neighborhoods.

(2) Campus or Community Religious Institution

A Campus or Community Religious Institution is a religious institution of larger scale than a Neighborhood Religious Institution. Campus or Community Religious Institution uses shall have a minimum capacity of 501 persons, but may include a larger worship or assembly space, possibly seating several thousand people. It may include accessory uses identified in Section 20-522 including, but not limited to, extensive facilities for educational and recreational programming that is separate from or only loosely related to religious worship; It may include on-site group living for students or for groups of religious leaders; and It may also include storage space for buses used to transport persons to and from programming at the institution.