

Proposed Language – December 16, 2009 PC

20-402 RESIDENTIAL DISTRICT USE TABLE

[illegible]

20-403NONRESIDENTIAL DISTRICT USE TABLE

[illegible]

(1) Purpose

The purpose of these use-specific standards is to ensure that [Congregate Living](#) uses are economical for the owner, safe for the residents, and compatible with other land uses in the districts in which they are permitted. These use-specific standards are intended to preserve the housing stock in established neighborhoods, encourage the rehabilitation of neglected structures, and recognize that the majority of Congregate Living uses will occur in neighborhoods near the University of Kansas campus and/or in established higher density neighborhoods where compatibility with the neighborhood character is a public value.

(2) Applicability

The use-specific standards of this section shall apply to any [Congregate Living](#) use or structure.

(3) Standards

(i) A [Congregate Living](#) use shall be permitted only with site plan approval.

(ii) Limitations on Expansion

- a. For an existing [Congregate Living Structure](#) or a [Structure](#) converted to a [Congregate Living](#) use, the [Structure](#), for the life of the [Structure](#), shall not be enlarged greater than 20% of its existing [Floor Area](#), including livable space, unlivable space, and covered decks and patios.
- b. A site plan for a [Congregate Living](#) use is not eligible for approval if the [Floor Area](#) of the [Structure](#) proposed to house the use has been expanded greater than 20% within three years of submitting the site plan application for the [Congregate Living](#) use.
- c. If a [Structure](#) is razed and a new [Congregate Living Structure](#) is proposed within three years after its demolition, then the [Congregate Living Structure](#) shall not exceed the [Floor Area](#) plus 20% of the razed [Structure](#).
- d. This section does not apply to expansions in [Floor Area](#) occurring prior to _____ (the effective date of this section).

(iii) Parking shall be provided at the following rates.

- a. For new construction: 1 parking space per bedroom
- b. For conversion of an existing [Structure](#):

Number of Bedrooms	Minimum Number of Vehicle Parking Spaces Required
6 or less	4
7 or greater	4 plus .5 spaces per bedroom over 6 bedrooms

(iv) Uncovered decks and patios shall be limited to twenty (20) square feet of area per bedroom.

(v) A trash receptacle area compliant with the Development Code, the City Code, and amendments thereto, and with policies established by the Solid Waste Division of the City shall be designated on the site plan and

either used or reserved for use on the site to accommodate waste generated by the residents.

20-902 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly stated in this article, Off-street [Parking Spaces](#) shall be provided in accordance with the minimum ratios of the following, Schedule A.

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
RESIDENTIAL <u>USE GROUPS</u>		
HOUSEHOLD LIVING		
Accessory Dwelling Unit	See 20-534 for standards	None
Attached Dwelling	2 per Dwelling Unit	
Cluster Dwelling		
Detached Dwelling		
Duplex	1 per bedroom	
Manufactured Home	2 per Dwelling Unit	
Manufactured Home, Residential-Design		
Mobile Home	2 per Dwelling Unit (1 may be located in common area)	
Mobile Home Park		
Multi-Dwelling Structure	1 per bedroom, + 1 per 10 units (visitors and guests)	1 per 4 auto spaces
Non-Ground Floor Dwelling	1 per bedroom	None
Work/Live Unit	1 per Dwelling Unit	
Zero Lot Line Dwelling	2 per Dwelling Unit	
Home Occupation, Type A or B	See 20-537 for standards	
GROUP LIVING		
Assisted Living	1 per independent living unit; 0.5 per Assisted Living unit	None
Boarding Houses and Cooperatives <u>Congregate Living</u>	4.5 per 2 lawful occupants <u>See Section 20-546</u>	1 per 4 auto spaces
Dormitory and Scholarship Halls	4.5 per 2 <u>.75 per</u> lawful occupants	1 per 4 auto spaces
Fraternity and Sorority Houses	4.5 per 2 <u>.75 per</u> lawful occupants	1 per 4 auto spaces
Group Homes, General	1 + 1 per employee	None
Group Homes, Limited	2 per Dwelling Unit	

20-1701 GENERAL TERMS

Boarding House	A Dwelling or part thereof where meals and/or lodging are provided for compensation for one (1) or more persons, not transient guests, and where there are not more than 12 sleeping rooms, nor sleeping space for more than 24 people.
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<u>Congregate Living</u>	<u><i>A Dwelling where 5 or more unrelated residents share kitchen facilities and/or bathing rooms and/or communal living areas and where lodging is provided for compensation for persons who are not transient guests. Congregate Living is commonly referred to as a lodging house, boarding house, rooming house, or cooperative but is not typically considered a Dormitory, fraternity or sorority house, Assisted Living, Extended Care Facility, Group Home or similar group living use.</i></u>
<u>Family</u>	(1) A person living alone; (2) two or more persons related by blood, marriage, or legal adoption; (3) in an RS Zoning District, a group of not more than three persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit, as distinguished from a group occupying a Dormitory, Boarding House <u>Congregate Living</u> , lodging house, motel, hotel, fraternity house or sorority house; or (4) in a Zoning District other than RS, a group of not more than four persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit, as distinguished from a group occupying a Dormitory, Boarding House , <u>Congregate Living</u> , lodging house, motel, hotel, fraternity house or sorority house.

20-1731 GROUP LIVING

Residential occupancy of a Dwelling Unit by other than a “Household” and providing communal kitchen/dining facilities. Typical uses include occupancy of fraternity and sorority houses, [Assisted Living](#), ~~Boarding Houses and Cooperatives~~ [Congregate Living](#).