

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS,  
TEXT AMENDMENTS TA-12-27-07, JUNE 22, 2010 EDITION**

**Amending Sections  
20-701, 20-702, 20-1101, 20-1701**

**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  
\_\_\_\_\_, 2010

**Ordinance No. 8304**

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## ARTICLE 7. PLANNED DEVELOPMENTS

20-701 PD, **Planned Development** Overlay District

20-702 Cluster Housing Projects

20-703 Open Space Standards in Cluster and **Planned Developments**

### 20-701 **PLANNED DEVELOPMENT OVERLAY DISTRICT**

(a) Purpose

The PD, **Planned Development** regulations are intended to:

- (1) ensure development that is consistent with the **Comprehensive Plan**;
- (2) ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services;
- (3) allow design flexibility that results in greater public benefits than could be achieved using conventional **Zoning District** regulations;
- (4) preserve environmental and historic resources; and
- (5) promote attractive and functional residential, nonresidential, and mixed-use developments that are compatible with the character of the surrounding area.

(b) Procedure

PDs shall be reviewed and approved in accordance with the procedures of Section 20-1304.

(c) Developer's Statement of Intent

Each PD application shall include a comparison of the proposed development with the standards of the **Base District** and the otherwise applicable standards of this Development Code. Applications shall also include a Statement by the applicant describing how the proposed development provides greater benefits to the City than would a development carried out in accordance with otherwise applicable Development Code standards.

(d) Effect of Other Development Code Standards

Except as expressly authorized by the regulations of this section and approved as part of a PD plan (in accordance with the procedures of Section 20-1304), all of the standards of this Development Code apply to development within a PD District.

(e) Minimum District Size

Minimum area for a PD district shall be five acres.

(f) Standards Eligible for Modification

As a condition of approval, the **Planning Commission** or City Commission may designate by ordinance or as a note on the face of the development plan, any specific use, **Structure** or **Building Type** which shall be restricted and excluded as part of the **Planned Development** Overlay District. The City Commission may

modify the following standards during the PD approval process. Standards not listed are not eligible for modification.

(1) Allowed Uses

The [Planning Commission](#) shall recommend, and the City Commission shall approve, a list of uses allowed in a PD at the time of PD preliminary approval. Regardless of the fact that the approved uses may be determined by reference to a [Base District](#), the list of approved uses shall be incorporated into and made a condition of the PD approval. The City Commission may approve only uses that are allowed in the [Base District](#), provided that:

- (i) PDs in [Single-Dwelling](#) and [Multi-Dwelling](#) (RS and RM) Districts may include land area for commercial uses at a ratio of up to 50 square feet of land area per [Dwelling Unit](#).
- (ii) commercial uses, in addition to those otherwise permitted by right, may be approved in a PD in an RS or RM District, if the PD includes a minimum area of 10 acres or more than 100 [Dwelling Units](#).

(2) [Lot Size](#)

The minimum [Lot](#) size standards of the [Base District](#) may be reduced by the City Commission, provided that [Lot](#) sizes shall be adequate to safely accommodate all proposed [Buildings](#) and site features.

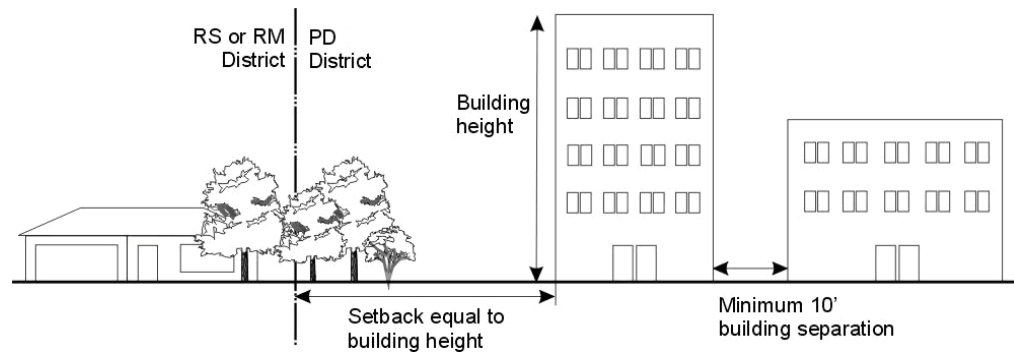
(3) Residential [Density](#)

The City Commission may increase the maximum [Net Density](#) beyond that of the [Base District](#) by up to 25% if the City Commission determines that such an increase is warranted to support the public benefit likely to result from the proposed development.

(4) [Setbacks](#)

The minimum [Setback](#) standards of the [Base District](#) may be reduced by the City Commission, provided that:

- (i) [Buildings](#) located within the PD, and along any District boundary that is adjacent to RS and or RM [Zoning Districts](#) shall be [Setback](#) a distance at least equal to the [Height](#) of the proposed [Building](#); and
- (ii) All exterior walls of detached [Buildings](#) shall be separated by a minimum distance of 10 feet.
- (iii) Balconies shall not be located along peripheral site [Setbacks](#) adjacent to RS zoned properties unless privacy [Screening](#) and Landscaping is included in the design.



(g) **Height**

The City Commission may increase maximum **Height** limits of the **Base District** if the Commission determines that such an increase is warranted to support the public benefit likely to result from the proposed development. **Height** increases shall be permitted only for **Buildings** set back from the boundary of the PD by the **Height** of the proposed **Building** plus 25 feet, so that the primary impact of the increased **Height** is on property within the PD.

(h) **Balconies**

Balconies above the second **Story** of a multi-Dwelling Unit Building are prohibited along the exterior of a **Planned Development** unless the **Building Setback** is increased to at least double the required minimum **Setback** and Landscaping is enhanced with two or more of the following features: a minimum 4' **Berm**, a solid **Screening** fence (6' minimum **Height**) or a masonry wall (6' minimum **Height**). This provision shall apply only to those exterior sides of a **Planned Development** that are adjacent to RS zoning or to detached **Dwelling Units**.

(i) **Parking and Loading**

The City Commission may decrease the number of off-Street Parking and loading spaces required. Parking and loading areas shall comply with all otherwise applicable design standards.

(j) **Buffer Areas**

Development within 60 feet of the peripheral boundary of the PD shall be limited to the following:

- (1) use category, **Heights**, **Setbacks** and minimum **Lot** sizes permitted in the **Zoning District** immediately adjoining the proposed PD on the date of preliminary development plan approval of the PD; and
- (2) a landscaped buffer, including a **Berm** (minimum 4' in **Height**), a masonry wall (minimum of 6' in **Height**) or a fence (minimum 6' in **Height**).

(k) **Common Open Space**

(1) **Amount Required**

The PD shall include at least the amount of **Common Open Space** computed using one of the following formulas, whichever produces the largest number:

(i) ~~(20%) of the total area included in the PD; or~~

(ii) ~~300 square feet for each proposed Dwelling Unit in the PD.~~

**20% of the total site area as Common Open Space. Environmentally sensitive lands, if present, shall be protected and included within the Common Open Space. 50% of the Common Open Space shall be developed as Recreational Open Space unless environmentally sensitive lands are present, in which case the amount of Recreational Open Space may be reduced to no less than 5% and no more than 10% of the Common Open Space, with the intent being to preserve all or as much environmentally sensitive lands as possible in their natural state.**

(2) ~~Recreational Open Space~~

~~At least one-half of the proposed Common Open Space shall be suitable for use as and proposed for development as Recreational Open Space.~~

(3) ~~Natural Open Space~~

~~To the maximum extent practicable, the following types of lands shall be included in the Common Open Space as Natural Open Space. To the extent that it is not practicable to include all of such areas in the Common Open Space, the order of types of lands included in this list shall be considered a priority list, with the first item being the most important, the last being the least important:~~

(i) ~~Floodway, based on a 100-year storm;~~

(ii) ~~Floodplain outside the floodway, based on a 100-year storm;~~

(iii) ~~Jurisdictional Wetlands;~~

(iv) ~~Stream Corridors;~~

(v) ~~Stand of Mature Trees~~ or individually significant mature trees;

(vi) ~~Prominent Geographic Features with Rocky Outcroppings;~~ and

(vii) ~~Archeological and Historic Sites~~

(4) General Provisions

See Section 20-703 for General Provisions applicable to Open Space in a PD or Cluster Development.

(I) Additional Requirements and Standards

(1) Unified Control

No application for a PD will be accepted or approved unless all of the property included in the application is under unified Ownership or a single entity's control.

(2) Street Access

PDs that will generate 100 or more average daily trips (based on traffic generation estimates of the Institute of Transportation Engineers' Trip Generation Manual, 7th edition, or subsequent edition, or based on local estimates provided by the City) shall have Access to an Arterial Street using a Frontage or rear Access road or by taking direct Access to a Collector Street.

Individual residential Building Lot shall not take direct Access to an Arterial Street or a non-Residential Collector Street. Each individual residential Lot shall have Frontage on a public or Private Street that has been constructed to the Public Street standards of the City.

(3) Sidewalks

Sidewalks built to City specifications shall be built along both sides of all public and Private Streets. On Local Streets, sidewalks shall be at least 5 feet in width; on all other Streets sidewalks shall be at least 6 feet in width.

(4) Landscaping

The Landscaping and Screening standards of Article 10 apply to PDs. In addition, any part of the development area not used for Buildings, Structures, Parking, Streets, or Accessways shall be landscaped with a sufficient mixture of grass, vegetative Ground Cover, trees, and Shrubs, except those areas designated to be preserved with natural vegetation.

(5) Preservation of Natural Features

Mature stands of trees or individually significant mature trees, vegetative cover, watercourses and other natural site features shall be preserved to the greatest extent possible. At a minimum **the common open space provisions in this section and** the standards of Article 10 apply.

(6) Zoning Map

Approved PDs shall be identified on the Official Zoning District Map.

(7) Additional Conditions

The Planning Commission may recommend, and the City Commission may impose, other reasonable conditions and standards, as deemed necessary to ensure consistency with the purposes of this section and those of this Development Code. Such conditions may include limitations on the types of uses, Structures or Building Types to be allowed in the PD. When such conditions are imposed, an application will not be deemed approved until the applicant has complied with all of the conditions of approval.

(m) Additional Standards for PD's with Residential and Nonresidential Uses

In PDs containing both residential and nonresidential uses, the nonresidential uses shall be designed, located, and oriented on the site so that such uses are directly accessible to residents of the PD. For the purposes of this Section, directly accessible shall mean pedestrian/Bicycle and automobile Access by way of improved sidewalks or paths and Streets that do not involve leaving the

PD or using a major [Thoroughfare](#). “Directly accessible” does not necessarily mean that nonresidential uses need to be located in a particular location but that the siting of such uses considers the accessibility of the residential component of the PD to the nonresidential use.

## **20-702 CLUSTER HOUSING PROJECTS**

### **(a) Purpose**

The cluster housing regulations of this section have several potential public benefits. They:

- (1) provide flexible development options where the standard [Lot](#) and [Block](#) pattern is not practical because of physical constraints;
- (2) promote the preservation of open space and natural areas;
- (3) allow for grouping of development on a portion of the site while using the entire site area to calculate [Density](#) of the [Base District](#).
- (4) support reductions in development costs.

### **(b) General**

- (1) A Cluster Housing Project is a subdivision containing five (5) or more detached [Dwellings](#) each on its own [Lot](#) with some or all of the [Lots](#) reduced below required minimum [Lot Area](#) and width requirements, but where the overall project complies with the maximum [Density](#) standard of the [Base District](#). Cluster Housing Projects require that planning for [Lots](#) and the locations of houses on the [Lots](#) be done at the same time. Because the allowable [Building Envelope](#) of each house is predetermined, greater flexibility in development standards is possible while assuring that the single-[Dwelling](#) character of the [Zoning District](#) is maintained.
- (2) Under the cluster housing option, a subdivision can contain no more [Lots](#) than would otherwise be allowed for a conventional subdivision in the same [Zoning District](#), but the individual [Lots](#) within the development can be smaller than required in a conventional subdivision. Smaller [Lot](#) sizes within a Cluster Housing Project are required to be offset by a corresponding increase in [Common Open Space](#).

### **(c) Where Allowed; Procedure**

Cluster Housing Projects are allowed by right in all residential [Zoning Districts](#) and in the CN1 District, as provided below.

- (1) In RS Districts and the CN1 District, Cluster Housing Projects shall not include more than 35 [Dwelling Units](#). Larger projects in said Districts are subject to the [Planned Development](#) regulations of Section 20-701 and shall be reviewed and approved in accordance with the procedures of [Section 20-1304](#).

- (2) Cluster Housing Projects allowed by-right will be evaluated for compliance with applicable regulations and reviewed and approved in accordance with the subdivision procedures of Article 8 review process.

(d) **Lot Area** and **Lot Width** Requirements

There are no minimum **Lot Area** or **Lot Width** requirements for Cluster Housing Projects. **Lots** shall be adequate to meet all applicable standards of this Development Code.

(e) **Housing Types**

Detached **Dwelling Units** on individual **Lots** are the only type of housing allowed in a Cluster Housing Project. The proposed **Building Envelope** for all houses shall be shown on the subdivision plat with enough detail so that compliance with required **Density** and Dimensional Standards can be determined.

(f) **Setbacks**

- (1) A **Setback** equal to the minimum **Front Setback** of the **Base District** shall be provided along the entire perimeter of the Cluster Housing Project that is adjacent to any Street or right-of-way.
- (2) A **Setback** equal to the minimum **Rear Setback** of the **Base District** shall be provided along the entire perimeter of the Cluster Housing Project that is not adjacent to any Street or right-of-way.
- (3) Within the project, the distance between houses shall be at least 10 feet (to be measured in accordance with the **Setback** measurement provisions of Section 20-602(e)).

(g) **Building Coverage**

The **Building** coverage standards of the **Base District** do not apply to each individual **Lot**, but the total **Building** coverage of all **Lots** (in aggregate) may not exceed the maximum **Building** coverage standard of the **Base District**.

(h) **Outdoor Area**

The required minimum outdoor area standard per **Dwelling Units** of 240 Sq. Ft. shall be on each **Lot**.

(i) **Common Open Space**

(1) **Amount Required**

The Cluster Housing Project shall include at least **10% of the total site area as Common Open Space**, the amount of ~~Common Open Space~~ computed using whichever of the following formulas produces the largest number:

- (i) ~~The total area resulting from the sum of the following: the difference between the minimum **Lot Area** required for the **Base**~~



~~District~~ and the actual ~~Lot Area~~ proposed for each ~~Lot~~ in the Cluster Development; or

- (ii) ~~Ten percent (10%) of the total site area included in the Cluster Housing Project.~~

***Environmentally sensitive lands, if present, shall be protected and included within the Common Open Space. 30% of the Common Open Space shall be developed as Recreational Open Space, unless environmentally sensitive lands are present, in which case the amount of Recreational Open Space may be reduced to no less than 5% and no more than 10% of the Common Open Space, with the intent being to preserve all or as much environmentally sensitive lands as possible in their natural state.***

- (2) ~~Recreational Open Space~~

~~At least one-third of the proposed Common Open Space shall be suitable for use as and proposed for development as Recreational Open Space.~~

- (3) ~~Natural Open Space~~

~~To the maximum extent practicable, the following types of lands shall be included in the Common Open Space as Natural Open Space. To the extent that it is not practicable to include all of such areas in the Common Open Space, the order of types of lands included in this list shall be considered a priority list, with the first item being the most important, the last being the least important and so on:~~

- (i) ~~floodway, based on a 100-year storm;~~
- (ii) ~~Floodplain Outside The Floodway, based on a 100-year storm;~~
- (iii) ~~jurisdictional Wetlands;~~
- (iv) ~~Stream Corridor;~~
- (v) ~~significant Stand of Mature Trees or individually significant mature trees;~~
- (vi) ~~Prominent Geographic Features with Rocky Outcroppings;~~ and
- (vii) ~~archeological and historic sites.~~

- (4) General Provisions

See Section 20-703 for General Provisions applicable to Open Space in a **Planned Development** or Cluster Housing Project.

## **20-703 OPEN SPACE STANDARDS IN CLUSTER AND **PLANNED DEVELOPMENTS****

- (a) Preservation Required

The Open Space land shall be preserved and maintained solely for the purposes specified in this Section and in such a manner as may be acceptable

to the City Commission The method for accomplishing such preservation and maintenance of Open Space land shall be limited to one of the following:

- (1) establishment of a mandatory-membership homeowner's association to own and maintain the land in common for the Open Space purposes intended; or
- (2) transfer of the land to a conservation trust or an institution, person, organization or other conservation-oriented entity together with the requisite requirements for maintenance of the land for the Open Space purposes intended; or
- (3) dedication of the land to the City with executed deed restrictions that the City is party to, which ensure the land shall remain as dedicated open space, subject to City Commission acceptance of such dedication.

(b) Execution of Instruments

The City Commission shall require the ~~Owner~~ **Developer** or **Owner** of the Open Space land to execute, acknowledge and file at the Register of Deeds office such maps and documents as, in the opinion of the Director of Legal Services, will effectively create a trust, **Easement** or covenant running with the land, for the benefit of the ~~abutting Dwelling Unit Owner~~ **property owners in the development** and of the City, which:

- (1) will be binding on all future **Owners** of the Open Space land;
- (2) will not be affected by any subsequent changes in zoning;
- (3) may be enforced by ~~adjoining property Owner~~ **property owners in the development** or the City by appropriate action in court for damage or equitable relief;
- (4) will be perpetual;
- (5) will assure appropriate maintenance of the Open Space land to the satisfaction of the City Commission;
- (6) shall provide that if maintenance, preservation and/or use of the Open Space land no longer complies with the provisions of the trust, **Easement** or covenant, the City may take all necessary actions to effect compliance and assess the costs against the **Owner** in default;
- (7) shall provide that such trust, **Easement** or covenant may not be modified, altered, amended or changed without written approval of the City Commission, and all beneficiary property **Owners** in the **PD PUD** or Cluster **Housing Project** ~~development~~ except in the case of City-owned land in which case deed restrictions shall be binding.

## ARTICLE 11. GENERAL DEVELOPMENT STANDARDS

20-1101	Protection Standards for Residential Districts
20-1102	Intersection Visibility
20-1103	Outdoor Lighting
20-1104	Performance Agreements; Guarantees
20-1105	Sidewalks
20-1106	Agreement Not to Protest Formation of a Benefit District
20-1107	Retail Market Impact Analysis
20-1108	General Development Standards for <a href="#">Mixed Use</a> (MU) Districts

### 20-1101 PROTECTION STANDARDS FOR RESIDENTIAL DISTRICTS

#### (a) **Design and Operational Compatibility Standards—Discretionary Approvals**

As a condition of approval of any Special Use Permit, Map Amendment, site plan or other discretionary approval of any multi-[Family](#) use or nonresidential use located within 500 feet of any less intensive residential district, the City Commission, [Planning Director](#), [Planning Commission](#) or other review body may impose conditions that exceed the minimum requirements of this Chapter and that, in the opinion of the review body, are necessary to reduce or minimize any potentially adverse impacts on residential property, including, but not necessarily limited to, the following:

- (1) location on a site of activities that generate potential adverse impacts on adjacent uses, such as noises and glare;
- (2) placement and buffering of trash receptacles;
- (3) location of loading and delivery areas;
- (4) lighting location, intensity, and hours of illumination;
- (5) placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities;
- (6) additional [Landscaping](#) and buffering;
- (7) [Height](#) restrictions to preserve light and privacy and views of significant features as viewed from public property and rights-of-way;
- (8) preservation of natural lighting and solar [Access](#);
- (9) ventilation and control of odors and fumes; and
- (10) paving or other surface treatment for dust control.

#### (b) **[Height](#) Limit on Projects Adjoining Certain Residential [Zoning Districts](#)**

See Section 20-701(g) for [Height](#) limits in the PD district.

(c) **Balconies of a multi-Dwelling Unit Building**

Balconies above the second **Story** of a multi-Dwelling Unit Building are prohibited along the exterior of a RM development unless the **Building Setback** is increased to at least double the required minimum **Setback** and **Landscaping** is enhanced with two or more of the following features: a minimum 4' **Berm**, a solid **Screening** fence (6' minimum height) or a masonry wall (6' minimum height). This provision shall apply only to those exterior sides of a **Planned Development** that are adjacent to RS zoning or to detached **Dwelling Units**.

(d) **Implementation of Sensitive Land Standards for Environmentally Sensitive Lands**

(1) **Applicability of Environmental Design Standards—Generally**

The provisions of this Article regarding environmental protection for sensitive lands shall apply to all construction and development in all RS and RM Districts, **with the exception of individually platted lots for single or duplex dwellings which were platted prior to (the effective date of this Text Amendment)**, except as expressly exempted in this paragraph.

(2) **Applicability of Environmental Design Standards—Effect on Development Type Environmentally Sensitive Lands**

(i) **Principal Protected Areas.**

If a significant portion **500 sq ft or more** of a proposed development, as specified in this sub-section (d), consists of lands falling in the following categories, any proposed development may proceed only in accordance with the processes allowed by this sub-paragraph **section**. **The** lands affected by this section shall include the following lands, **are listed below in a priority order for protection:**

- a. **Regulatory Floodways**, based on 100 year storm designated on the **FEMA Flood Insurance Rate Map for Douglas County and identified on the City GIS Baseline Environmentally Sensitive Areas Map;**
- b. **Floodplain** outside the **Floodway**, **Regulatory Floodway Fringe, designated on the FEMA Flood Insurance Rate Map for Douglas County** based on 100 year storm **and identified on the City GIS Baseline Environmentally Sensitive Areas Map;**
- c. **Jurisdictional Wetlands**, **as determined by the Army Corps of Engineers;**
- d. **Stream Corridors** **as defined in this Code and identified on the City GIS Baseline Environmentally Sensitive Areas Map;**

e. ~~Stands of Mature Trees or Individually Significant Mature Trees; as defined in this Code and identified on the City GIS Baseline Environmentally Sensitive Areas Map; and~~

f. ~~Prominent Geographic Features with Rocky Outcroppings; and~~

f. Archaeological and Historic Sites **listed on local, state, or federal registers.**

(i) **Determination of Development Land Area**

In determining whether a portion of a proposed development consists of sensitive lands, all contiguous lands under the same **Ownership** or control shall be considered. Lands owned or controlled by a partnership, trust or corporation under the same effective control shall be considered, along with lands owned directly by the applicant and lands under option to the applicant or a partnership, trust or corporation under the effective control of the applicant.

(3) **Procedures to be Followed**

(i) **Platted Lots—Amount Required**

***For all types of developments, required protection of environmentally sensitive lands shall be limited to a maximum protection area of 20% of the total land area. The protected environmentally sensitive lands shall be set aside as private Common Open Space or dedicated to the City as parkland or open space. Incentives for protection of environmentally sensitive lands in amounts above 20% of the total land area are included in Section 20-1101(f).***

~~Development on a platted Lot or Parcel including more than 500 square feet of sensitive lands shall require submission of a Sensitive Areas Site Plan [see Section 20-1101(e)], which shall be consolidated with any other required site plan submitted. The development shall be subject to any conditions related to the sensitive lands included in approval of the subdivision or any Planned Development application including the platted Lot(s).~~

(ii) **Land not Previously Subdivided Development Process**

Development on land not previously subdivided and including **which contains** more than 500 square feet of sensitive lands shall follow the procedures required by this paragraph: **require submission of a Sensitive Areas Site Plan [see Section 20-1101(f)], and may proceed through one of the following processes:**

a. **Site Planning.** Development on properties containing more than 500 square feet of environmentally sensitive lands shall require submission of a Sensitive Areas Site Plan [see Section 20-1101(f)],

*which may be consolidated with any other required site plan submitted, but will be, in any event, required prior to approval of a development proposal. The plan shall clearly delineate the environmentally sensitive lands to be protected and shall include information regarding protection measures and maintenance.*

*b. Platting. Environmentally sensitive lands to be protected shall be located within tracts and/or easements. Information regarding ownership and maintenance responsibility of the tract or easement, as well as protection measures, shall be included on the preliminary and final plat.*

*c. Planned Development. Development standards in Section 20-701 apply. Environmentally sensitive lands to be protected shall be included within the Common Open Space.*

*d. Cluster Housing Project. Development standards in Section 20-702 apply. Environmentally sensitive lands to be protected shall be included within the Common Open Space.*

- ~~1. If less than five percent (5%) of the land area consists of sensitive lands, the property may be developed through a conventional subdivision, a cluster subdivision or a [Planned Development](#);~~
- ~~2. If five percent (5%) or more of the land area but less than 15% of the land area consists of sensitive lands, the property may be developed through a cluster subdivision or a [Planned Development](#), but may not be otherwise subdivided or developed;~~
- ~~3. If 15% or more of the land area consists of sensitive lands, the property may be developed only through a [Planned Development](#).~~

### ~~(3).....Applicability of Environmental Design Standards – Effect on Development Plan for Sensitive Lands~~

#### ~~(i) Dedication~~

~~Where the following types of lands are included in a proposed development, such lands shall be included in any land dedicated to the City as part of any required Open Space dedication, in the priority order set forth in this paragraph, up to the required land dedication for the development:~~

- ~~a. [Floodways](#), based on 100-year storm;~~

- b. ~~Floodplain~~ outside the ~~Floodway~~, based on 100-year storm;
- c. ~~Jurisdictional Wetlands~~;
- d. ~~Stream Corridors~~;
- e. ~~Stand of Mature Trees~~ or individually significant mature trees;
- f. ~~Prominent Geographic Features with Rocky Outcroppings~~; and
- g. ~~Archaeological and Historic Sites.~~

(ii) **Private Open Space**

Where the following types of lands are included in a proposed development and will not be dedicated to the City, such lands shall be included in required Open Space for the development, in the priority order set forth in this paragraph, up to one-half the required Open Space for the development, with the remaining one-half of the Open Space to be suitable for active recreation:

- a. ~~Floodways~~;
- b. ~~Floodplains~~ outside the ~~Floodway~~, based on 100-year storm;
- c. ~~Jurisdictional Wetlands~~;
- d. ~~Stream Corridors~~;
- e. ~~Stand of Mature Trees~~ or Individually Significant Mature Trees;
- f. ~~Prominent Geographic Features with Rocky Outcroppings~~; and
- g. ~~Archaeological and Historic Sites.~~

(iii) **Other**

Where the following types of lands are included in a proposed development and will not be dedicated to the City or included in private Open Space, the development plan shall be arranged so that every proposed ~~Lot~~ has a ~~Building Envelope~~ meeting the other design standards of this Code without encroaching on the designated sensitive lands:

- a. ~~Floodways~~;

- b. ~~Floodplain~~ outside the ~~Floodway~~, based on 100-year storm;
- c. ~~Jurisdictional Wetlands~~;
- d. ~~Stream Corridors~~;
- e. ~~Stand of Mature Trees~~ or Individually Significant Mature Trees;
- f. ~~Prominent Geographic Features with Rocky Outcroppings~~; and
- g. ~~Archaeological and Historic Sites~~.

(4) **Applicability of Environmental Design Standards— Effect on Development Intensity or Density**

Where the following types of lands **listed in Section 201101(d)(2)(i)** are included in a proposed development, that land, or a portion of that land, may be included in determining the allowable **Density** or intensity of development **and the allowable density, calculated on the total land area, may be transferred to other developable portions of the property.**, in accordance with the following table. The percentage appearing in a cell at the intersection of a type of sensitive land and its proposed disposition shall be multiplied by the land area of that site to determine the land area which may be considered in the computation of the allowed **Density** or intensity of development:

Sensitive Land Features	Proposed for Dedication of Open Space	Percentage for <b>Density</b> Calculation
<del>Floodways</del>	100%	50%
<del>Floodplains</del> outside the <del>Floodway</del> , based on 100-year storm	50%	10%
<del>Stream Corridors</del> beyond <del>Floodways</del>	100%	50%
<del>Jurisdictional Wetland</del>	50%	10%
<del>Stand of Mature Trees</del>	100%	100%
<del>Prominent Geographic Features and Rocky Outcroppings</del>	50%	10%
<del>Archaeological and Historic Sites</del>	100%	50%

(e) **Density Bonus Incentives for Protection of Additional Lands**  
**Density bonuses are available to encourage the protection of environmentally sensitive lands in a greater amount than required.**

(1). **Applicability**

**A development shall qualify for a density bonus if environmentally sensitive lands noted in this Section are committed for preservation either through designation as a tract, through a conservation or landscape easement, or dedication to the City in addition to the area**



required in Section 20-1101(d)(3)(a) with the following exceptions or additions:

- (i) The density bonus incentives do not apply to the protection of regulatory floodway above the amount required in this Section.
- (ii) Slopes of 25% or greater may be included in the environmentally sensitive lands for the density bonus incentives, provided the required area being protected with features listed in Section 20-1101(d)(2)(i) equals or exceeds 20% of the total developable area.
- (iii) Native prairie remnants may be included in the environmentally sensitive lands for the purpose of these incentives. The protection of any amount of native prairie remnant qualifies for the density bonus incentives, regardless of what amounts of other environmentally sensitive lands have been protected. If native prairie remnants are protected, the density bonus is calculated per Table 1 and 2 in Section 20-1101(e) as if the 20% of developable area has been protected.

(2) **Approval Criteria**

- (i) In addition to these regulations, development on properties with certain environmentally sensitive lands, such as jurisdictional wetlands, may be restricted by state or federal regulations.
- (ii) In order for a density bonus to be approved, City planning staff must determine that utilities and infrastructure are available to serve the additional density proposed and the design of the development does not negatively impact adjacent properties.
- (iii) Land offered for dedication shall be subject to approval by the Governing Body.

(3) **Density Bonus -- Increase in Number of Dwelling Units.**

- (i) **Determination of Base Density.**  
The Base Density, the number of dwelling units which can be developed on a property, will be determined from a 'concept plat' or sketch plan provided by the applicant which shows the basic street layout and rights-of-way, the areas necessary for stormwater detention (based on an approved conceptual drainage study), the 20% of the site which is being protected with environmentally sensitive lands, and proposed lot layout in conformance with density and dimensional standards in Section 20-601.
- (ii) **Determination of Density Bonus.**

If the density bonus meets the criteria noted in Section 20-1101(e)(1), the density bonus to be applied to the base density shall be calculated using the proportions in Table 1.

- a. The density may exceed the Density Cap in multi-dwelling districts.
- b. The density may equal but may not exceed the Density Cap for single-family and duplex districts.
- c. Density Caps set by the Comprehensive Plan are noted in Table 2.

20-1101(e) TABLE 1 Density Bonus—Increase in number of dwelling units			
% of property that is protected	% increase in Dwelling Units	% of property that is protected	% increase in Dwelling Units
21	1	31	11
22	2	32	12
23	3	33	13
24	4	34	14
25	5	35	15
26	6	36	16
27	7	37	17
28	8	38	18
29	9	39	19
30	10	40	20

20-1101(e) TABLE 2 Density Cap per Zoning District			
Comprehensive Plan Designation	Density Cap Horizon 2020 (du/acre)	Zoning District	Max. Density per Code (du/acre)
Very-low density: single dwelling	1	RS40	1.09
Low-density: single dwelling	2-6	RS20	2.18
		RS10	4.26
		RS7	6.22
Medium density: single dwelling	7-15	RS5	8.7
		RS3	14.52
		RSO	14.52
Medium density: multi dwelling	7-15	RM12,	12
		RM12D,	12
		RM15	15
High-density: multi-dwelling	16-21 du / acre	RM24,	24 du / acre
		RM32	32 du / acre

**(iii) Standards Adjustment**

- a. In single-dwelling and duplex-dwelling zoning districts, it may be necessary to reduce the lot area and/or lot width requirements to permit the allowable density. These modifications may be made to the minimum degree necessary to accommodate the allowable density.

b. In multi-dwelling districts, it may be necessary to increase the height limitation, in addition to adjustments to the lot area and/or lot width requirements, to permit the allowable density. These modifications may be made to the minimum degree necessary to accommodate the allowable density.

(3). **Density Bonus -- Increase in Developable Square Footage.** This bonus permits the construction of larger structures, and/or the addition of more impervious surface on a lot, rather than an increase in the number of dwelling units. The proportions listed in Table 3 apply to the increase in developable square footage. Each 1% of protected environmentally sensitive lands protected above that required by Code results in a 1% increase in the building or impervious surface coverage up to a maximum of 40%. (In no case shall the building coverage or impervious surface coverage exceed 90% of the lot).

20-1101(e)-TABLE 3 Density Bonus — Increase in Developable Area						
Zoning District	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Min Outdoor Area per Dwelling (sq ft)	Int Side Setback (ft)	Front Setback (ft)	Rear setback (ft) Single frontage / double frontage
RS40	15	25	--	20	25	30/35
RS20	30	50	--	20	25	30/35
RS10	40	70	--	10	25	30/25
RS7	45	70	--	5	25	30/25
RS5	50	75	240	5	20	20/25
RS3	50	75	150	5	15	20/25
RS0	50	75	--	5	25	20/25
RM12D	50	75	50	5	25	20/25
RM12	50	75	50	5	25	20/25
RMO	50	75	50	5	25	20/25
RM15	50	75	50	5	25	25/25
RM24	50	75	50	5	25	20/25
RM32	60	80	50	5	25	20/25
*	1% increase	1% increase	1% decrease	Adjusted as needed -- not less than 5	Adjust as needed—not less than 15	Adjust as needed—not less than 15

\*for each 1% protection above the required 20% (to maximum of 40%)

(iv) **Standards Adjustment**

In some cases the minimum outdoor area or setbacks may need

*to be reduced to accommodate the additional building or impervious surface coverage. This reduction may be made to the minimum degree necessary to accommodate the additional building or impervious surface coverage.*

**(e)(f) Sensitive Areas Site Plan Required**

Prior to development on ~~tracts or portions of~~ tracts of land where **containing more than 500 square feet of environmentally sensitive lands** features **listed in Section 20-1101(d)(2)(i)** specified above exist, a **Sensitive Areas Site Plan** shall first be submitted to and approved by the City in accordance with the requirements of Site Plan Review, Section 20-1305 **including the public notice procedures of Section 20-1305(g)**. This application process may occur as part of a **Planned Development** overlay zoning and/or subdivision review.

**(1) Sensitive Areas Site Plan Contents**

*The Sensitive Areas Site Plan must be prepared in accordance with the requirements in Section 20-1305(f) with the exception that a Sensitive Areas Site Plan is not required to be completed by an engineer, architect or other qualified professional. In addition to the contents noted in Section 20-1305(f), the site plan shall:*

*(i) Clearly delineate the property boundaries.*

*(ii) Clearly delineate the boundaries of the environmentally sensitive lands listed in Section 20-1101(d)(2)(i).*

*(iii) Designate protected lands per the priority order in Section 20-1101(d)(2)(i).*

*(iv) Provide information on the ownership and maintenance responsibility for the protected lands.*

*(v) Provide information on the methods to be used to protect environmentally sensitive lands, both during construction and after.*

**(f)(g) Drainage Easements**

All express drainage **Easements** dedicated, purchased or otherwise granted to the City in writing are governed by the standards of this section. No person may construct, maintain, or allow any natural or non-natural **Structures** or vegetative barriers (including but not limited to trees, Shrubbery, **Berms**, fences, and walls) upon drainage **Easements** that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of stormwater.

~~(g)~~**(h)** **Administration and Enforcement of Drainage Easements**

The Director of Public Works may enter upon the drainage Easement, at any time and without notice, to inspect the drainage Easement.

- (4) If the Director of Public Works finds that any natural or non-natural Structure or vegetative barrier impedes, detains, retains, or otherwise interferes with the drainage of stormwater, the Director of Public Works shall issue a notice to the Landowner to abate that condition within 30 days or such longer time period as the Director of Public Works deems appropriate. Within 14 days of the mailing of the notice to abate, the Landowner may request a hearing before the City Commission. If the Landowner requests a hearing, the City Commission shall determine the appropriateness of the order to abate, make findings as are appropriate, and order any necessary action as appropriate. The time period set by the Director of Public Works to abate the nuisance shall be stayed from the date the notice is filed until the City Commission has acted on the appeal. If the abatement is not completed within the time frame allowed by the notice to abate, including the period of time a stay is in effect, if any, or by the direction of the City Commission, the Director of Public Works will proceed with the abatement action. Pursuant to K.S.A. 12-6a17, the Director of Public Works shall order collection of the cost of this abatement upon the Landowner.
- (5) This section does not create liability upon the City or its employees regarding the creation, dedication, inspection and maintenance of drainage Easements.

## ARTICLE 17 TERMINOLOGY

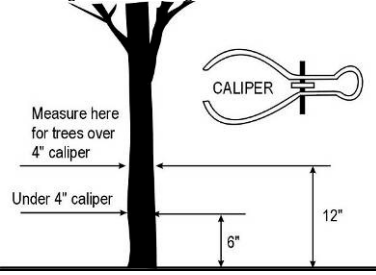
20-1701	General Terms
20-1702	Use Categories in General
20-1703	Adaptive Reuse of Designated Historic Property
20-1704	Adaptive Reuse of <a href="#">Greek Housing</a>
20-1705	Agricultural Sales
20-1706	Agricultural Services
20-1707	Agriculture
20-1708	Agriculture, Animal
20-1709	Agriculture, Crop
20-1710	Animal Services
20-1711	Big Box
20-1712	<a href="#">Building</a> Maintenance Services
20-1713	Business Equipment Sales and Services
20-1714	Business Support Services
20-1715	Commercial Node
20-1716	Communication Service Establishments
20-1717	Community Facilities
20-1718	Construction Sales and Services
20-1719	Cultural Exhibits and Libraries
20-1720	Day Care
20-1721	Detention
20-1722	<a href="#">Dwelling</a> , Attached
20-1723	<a href="#">Dwelling</a> , Detached
20-1724	Eating and Drinking Establishments
20-1725	Entertainment and Spectator Sports
20-1726	Explosive Storage
20-1727	Financial, Insurance and Real Estate (F.I.R.E.) Services
20-1728	Food and Beverage Retail Sales
20-1729	Funeral and Interment Services
20-1730	Gasoline and Fuel Sales
20-1731	Group Living
20-1732	Health Care Office; Health Care Clinic
20-1733	Hospital
20-1734	Household Living
20-1735	Industrial, General
20-1736	Industrial, Intensive
20-1737	Laundry Service
20-1738	Lodge, Fraternal and Civic Assembly
20-1739	Manufacturing and Production, Limited
20-1740	Manufacturing and Production, Technological
20-1741	Medical Facilities, (Health Center, Clinic, Hospital)

20-1742	Mining
20-1743	Mobile Home Park
20-1744	Office, Administrative and Professional
20-1745	Outpatient Care Facilities
20-1746	Parking Facilities
20-1747	Parking <a href="#">Lot</a>
20-1748	Personal Convenience Services
20-1749	Personal Improvement Services
20-1750	Postal & Parcel Services
20-1751	Public Safety
20-1752	Recycling Facilities
20-1753	Religious Assembly
20-1754	Repair Services, Consumer
20-1755	Recreational Facilities
20-1756	Research Services
20-1757	Retail Sales and Service
20-1758	Retail Sales, General
20-1759	School
20-1760	Scrap and Salvage Operations
20-1761	<a href="#">Sexually Oriented Businesses</a>
20-1762	Sports and Recreation, Participant
20-1763	Transient Habitation
20-1764	Utilities and Services, Major
20-1765	Utilities, Minor
20-1766	Vehicle Sales and Service
20-1767	Wholesale, Storage, and Distribution
20-1768	Telecommunications Facilities
20-1769	Institutional Use

## 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 <a href="#">Dwelling 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.
Accessway , also Access Drive	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.
Adult Care Home	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.
Airport/Lawrence Municipal Airport	The location from which take-offs and landings may be made by any manned aircraft, excluding free balloons, within the corporate limits of the City of Lawrence, Kansas.
Airport Hazard	Any <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.
Antenna	Any system of wires, poles, rods, reflecting discs or similar devices used for the reception or transmission of electromagnetic waves which system is attached to an <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> .
Antenna, Receive-Only	An <a href="#">Antenna</a> capable of receiving but not transmitting electromagnetic waves, including <a href="#">Satellite Dishes</a> .
Antenna, 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> .
Arterial	A <a href="#">Street</a> classified as an <a href="#">Arterial</a> in the Lawrence/Douglas County MPO Transportation Plan, as amended.
Arterial Street, 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.
Arterial Street, Principal	A <a href="#">Street</a> 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 <a href="#">Thoroughfares</a> Map of the City.
Assisted Living	<a href="#">Building</a> or group of <a href="#">Buildings</a> containing <a href="#">Dwellings</a> designed for occupancy by persons 55 years or older where the <a href="#">Dwelling Units</a> are independent but include special support services such as central dining and limited medical or nursing care.
Basement	Any floor level below the first <a href="#">Story</a> in a <a href="#">Building</a> , except that a floor level in a <a href="#">Building</a> having only one floor level shall be classified as a <a href="#">Basement</a> unless such floor level qualifies as a first <a href="#">Story</a> as defined herein.
Base Density	<i>The number of dwelling units that can be developed on a subject property, rather than the number of dwelling units that are permitted for the zoning district. Base density is the number of dwelling units that can be developed given the size of the parcel, the area required for street rights-of-way or infrastructure, the density and dimensional standards of Section 20-601(a), the environmental protection standards, as well as topographical or other features unique to the property.</i>
Base District	Any <a href="#">Zoning District</a> delineated on the <a href="#">Official Zoning District Map</a> under the terms and provisions of this Development Code, as amended, for which regulations governing the area, use of <a href="#">Buildings</a> , or use of land, and other regulations relating to the development or maintenance of existing uses or <a href="#">Structures</a> , are uniform; but not including <a href="#">Overlay Zoning Districts</a> .



Term	Definition
<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, Large</b> .
<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 Frontage</b>	That portion of a <b>Building</b> or <b>Structure</b> that is adjacent to or faces the Public Frontage.
<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.
<b>Building Type (also referred to as housing type)</b>	A residential <b>Structure</b> defined by the number of <b>Dwelling Units</b> 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>  <p>The diagram shows a tree trunk with two measurement points. The first point is at 6 inches above the ground, labeled 'Under 4" caliper'. The second point is at 12 inches above the ground, labeled 'Measure here for trees over 4" caliper'. A calliper is shown measuring the trunk diameter at the 12-inch point, with the word 'CALIPER' written above it.</p>
<b>City Regulations</b>	Provisions of the Lawrence City Code or other provisions located in ordinances adopted by the City.
<b>Clear Zone</b>	An area designated within the Public Frontage of a Mixed Use Project which reserves space for a sidewalk. The Clear Zone shall be clear of any obstruction to a minimum height of eight (8) above grade.
<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.

Term	Definition
Collector Street	A <a href="#">Street</a> 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 <a href="#">Streets</a> and <a href="#">Arterial Streets</a> .
Collector Street, Minor	See Collector, Residential
Collector Street, Residential	Residential collector is a special category of collector street characterized by lower speeds & the residential nature of land uses along the corridor. Bicycle & pedestrian facilities are strongly recommended for residential collectors. Various traffic-calming treatments may be used to reduce travel speeds. Residential collector streets with adjacent residential land uses should be limited to two lanes. These streets can serve as a connector street between local streets and the thoroughfare system.
Collector Street System	A system of one (1) or more <a href="#">Collector Streets</a> that allow traffic to be distributed to at least two (2) <a href="#">Arterial Streets</a> .
Common Open Space	A <del>Parcel of Land</del> , water, water course, or drainageway within a <a href="#">development</a> site designated for a <del>Planned Development or Cluster Housing Project</del> , <a href="#">that is</a> designed and intended for the use or enjoyment of all the residents and <a href="#">Landowners</a> of the <del>Planned Development or Cluster Housing Project</del> . <a href="#">Common Open Space</a> , except for <a href="#">Common Open Space</a> designated as <a href="#">Environmentally Sensitive Lands</a> <del>Natural Open Space</del> , may contain such supplementary <a href="#">Structures</a> and improvements as are necessary and appropriate for the benefit and enjoyment of all the residents and <a href="#">Landowners</a> of the <del>Planned Development or Cluster Housing Project</del> . Common open space shall not include space devoted to streets, <a href="#">alleys</a> , and parking areas. <a href="#">While required setbacks may function as common open space, they may not be used to meet the minimum requirements.</a>
Comprehensive Plan also Comprehensive Land Use Plan	The Lawrence/Douglas County <a href="#">Comprehensive Plan</a> , also known as "Horizon 2020," and any other applicable plans adopted by the Lawrence/Douglas County Metropolitan <a href="#">Planning Commission</a> , as amended or superceded by adoption of a replacement plan from time to time.
Conservation Easement	A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open-space values of real property, assuring its availability for agricultural, forest, recreational or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological or cultural aspects of real property. In case of any conflict between this definition and K.S.A. §58-3810, as it may be amended from time to time, the amended statute shall control and shall be used in the construction and interpretation of this Development Code.
Deciduous	A tree or <a href="#">Shrub</a> with foliage that is shed annually.
Deferred Item	An item that has been deferred from a published agenda by the <a href="#">Planning Director</a> , <a href="#">Planning Commission</a> or the City Commission (City or County Commission), or by the applicant.
Density	A measure of the number of <a href="#">Dwelling Units</a> contained within a given area of land, typically expressed as units per acre.
<a href="#">Density Bonus:</a>	<a href="#">An incentive-based tool that permits property owners to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals, such as protection of environmentally sensitive areas.</a>
<a href="#">Density Cap:</a>	<a href="#">Maximum density levels set by the Comprehensive Plan. Low-density (6 dwelling units per acre); medium density (15 dwelling units per acre) and high density (24 dwelling units per acre).</a>
Density, Gross	The numerical value obtained by dividing the total number of <a href="#">Dwelling Units</a> in a development by the total area of land upon which the <a href="#">Dwelling Units</a> are proposed to be located, including rights-of-way of publicly dedicated <a href="#">Streets</a> .
Density, Net	The numerical value obtained by dividing the total number of <a href="#">Dwelling Units</a> in a development by the area of the actual <a href="#">Tract</a> of land upon which the <a href="#">Dwelling Units</a> are proposed to be located, excluding rights-of-way of publicly dedicated <a href="#">Streets</a> .
Designated Transit Route	Any bus route identified on the route map published by the Lawrence Transit System or KU on Wheels transit system.
Development Activity	Any human-made change to <a href="#">Premises</a> , including but not limited to: (a) the erection, conversion, expansion, reconstruction, renovation, movement or <a href="#">Structural Alteration</a> , or partial or total demolition of <a href="#">Buildings</a> and <a href="#">Structures</a> ; (b) the subdivision of land; (c) changing the use of land, or <a href="#">Buildings</a> or <a href="#">Structures</a> on land; or (d) mining, dredging, filling, grading, paving, excavation, drilling, or <a href="#">Landscaping</a> of land or bodies of water on land.

Term	Definition
<b>Development Project, Major</b> (Ord. 8465)	<p>Any development proposing the following:</p> <ul style="list-style-type: none"> <li>a. Any <b>Development Activity</b> on a site that is vacant or otherwise undeveloped; or</li> <li>b. Any <b>Significant Development Project</b> on a site that contains existing development, defined as:               <ul style="list-style-type: none"> <li>1. Any modification to a site that alters <b>Parking Areas</b>, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns that the <b>Planning Director</b> determines to be significant in terms of impacting adjacent roads or adjacent properties; or</li> <li>2. In the IG zoning district, the construction of one or more <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of fifty percent (50%) or more of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>3. In any zoning district other than IG, the construction of one or more <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of twenty percent (20%) or more of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>4. Separate incremental <b>Building</b> additions below 50% for IG zoning and 20% for all other zoning districts of the <b>Gross Floor Area</b> of existing <b>Building(s)</b> if the aggregate effect of such <b>Development Activity</b> over a period of 24 consecutive months would trigger the 50% (for IG) or 20% (for all other zoning districts) threshold; or</li> <li>5. The installation or addition of more than 50% for IG zoning and 20% for all other zoning districts of existing <b>Impervious Surface</b> coverage.</li> </ul> </li> </ul>
<b>Development Project, Minor</b> (Ord. 8465)	<p>Any development proposing the minor modification of a site, as determined by the <b>Planning Director</b>, which does not meet the criteria for a <b>Standard</b> or <b>Major 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.</p>

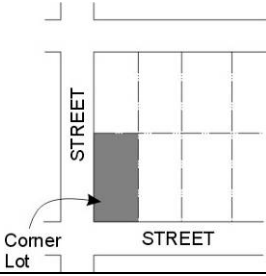
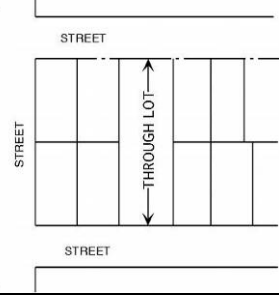
Term	Definition
<b>Development Project, Standard</b> (Ord. 8465)	<ol style="list-style-type: none"> <li>a. For any property containing existing development which does not have an approved site plan on file with the Planning Office and which does not meet the criteria for a Major Development Project, any development proposing the following shall be considered a Standard Development Project:               <ol style="list-style-type: none"> <li>1. a change in use to a less intensive use and where physical modifications to the site, excluding interior <b>Building</b> modifications, are proposed; or</li> <li>2. A change in use to a more intensive use regardless of whether modifications to the site are proposed; or</li> <li>3. the substantial modification of a site, defined as:                   <ol style="list-style-type: none"> <li>a. The construction of any new <b>Building(s)</b> on the site; or</li> <li>b. The construction of any <b>Building</b> addition that contains a <b>Gross Floor Area</b> of ten percent (10%) or more of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>c. Separate incremental <b>Building</b> additions below ten percent (10%) of the <b>Gross Floor Area</b> of existing buildings if the aggregate effect of such <b>Development Activity</b> over a period of 24 months would trigger the 10% threshold; or</li> <li>d. The addition of <b>Impervious Surface</b> coverage that exceeds 10% of what exists; or</li> <li>e. Any modification determined by the <b>Planning Director</b> to be substantial.</li> </ol> </li> </ol> </li> <li>b. For property which does have an approved site plan on file with the Planning Office and which does not meet the criteria for a Major Development Project, any development proposing the following shall be considered a Standard Development Project:               <ol style="list-style-type: none"> <li>1. any change in use of a site to a more intensive use regardless of whether modifications to the site are proposed; or</li> <li>2. any modification of a site which meets the following criteria or proposes the following:                   <ol style="list-style-type: none"> <li>a. A modification to a site which alters the <b>Parking Area</b>, drive aisles, or on-site pedestrian and vehicular circulation and traffic patterns with impacts to the interior of the site; or</li> <li>b. A development, redevelopment, or modifications to the exterior style, design or material type of a <b>Structure</b> that is subject to the Commercial Design Standards; or</li> <li>c. An outdoor dining or hospitality use in the CD and CN1 <b>Zoning Districts</b> and any outdoor dining use located in any other <b>Zoning District</b> that would result in an increase of the number of <b>Parking Spaces</b> required; or</li> <li>d. In the IG zoning district, the construction of one or more new <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of less than fifty percent (50%) of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>e. In any zoning district other than IG, the construction of one or more new <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of less than twenty percent (20%) of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>f. In the IG zoning district, the installation or addition of less than fifty percent (50%) of existing <b>Impervious Surface</b> coverage; or</li> <li>g. In any zoning district other than IG, the installation or addition of less than twenty percent (20%) of existing <b>Impervious Surface</b> coverage; or</li> <li>h. 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 <b>Planning Director</b>.</li> </ol> </li> </ol> </li> </ol>
<b>Development Zone, Primary</b>	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the most intense development proposed for the mixed use development.
<b>Development Zone, Secondary</b>	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for less intense development than the Primary Development Zone, but more intense development than the Tertiary Development Zone. The Secondary Development Zone may serve as a transitional zone within a larger Mixed Use Development.
<b>Development Zone, Tertiary</b>	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the least intense development proposed for the mixed use development.

Term	Definition
<b>Dependent Living Facility</b>	See <a href="#">Extended Care Facility</a>
<b>Director, Planning</b>	See <a href="#">Planning Director</a>
<b>Distance Between Structures</b>	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.
<b>District, Zoning</b>	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.
<b>Dormitory</b>	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> .
<b>Drip Line</b>	An imaginary ground line around a tree that defines the limits of the tree canopy.
<b>Driveway</b>	A private drive or way providing <a href="#">Access</a> for vehicles to a single <a href="#">Lot</a> or facility.
<b>Driveway, Joint-Use</b>	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.
<b>Driveway, Shared</b>	A single <a href="#">Driveway</a> serving two or more adjoining <a href="#">Lots</a> .
<b>Driveway Apron (or Approach)</b>	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> .
<b>Dwelling</b>	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> .
<b>Dwelling Unit</b>	One room, or a suite of two or more rooms, designed for or used by one <a href="#">Family</a> or <a href="#">Housekeeping Unit</a> for living and sleeping purposes and having only one kitchen or kitchenette.
<b>Easement</b>	A grant by a property <a href="#">Owner</a> to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainageways, pedestrian <a href="#">Access</a> , and roadways.
<b>Effective Date</b>	The date the ordinance adopting this Development Code takes effect.
<b>Elderhostel</b>	A <a href="#">Building</a> 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 <a href="#">Buildings</a> 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 <a href="#">Building</a> , provided that the main entrance to these facilities is from within the <a href="#">Building</a> .
<b>Evergreen (Coniferous) Tree</b>	An <a href="#">Evergreen Tree</a> , usually of pine, spruce or juniper genus, bearing cones and generally used for its <a href="#">Screening</a> qualities. A <a href="#">Coniferous Tree</a> may be considered a <a href="#">Shade Tree</a> if it is at least five (5) feet in <a href="#">Height</a> when planted and reaches a mature <a href="#">Height</a> 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 <a href="#">Extended Care Facility</a> 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 current 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 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 current 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 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>	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 ( <i>excluding basements</i> ) 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> .
<b>Greek Housing</b>	A group living <b>Structure</b> 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.



Term	Definition
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> .
<a href="#">Group Home (or Adult Care Home), General</a>	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.
<a href="#">Group Home (or Adult Care Home), Limited</a>	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).
<a href="#">Growing or Planting Season</a>	From the beginning of March to the end of June and from the beginning of September to the beginning of December.
<a href="#">Height (Building)</a>	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.
<a href="#">Historic Resources Commission (HRC)</a>	The Commission established by Sections 22-201 – 22-205, part of the Conservation of Historic Resources of the Code of the City of Lawrence
<a href="#">Home Occupation</a>	An <a href="#">Accessory Use</a> that complies with the provisions of Section 20-537.
<a href="#">Housekeeping Unit</a>	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 Section 20-1205
<a href="#">Impervious Surface</a>	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.
<a href="#">Inactive File</a>	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.
<a href="#">Infrastructure</a>	Those man-made <a href="#">Structures</a> 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, <a href="#">Bicycle</a> paths or trails, pedestrian sidewalks, paths or trails and transit stops.
<a href="#">Jurisdictional Wetland</a>	<b><i>Wetlands which are regulated by Section 404 of the Clean Water Act and are under the regulatory jurisdiction of the Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA).</i></b>
<a href="#">Landowner</a>	See <a href="#">Owner</a>
<a href="#">Landscaped Peninsula</a>	A concrete curbed planting area typically found in <a href="#">Parking Lots</a> to provide areas for trees and <a href="#">Shrubs</a> between <a href="#">Parking Spaces</a> and along the terminus of single and double <a href="#">Parking</a> aisles.
<a href="#">Landscape Material</a>	Such living material as trees, <a href="#">Shrubs</a> , <a href="#">Ground Cover</a> /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.

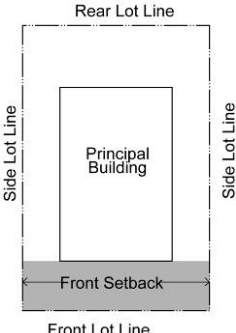
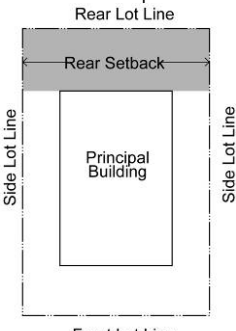
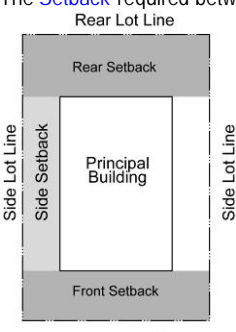
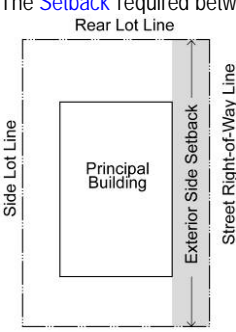
Term	Definition
<b>Landscaping</b>	Any combination of living plants such as trees, <b>Shrubs</b> , plants, vegetative <b>Ground Cover</b> or turf grasses. May include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. <b>Landscaping</b> shall also include irrigation systems, <b>Mulches</b> , topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of trees.
<b>Licensed Premises</b>	A <b>Premises</b> 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 <b>Premises</b> 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 <b>City Regulations</b> .
<b>Light Court</b>	An area within the Public Frontage in a Mixed Use development adjacent to the <b>Building</b> Frontage which provides a means of outdoor light to reach an underground level of a <b>Structure</b> . It may also provide a means of emergency exit from the <b>Structure</b> but shall not serve as a primary entrance or exit to the <b>Structure</b> .
<b>Light Truck</b>	A truck or other motor vehicle, one ton or less in rated capacity, with a single rear axle and single pair of rear wheels.
<b>Livestock</b>	Any animal customarily kept for producing food or fiber.
<b>Local Street</b>	A <b>Street</b> which is anticipated to have two (2) travel lanes at desirable speeds of up to 30mph and which provides <b>Access</b> to abutting property and primarily serves local traffic.
<b>Local Street System</b>	A system of two (2) or more <b>Local Streets</b> that allow traffic to be distributed throughout a neighborhood.
<b>Lot</b>	A contiguous <b>Parcel</b> or <b>Tract</b> of land located within a single <b>Block</b> fronting on a dedicated public <b>Street</b> that is occupied or utilized, or designated to be occupied, developed, or utilized, as a unit under single <b>Ownership</b> or control. A <b>Lot</b> may or may not coincide with a <b>Lot</b> shown on the official tax maps or on any recorded subdivision or deed.
<b>Lot Area</b>	The total horizontal area within the <b>Lot Lines</b> of a <b>Lot</b> .
<b>Lot Frontage</b>	See <b>Frontage</b>
<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> .



Term	Definition
<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.
<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>Massing</b>	The size and shape of <b>Structure(s)</b> individually and their arrangements relative to other <b>Structure(s)</b> .
<b>Mature Trees, Stand of</b>	An area of ½ acre (21,780 sq ft) or more <b>located on the 'development land area', per Section 20-1101(d)(2)(ii) or on other contiguous residentially zoned properties covered by densely wooded growth of mature containing trees having a minimum height of that are 25 feet or more in height, or are greater than 8" caliper, in an amount adequate to form a continuous or nearly continuous canopy. (Canopy may be determined from resources such as, but not limited to, NAIP, National Agricultural Imaging Program; City/County GIS aeriels; and field surveys.)</b>
<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, Tract or 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.
<b>Mixed Use Structure, Horizontal</b>	A <b>Building</b> or <b>Structure</b> containing both nonresidential and residential uses distributed horizontally throughout the <b>Structure</b> .
<b>Mixed Use Structure, Vertical</b>	A <b>Building</b> or <b>Structure</b> , a minimum of two stories in height, containing both nonresidential and residential uses distributed vertically throughout the <b>Structure</b> .
<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>Dwelling Units</b> only when they are parked in a <b>Mobile Home Park</b> .
<b>Moderately-Priced Dwelling Unit</b>	A <b>Dwelling Unit</b> marketed and reserved for occupancy by a household whose income is equal to or less than 80% of the City of Lawrence's median household income, as defined by the most current U.S. Department of Housing and Urban Development (HUD) guidelines.
<b>Mulch</b>	Non-living organic material customarily used to retard soil erosion and retain moisture.
<b>Native Prairie Remnants:</b>	<b>Prairie areas that have remained relatively untouched on undeveloped, untilled portions of properties are 'native prairies'. Native prairie remnants will be confirmed by the Kansas Biological Survey, or a consulting firm with local expertise in these habitats, as areas that have remained primarily a mixture of native grasses interspersed with native flowering plants. (These areas have not been planted, but are original prairies). A list of approved consulting firms for prairie determination is available in the Planning Office.</b>
<b>Natural Drainageway</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>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 <b>Node</b> .
<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</b> or <b>Development Activity</b> , excluding encroachment for common maintenance needs of the land, its vegetation, natural stream beds, etc.

Term	Definition
Nursing Care Facility	See <a href="#">Extended Care Facility</a>
Official <a href="#">Zoning District Map</a>	A map or maps outlining the various <a href="#">Zoning District</a> boundaries of the City of Lawrence, Kansas.
Open Porch	A roofed space attached to a <a href="#">Building</a> on one side and open on the three remaining sides.
Open Use of Land	A use that does not involve improvements other than grading, drainage, fencing, surfacing, signs, utilities, or <a href="#">Accessory Structures</a> . 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.
<a href="#">Ornamental Tree</a>	A <a href="#">Deciduous</a> tree possessing qualities such as flowers, fruit, attractive foliage, bark or shape, with a mature <a href="#">Height</a> generally under 40 feet.
<a href="#">Outdoor Use Zone</a>	An area designated for outdoor use by a nonresidential or residential tenant within the Public Frontage in a Mixed Use development. At ground level, Outdoor Use Zones may include sidewalk dining, sidewalk sales, product demonstrations or any use accessory and incidental to a permitted nonresidential use in the Mixed Use District. Outdoor Use Zones may also include upper level uses such as balconies or terraces as well as <a href="#">Building</a> -mounted signs.
<a href="#">Overlay Zoning District (or Overlay Zoning District)</a>	Any <a href="#">Zoning District</a> included in this Development Code with the word "overlay" in its title. The <a href="#">Overlay Zoning District</a> regulations are found in Article 3 of this Development Code.
Owner	An individual, association, partnership or corporation having legal or equitable title to land other than legal title held only for the purpose of security. For the purpose of notice, the <a href="#">Owner</a> may be determined using the latest Douglas County Appraiser's assessment roll.
Parcel	A <a href="#">Lot</a> or contiguous tracts owned and recorded as the property of the same persons or controlled by a single entity.
<a href="#">Parking Access</a>	Any public or private area, under or outside a <a href="#">Building</a> or <a href="#">Structure</a> , designed and used for parking motor vehicles including parking <a href="#">Lots</a> , garages, private <a href="#">Driveways</a> and legally designated areas of public <a href="#">Streets</a> .
<a href="#">Parking Area</a>	An area devoted to off- <a href="#">Street Parking</a> of vehicles on any one <a href="#">Lot</a> for public or private use.
<a href="#">Parking Space</a>	A space for the parking of a motor vehicle or <a href="#">Bicycle</a> within a public or private <a href="#">Parking Area</a> . Typically <a href="#">Parking Spaces</a> for private uses are located off the public right-of-way.
Peak Hour	The four (4) highest contiguous 15-minute traffic volume periods.
Pedestrian Scale (human scale)	Means the proportional relationship between the dimensions of a <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.
<a href="#">Planned Development</a>	Developments processed and considered in accordance with the procedures specified in the Planned Development <a href="#">Overlay Zoning District</a> 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 <a href="#">Overlay Zoning District</a> , 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.
<a href="#">Planning Commission</a>	The Lawrence-Douglas County Metropolitan <a href="#">Planning Commission</a> established by City Ordinance 3951/ County Resolution 69-8 on March 24th, 1969.
<a href="#">Planning Director</a>	The Director of the Lawrence-Douglas County Metropolitan <a href="#">Planning Commission</a> or her or his designee.
<a href="#">Premises</a>	A <a href="#">Lot</a> , together with all <a href="#">Buildings</a> and <a href="#">Structures</a> thereon.
<a href="#">Principal Building</a>	See <a href="#">Building</a> , Principal
<a href="#">Principal Use</a>	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> .
<a href="#">Prominent Natural Geographic Features with Rocky Outcropping</a>	<del>A rocky protrusion having greater than a 3:1 slope, a minimum <a href="#">Height</a> of 20' above the surrounding <a href="#">Grade</a> and covering an area of one (1) or more acres. Exposed rock area is 50% or more limestone or sandstone.</del>
<a href="#">Public Frontage</a>	The publicly-owned layer between the <a href="#">Lot</a> line or Street Line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture.

Term	Definition
<b>Public Frontage, Primary</b>	The Public Frontage along a designated Primary Development Zone. Primary Public Frontages are commonly associated with pedestrian-oriented urban commercial and retail areas in Mixed Use settings. They are commonly served by or are accessible to public transit and may contain medium to high residential densities and Vertical Mixed Use <a href="#">Structures</a> . Primary Public Frontages are designed to accommodate heavy pedestrian traffic, street vendors and sidewalk dining and typically consist of a sidewalk or clear area paved from the back of curb of the Thoroughfare to the <a href="#">Building</a> Frontage or Right-of-way line, reserving space for street furniture.
<b>Public Frontage, Secondary</b>	The Public Frontage along a designated Secondary Development Zone. Secondary Public Frontages are commonly associated with pedestrian-oriented Thoroughfares and Mixed Use settings. They are designed to accommodate moderate amounts of pedestrian traffic and typically consist of a sidewalk or clear area adjacent to the <a href="#">Building</a> Frontage or Right-of-way line, reserving space for street furniture, and a landscaped strip with street trees between the back of curb of the Thoroughfare and the sidewalk or clear area.
<b>Public Frontage, Tertiary</b>	The Public Frontage along a designated Tertiary Development Zone. Tertiary Public Frontages are commonly associated with pedestrian-friendly Thoroughfares in lower intensity mixed residential settings, consisting of a 5' wide sidewalk and street trees. Tertiary Public Frontages are designed to accommodate pedestrians who seek to walk to a nearby destination.
<b>Recreational Open Space</b>	<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.
<b>Recyclable Materials</b>	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.
<b>Registered Neighborhood Association</b>	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> .
<b>Regulatory Flood</b>	See <a href="#">Base Flood</a> definition in Article 12.
<b>Regulatory Floodplain</b>	See <a href="#">Floodplain</a> definition in Article 12.
<b>Regulatory Floodway</b>	See <a href="#">Floodway</a> definition in Article 12.
<b>Regulatory Floodway Fringe</b>	See <a href="#">Floodway Fringe</a> definition in Article 12.
<b>Residential Collector</b>	See Collector, Residential
<b>Residential-Design Manufactured Home</b>	See <a href="#">Manufactured Home, Residential-Design</a>
<b>Retail Establishment, Large</b>	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> .
<b>Retail Establishment, Medium</b>	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> .
<b>Retail Establishment, Specialty</b>	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.
<b>Root System Zone</b>	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for the root system of street trees and landscaping planted in the Street Tree & Furniture Zone.
<b>Sadomasochistic Practices</b>	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.
<b>Satellite Dish</b>	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> .
<b>Scale</b>	A quantitative measure of the relative <a href="#">Height</a> and <a href="#">Massing</a> of <a href="#">Structure(s)</a> <a href="#">Building(s)</a> and spaces.
<b>Screen or Screening</b>	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> .
<b>Setback</b>	The minimum horizontal distance by which any <a href="#">Building</a> or <a href="#">Structure</a> must be separated from a street right-of-way or <a href="#">Lot</a> line. (See also 20-602(e))

Term	Definition
<b>Setback, Front</b>	<p>The <b>Setback</b> required between a <b>Building</b> and the <b>Front Lot Line</b>.</p>  <p>The diagram shows a rectangular lot with a central rectangle labeled 'Principal Building'. The front boundary is labeled 'Front Lot Line'. A horizontal double-headed arrow between the front lot line and the front of the building is labeled 'Front Setback'. The rear boundary is labeled 'Rear Lot Line'. The left and right boundaries are labeled 'Side Lot Line'.</p>
<b>Setback, Rear</b>	<p>The <b>Setback</b> required between a <b>Building</b> and the <b>Rear Lot Line</b>.</p>  <p>The diagram shows a rectangular lot with a central rectangle labeled 'Principal Building'. The rear boundary is labeled 'Rear Lot Line'. A horizontal double-headed arrow between the rear lot line and the back of the building is labeled 'Rear Setback'. The front boundary is labeled 'Front Lot Line'. The left and right boundaries are labeled 'Side Lot Line'.</p>
<b>Setback, Side</b>	<p>The <b>Setback</b> required between a <b>Building</b> and the <b>Side Lot Line</b>.</p>  <p>The diagram shows a rectangular lot with a central rectangle labeled 'Principal Building'. The front boundary is labeled 'Front Lot Line'. The rear boundary is labeled 'Rear Lot Line'. The left and right boundaries are labeled 'Side Lot Line'. A horizontal double-headed arrow between the side lot line and the side of the building is labeled 'Side Setback'. The top and bottom setbacks are labeled 'Rear Setback' and 'Front Setback' respectively.</p>
<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>  <p>The diagram shows a rectangular lot with a central rectangle labeled 'Principal Building'. The front boundary is labeled 'Street Right-of-Way Line'. The rear boundary is labeled 'Rear Lot Line'. The left boundary is labeled 'Side Lot Line'. The right boundary is labeled 'Exterior Side Setback' and 'Street Right-of-Way Line'. A vertical double-headed arrow between the exterior side setback and the side of the building is labeled 'Exterior Side Setback'.</p>

Term	Definition
<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>	<ol style="list-style-type: none"> <li>Any modification to a site that alters <b>Parking Areas</b>, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns that the <b>Planning Director</b> determines to be significant in terms of impacting adjacent roads or adjacent properties; or</li> <li>In the IG zoning district, the construction of one or more <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of fifty percent (50%) or more of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>In any zoning district other than IG, the construction of one or more <b>Building(s)</b> or building additions that contain a <b>Gross Floor Area</b> of twenty percent (20%) or more of the <b>Gross Floor Area</b> of existing <b>Building(s)</b>; or</li> <li>Separate incremental <b>Building</b> additions below 50% for IG zoning and 20% for all other zoning districts of the <b>Gross Floor Area</b> of existing <b>Buildings</b> if the aggregate effect of such <b>Development Activity</b> over a period of 24 consecutive months would trigger the 50% (for IG) or 20% (for all other zoning districts) threshold; or</li> <li>The installation or addition of more than 50% for IG zoning and 20% for all other zoning districts of existing <b>Impervious Surface</b> coverage.</li> </ol>
<b>Slip Road</b>	A road which provides access to and runs a course parallel to an Arterial Street or other limited access street or highway. Slip Roads are commonly used along boulevards to provide access to adjacent properties, on-street parking, and to buffer high-speed traffic lanes from pedestrian areas. Slip roads may also be known as access roads.
<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.
<b>Specified Sexual Activities</b>	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.

Term	Definition
<b>Story</b>	That portion of a <b>Building</b> included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost <b>Story</b> shall be that portion of a <b>Building</b> included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a <b>Basement</b> or unused under-floor space is more than six (6) feet above <b>Grade</b> as defined herein for more than 50% of the total perimeter or is more than 12 feet above <b>Grade</b> as defined herein at any such point, or unused under-floor space shall be considered a <b>Story</b> .
<b>Stream Corridor</b>	A strip of land 100 feet wide, of which the centerline shall be the centerline of a stream that is not <del>an intermittent stream or an intermittent stream specifically identified in the Comprehensive Plan</del> as a significant intermittent stream subject to protection. <b>ephemeral stream: a stream where flow occurs for only a short time after extreme storms and does not have a well-defined channel, similar to a drainage way.</b>
<b>Street, Arterial</b>	<b>Arterial Streets</b> are the highest level of <b>Street</b> classification, generally providing for longer distance trips with relatively high traffic volumes and high speeds for the context. Principal <b>Arterials</b> permit traffic flow through the urban area and between major destinations. Minor <b>Arterials</b> collect and distribute traffic from principal <b>Arterials</b> and expressway to <b>Streets</b> of lower classification, and, in some cases, allow traffic to directly <b>Access</b> destinations.
<b>Street, Collector</b>	A <b>Collector Street</b> provides for land <b>Access</b> and traffic circulation within and between residential neighborhoods and commercial and industrial areas. They distribute traffic movements from these areas to the <b>Arterial Streets</b> . <b>Collectors</b> do not typically accommodate long through trips and are not continuous for long distances.
<b>Street, Cul-de-sac</b>	A <b>Street</b> having only one outlet and being permanently terminated by a vehicle Turnaround at the other end.
<b>Street, Dead-End</b>	A <b>Street</b> having only one outlet and which does not benefit from a Turnaround at its end.
<b>Street, Expressway</b>	Any divided <b>Street</b> or highway with no <b>Access</b> from Abutting property and which has either separated or at- <b>Grade Access</b> from other public <b>Streets</b> and highways.
<b>Street, Freeway</b>	Any divided <b>Street</b> or highway with complete <b>Access</b> Control and <b>Grade</b> separated interchanges with all other public <b>Streets</b> and highways.
<b>Street, Limited Local</b>	A <b>Local Street</b> providing <b>Access</b> to not more than eight Abutting single-Family residential <b>Lots</b> .
<b>Street, Local</b>	<b>Local Streets</b> provide direct <b>Access</b> to adjacent land uses. Direct <b>Access</b> from a <b>Local Street</b> to an <b>Arterial Street</b> should be discouraged.
<b>Street, Marginal Access</b>	A <b>Street</b> that is generally parallel and adjacent to an <b>Arterial Street</b> or other limited- <b>Access Street</b> and that is designated to provide direct <b>Access</b> to adjacent property. <b>Marginal Access Streets</b> are commonly known as " <b>Frontage Roads</b> ."
<b>Street, Private</b>	Any tract of land or access easement set aside to provide vehicular <b>Access</b> 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.
<b>Street, Public</b>	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.
<b>Street, Ultimate Design</b>	The <b>Street</b> design that is based on the planned carrying capacity of the roadway consistent with its functional classification on the Major <b>Thoroughfares</b> Maps in the <b>Comprehensive Plan</b> .
<b>Street Line</b>	The line separating the <b>Street</b> right-of-way from the abutting property.
<b>Street Tree and Furniture Zone</b>	An area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for street trees and other landscaping as well as street furniture including, but not limited to benches, street lights and transit stops.
<b>Streetscape</b>	The built and planned elements of a street that define the street's character.
<b>Structural Alteration</b>	Any change in the supporting or structural members of a <b>Building</b> , including but not limited to bearing walls, columns, beams or girders, or any substantial change in the roof, exterior walls, or <b>Building</b> openings.
<b>Structure</b>	A <b>Building</b> 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 <b>Mobile Homes</b> .
<b>Subsurface Utility Zone</b>	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for public utilities.
<b>Thoroughfare</b>	Any public right-of-way that provides a public means of <b>Access</b> to abutting property.
<b>Tract (of land)</b>	An area, <b>Parcel</b> , site, piece of land or property that is the subject of a development application or restriction.
<b>Transitional Use</b>	A permitted use or <b>Structure</b> that, by nature or level and scale of activity, acts as a transition or buffer between two (2) or more incompatible uses.

Term	Definition
Tree Protection	Means the measures taken, such as temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after construction projects.
Trip Generation	The total number of vehicle trip ends produced by a specific land use or activity.
Unnecessary Hardship	The condition resulting from application of these regulations when viewing the property in its environment that is so unreasonable as to become an arbitrary and capricious interference with the basic right of private property ownership, or convincing proof exists that it is impossible to use the property for a conforming use, or sufficient factors exist to constitute a hardship that would in effect deprive the Owner of their property without compensation. Mere financial loss or the loss of a potential financial advantage does not constitute Unnecessary Hardship.
Vertical Mixed Use Structure	See Mixed Use Structure, Vertical
Wetlands	Any Parcel or portion of a Parcel which meets the state or federal definition of Wetlands that are under the jurisdiction of state or federal laws. Synonymous with "jurisdictional wetland".
Woodlands	Natural hardwood forests, whether or not actively forested.
Working Days	Monday through Friday, 8AM to 5PM excluding city holidays
Yard	Any Open Space located on the same Lot with a Building, unoccupied and unobstructed from the ground up, except for accessory Buildings, or such projections as are expressly permitted by these regulations. "Yard" refers to the actual open area that exists between a Building and a Lot Line, as opposed to the Required Yard or open area (referred to as a "Setback") <div data-bbox="763 745 1144 1165" data-label="Diagram"> </div>
Yard, Front	A space extending the full width of a Lot between any Building and the Front Lot Line and measured perpendicular to the Building at the closest point to the Front Lot Line.
Yard, Rear	A space extending the full width of a Lot between the Principal Building and the Rear Lot Line and measured perpendicular to the Building at the closest point to the Rear Lot Line.
Yard, Required	The unobstructed Open Space measured from a point on a Principal Building to the Lot Line from the ground upward, within which no Structure shall be located, except as permitted by this Development Code. It is the three-dimensional equivalent of the required Setbacks for every Lot.
Yard, Side	A space lying between the side line of the Lot and the nearest line of the Principal Building and extending from the Front Yard to the Rear Yard, or in the absence of either of such front or Rear Yards, to the front or Rear Lot Lines. Side-yard widths shall be measured perpendicular to the side Lot Lines of the Lot.
Zoning District	A portion of the territory of the City of Lawrence within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.