

**SUBDIVISION REGULATIONS FOR LAWRENCE & UNINCORPORATED AREAS
OF DOUGLAS COUNTY, KANSAS, DECEMBER 7, 2010 EDITION**

**Amending Sections
20-810, 20-812, and 20-815**

OF THE CODE OF THE CITY OF LAWRENCE, KANSAS

and

**Amending Sections
11-110, 11-112, and 11-115**

OF THE CODE OF DOUGLAS COUNTY, 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 and the County

Approved by the Governing Body of the City of Lawrence, Kansas on
December 7, 2010

Approved by the Governing Body of Douglas County, Kansas on
December 8, 2010.

Ordinance No. 8317

First Reading: _____

Second Reading: _____

Date of Publication: _____

Resolution No. 10-_____

First Reading: _____

Date of Publication: _____

20-810. Subdivision Design Standards

(a) General

(1) Applicability

All [Subdivisions](#) shall comply with the Design and Improvement Standards of this Section and 20-810(j).

(2) Design of Lots

- (i) [Lots](#) shall be laid-out and designed to comply with all applicable zoning district regulations. The size, width, depth, shape, and orientation of each [Lot](#) in a [Subdivision](#) shall also take into consideration [Topography](#) (steepness of slope and gradient), physical features, type of use contemplated and effect on adjacent [Lots](#).
- (ii) [Lots](#) for commercial and industrial use shall be of size and arrangement to allow for off-[Street/Road](#) parking and loading facilities.
- (iii) Double-[Frontage](#) and reverse-[Frontage Lots](#) shall be avoided except where they are necessary to provide for the separation of residential [Development](#) from Collector and [Arterial Street/Roads](#) or to overcome or take advantage of specific disadvantages of steep [Topography](#) and orientation. A planting screen [Easement](#) of a minimum 20 feet, with or without a berm, shall be provided along the portion of the [Lots](#) abutting such an [Arterial Street/Road](#) if required by the [Planning Commission](#).
- (iv) Corner [Lots](#) shall be a minimum of 20 % wider than interior [Lots](#) to allow for appropriate building setbacks and sufficient yard space.
- (v) Any [Lot](#) that is not rectangular or that has a single dimension of less than 55 feet shall show the [Building Envelope](#) permitted under the current Zoning District regulations; a note to such [Building Envelope](#) filed on a separate document in the Planning Department shall identify the applicable Zoning District and the date of the Zoning provisions on which the preparer has relied in designating the [Building Envelope](#).
- (vi) Lawrence Residential lots shall not be created where the width at the street right-of-way line is less than 75% of the depth of the lot except where the established neighborhood pattern would support a lesser percentage or the lot front onto a cul-de-sac.

(3) Plans for Resubdivision

Whenever an area is divided into [Lots](#) with a lot area of one acre or greater, and there is a possibility that such [Lots](#) may eventually be re-subdivided into smaller [Lots](#), consideration shall be given to the [Street](#), and [Lot](#) arrangement of the original [Subdivision](#) so that additional [Streets](#) can be opened later to permit a logical arrangement of smaller Lots. Provision of [Easements](#) for the future opening and extension of such [Streets](#) and for gravity sewerage and storm water drainage shall, upon recommendation of the [Planning Commission](#) and approval of the [Governing Body](#), be made a condition of [Plat](#) approval.

(b) Frontage and Access

All **Lots** shall have **Frontage** on a public **Street** except that:

- (1) **Private Streets** may only be approved as part of a Planned **Developments** and are not allowed in the unincorporated area of the County; and,
- (2) **Joint-Use Driveways** in Lawrence with a minimum paved width of 24 feet may be approved as part of the **Subdivision** approval process for campus-like commercial or industrial **Developments** (e.g., shopping centers, industrial/business parks), if there is a city approved easement of record ensuring perpetual access to the **Joint-Use Driveway** by all **Lots** with **Street Frontage** and providing for the perpetual ownership, continuance and maintenance of the **Joint-Use Driveway**. **Joint-Use Driveway** approaches serving residential uses may only be approved with the filing of an instrument for joint maintenance of the driveway approach area and only when individual driveways are separately maintained beyond the Street right-of-way line. **Joint-Use Driveways** are not permitted in the unincorporated area of the County.
- (3) **Joint-Use Driveway** shall not be considered as parking or loading space or as an aisle for access to individual parking spaces in computing conformance with the parking requirements of the Zoning Ordinance.
- (4) An alley may provide the primary vehicular access to one or more **Lots** in a subdivision, provided that each such Lot shall have **Street Frontage** on a **Public Street**. Alley access is particularly appropriate where the **Street Frontage** for the Lot is on a **Collector Street**.
- (5) Joint use access points may be approved within Lawrence or the unincorporated area of the County when located wholly within the dedicated public street right-of-way or public road easement.

(c) Blocks

(1) General

The lengths, widths, and shapes of **Blocks** shall be determined with due regard to:

- (i) Limitations and opportunities of **Topography** and other physical features such as utilities, floodplains, wetlands and natural storm drainage patterns;
- (ii) Provision of building sites adequate for the special needs of the type of use contemplated and adequate storm drainage from each lot, such as provisions of swales between lots;
- (iii) Zoning requirements as to **Lot** sizes and dimensions; and
- (iv) Need for convenient access, circulation, and control of **Street** traffic for safety.

(2) Length

- (i) **City of Lawrence**

Block length for **Local Streets** within the City of Lawrence shall not exceed 800 feet in length (centerline to centerline of **Streets**) unless the **Subdivider** demonstrates to the satisfaction of the Decision-Making Body that:

- a. There are pedestrian connections at intervals of 700 feet or less, replacing the connection that would exist as a sidewalk along the Street; and
- b. The proposed **Block** must be greater than 800 feet in length because physical conditions preclude a **Block** length of less than 800 feet. Such conditions may include, but are not be limited to, **Topography** or the existence of natural resource areas such as wetlands, **Floodplains**, wildlife habitat areas, steep slopes or woodlands.

(ii) **Rural Area [Reserved]**

(3) **Width**

A residential **Block** shall have sufficient width to allow for two tiers of **Lots** of appropriate depth unless it adjoins a limited-access **Street**, **Collector Street**, **Arterial Street**, railroad or other nonresidential use, in which case it may have a single tier of **Lots** that exceed the minimum lot width required in the zoning district.

(4) **Shape**

Blocks may be irregular in shape, provided their design meets the requirements of **Lot** standards, traffic flow and control considerations and any adopted watershed/sub-basin plans, sector or neighborhood Plan.

(d) Streets

(1) **General**

- (i) **Local Streets** within the City of Lawrence **should** be less than 1,320 feet in length. **Local Streets** exceeding 800 feet in length shall include traffic calming devices, shown in an adopted City of Lawrence Traffic Calming Policy document, at intervals not exceeding 400 feet.
- (ii) All **Streets** within **Subdivisions** shall be laid-out, arranged and designed in accordance with any adopted watershed/sub-basin plans, sector or neighborhood Plan or, in the absence of such a plan, with all applicable **Street** Layout and Design standards of this Article.
- (iii) **Arterial** and **Collector Streets** shall be laid-out, arranged and designed in accordance with any adopted Major **Thoroughfares** Plan or corridor plan.
- (iv) **Subdivisions** shall provide a logical **Street** layout in relation to topographical conditions, public convenience, safety and the proposed use of the land to be served by such **Streets**.
- (v) At time of **Preliminary Plat** approval, the full right-of-way for all boundary line and full maintenance roads shall be annexed to the City.

(2) **Connections**

- (i) Every subdivision shall provide for at least one street connection to each adjacent subdivision or future adjacent subdivision. Any existing or Platted Street that terminates at the boundary line of a proposed Subdivision shall be

continued into the subject Subdivision in such a manner as to provide **Street** connections to adjoining lands and **Streets** within the subject **Subdivision** or, in the case of a local Street, may be terminated in a cul-de-sac.

- (ii) **Streets** shall provide for **Street** connections to adjacent undeveloped land in accordance with the adopted Major Thoroughfares Plan.
- (iii) No new **Subdivision** shall be approved in which more than 35 residential **Lots** or potential residential dwelling units, or more than 25,000 square feet of nonresidential space will have access to the public road system via a single outlet to the arterial and collector Street system as shown on the adopted Major Thoroughfares Plan.

(3) **Intersecting Streets**

- (i) **Local Streets** generally should not intersect **Arterial Streets**. The Planning Commission, with the advice of the City Engineer, may approve a new connection of a Local Street to an Arterial Street where it finds that such connection is part of the best traffic solution for the new subdivision and where the Subdivider will add turn lanes or other improvements recommended by the City Engineer to the Arterial Street to minimize the impact of the connection on the functioning of the Arterial Street.
- (ii) **Local Streets** intersecting opposite sides of another Local or **Collector Street** when offset shall be offset 300 feet or more.
- (iii) **Streets** shall intersect as nearly as possible at right angles.
- (iv) Not more than two **Streets** shall intersect at any one point.
- (v) Residential connector **Streets** shall be designed within neighborhoods to connect to these neighborhoods' service areas. These residential connector Streets shall have sidewalks on both sides.

(4) **Cross-Sections**

(i) **City of Lawrence**

All platted **Subdivisions** lying within the City of Lawrence shall comply with the following cross-section standards:

Street Type	Right-of-Way	Roadway			Sidewalks (See §20-811(c))
	Min. Width (feet)	Min. Width (feet) [1]	Paving	Curb and Gutter	
[1] Measured from back of curb to back of curb. [2] Includes limited access routes.					
Principal Arterial	150	*	Required	Required	Both Sides
Minor Arterial (3 lane)	100	40	Required	Required	Both Sides
Collector	80**	36	Required	Required	Both Sides

Street Type [1] Measured from back of curb to back of curb. [2] Includes limited access routes.	Right-of-Way	Roadway			Sidewalks (See §20-811(c))
	Min. Width (feet)	Min. Width (feet) [1]	Paving	Curb and Gutter	
Local or Residential Collector	60	30	Required	Required	Both Sides
Local	60	27	Required	Required	Both Sides
Limited Local	50	22	Required	Required	Both Sides
Cul-de-sac ***	60**	22	Required	Required	Both Sides

* As directed by the City [Engineer](#)

** Additional r-o-w may be necessary at [Intersections](#)

***Paved bulb with 50' radius is required

(ii) **Rural Area**

All residential Developments and nonresidential [Subdivisions](#) within the [Rural Area](#) shall comply with the following minimum cross-section standards:

Street Type [1] Measured from back of curb to back of curb. [2] Includes limited access routes.	Right-of-Way	Roadway				Sidewalks
	Min. Width (feet)*	Min. Width (feet) [1]	Traveled Way Paving	Min. Shoulder Width	Shoulder Paving	
Principal Arterial (w/ median)	150 [2]	**	Required	**	Required	See Section 20-811(c)
Principal Arterial (w/o median)	120	40	Required	8	Required	
Minor Arterial	100	36	Required	6	Required	
MAJOR Collector	80	32	Not Required	4	***	
MINOR Collector	70	28	Not Required	2	***	
Local	70	24	Not Required	2	***	

* Right-of-way shall be sufficient to include top of ditch back slopes; may be variable

** Shall meet latest AASHTO geometric tabular design standards or tabular standards, whichever is greater.

***Shoulder surface type shall match traveled way surface type, unless otherwise approved by the County Engineer.

(5) **Grades**

The finished grade for all **Streets** shall be at or above the **Base Flood Elevation**. The grades of **Streets** shall comply with the following standards:

Street Type	Maximum Grade (%)	Minimum Grade (%)
Arterials (Principal and Minor):		
City or Urban Growth Area	5	1.0
Rural Area	5	1.0
Collector (Major or Minor)	9	1.0
Marginal Access	10	1.0
Local	10	1.0

Note: The City or County **Engineer**, as applicable, shall be authorized to approve minor deviations for short distances from these grade standards when it is determined that compliance with these standards is impracticable.

(6) **Radii of Curvature**

The minimum radius of curvature of the centerline of **Arterial** and **Collector Street** shall be as follows:

Design Speed (MPH)*	Minimum Curvature Radius (feet)*	Minimum Tangent Length (feet)*
20	125	75
25	205	100
30	300	150
35	420	200
40	565	250
45	730	250
50	930	250
55	1,200	250

* The information in this Table assumes a 4% super-elevation.

(7) **Cul-de-sacs**

- (i) **Cul-de-sac** lengths shall not exceed 10 times the required minimum **Lot Width** of the base zoning district or 1,000 feet (1320 feet if rural), whichever is less. A **Cul-de-sac**'s length shall be measured from the center point of the **Cul-de-sac** bulb or turn-around to the centerline of the right-of-way of the nearest intersecting **Through Street**.
- (ii) Maximum **Cul-de-sac** length may be increased by up to 25% above the maximum allowed by Section 20-810(7)(i) during the **Subdivision** approval

process if the Decision-Making Body determines that the proposal meets all of the following criteria:

- a. It is impracticable to connect the **Street** to another **Street** or to provide a second means of access that would avoid the **Cul-de-sac** or allow the **Cul-de-sac** to meet the **Cul-de-sac** length limit because:
 1. The area is separated from other parts of the **Subdivision** or a possible **Street** connection by **Floodplains**, wetlands, steep slopes greater than 10% or other natural resource areas, making it impracticable to provide the area a second means of access that would avoid the **Cul-de-sac** or allow the **Cul-de-sac** to comply with the maximum **Cul-de-sac** length limit (e.g., by providing a loop **Street** into the area instead of the **Cul-de-sac**, or extending the **Cul-de-sac** to connect to another **Street**), and
 2. Other properties adjoining the area have already been subdivided or developed in a manner that precludes connecting the **Cul-de-sac** to an existing or proposed **Street**, or the area is so separated from adjoining properties providing potential access by **Floodplains**, wetlands, steep slopes or other natural resource areas thereby making it impracticable to extend or connect the **Cul-de-sac** to the adjoining properties; and
 - b. Use of Cluster Housing provisions of this Development Code would not reasonably allow compliance with the **Cul-de-sac** length limit of Section 20-810(d)(7) and realization of at least 75% of the maximum **Lot** density allowed by the site's base zoning; and
 - c. The degree of increase in allowable **Cul-de-sac** length is the minimum necessary to allow the above findings.
 - d. The **Subdivider** bears the burden of demonstrating that all criteria have been met.
- (iii) All **Cul-de-sacs** shall have a minimum right-of-way radius of 60 feet.
- (iv) In **Subdivisions** with **Cul-de-sacs**, **Easements** may be required to ensure that the water supply system is looped.
- (v) If a **Cul-de-sac** is longer than 600 feet, the subdivision shall include Pedestrian Right-of-Way Easements at the terminus of the **Cul-de-sac** to provide pedestrian connections to and from the **Cul-de-sac**, in accordance with 20-810(f)(4)(iii).
- (vi) **Streets** longer than one **Lot** that terminate at the property boundaries of undeveloped land shall provide an improved temporary **Turn-around**.

(8) Half-Streets

- (i) Whenever right-of-way for ½ of a **Street** has been dedicated to bring that **Street** to then-current standards, regardless of whether that half of the **Street** has been improved, and a subdivision of land adjoining the other half of the **Street** is proposed, the remainder of the **right-of-way** shall be dedicated and improved by the **Subdivider**.

- (ii) New **Half-Streets** are prohibited, except when the Decision-Making Body determines that a **Half-Street** is the only means of accommodating reasonable **Development** of the proposed **Subdivision** and adequate assurances in accordance with Section 20-811(h)(2) are provided that the remaining portion of the **Half-Street** will be dedicated and improved.
- (iii) **Lots** abutting on **Half-Street** that take sole access from that public right-of-way shall be designated as non-buildable (on the **Plat**) until the remainder of the **Street** is dedicated and improved. No building permits shall be issued for **Lots** with access only to a **Half-Street** until the entire remainder of the **Street** right-of-way between the two nearest intersecting Streets and passing in front of the subject lot(s) is dedicated and improved.

(9) Private Streets and Roads

- (i) **Private Roads** are prohibited in the **Unincorporated Area** of Douglas County, except for those that were approved prior to December 15, 1998.
- (ii) New Private Streets in the City are permitted only in Planned Developments approved by the Planning Commission and City Commission.
- (iii) Before Douglas County will consider a request to assume maintenance of any existing **Private Street**, by **Dedication** or otherwise, the **Street** or **Road** must be brought into compliance with all applicable **Road** and right-of-way standards.

(10) Alleys

- (i) **Alleys** shall be provided in commercial and industrial districts, except that the **Governing Body** may waive this requirement where other definite or assured provisions are made for service access, off-**Street** loading and unloading and parking spaces consistent with and adequate for the uses proposed.
- (ii) **Alleys** shall have a minimum right-of-way width of 20 feet.
- (iii) **Alleys** shall comply with the construction standards of the city and/or county, as provided in these regulations.
- (iv) Intersecting **Alleys** shall be prohibited except when no feasible alternative exists. When **Alley Intersections** are unavoidable, a turning radius shall be provided to permit safe vehicular movement.
- (v) **Dead-End Alleys** shall be prohibited. When such **Alleys** are necessary to serve dock areas, they shall be designed with adequate turn-around facilities.

(e) Street Names and Lot and Block Numbering

- (1) **Street** names shall be proposed by the **Subdivider**, reviewed by the Public Works Department, and approved by the City Commission. The approval of **Street** names shall be within the legislative discretion of City Commission, subject to the following standards:
 - (i) Compass directions shall not be used as part of **Street** names;

- (ii) The identifiers "Street", "Avenue", "Court", "Terrace," And "Place" shall be used only in accordance with the respective definitions of those terms;
- (iii) Streets that run in an east – west direction shall be named as numbered Streets;
- (2) Existing Street names shall be used where the Street to be named is, or would be, a logical extension of an existing Street even though separated by undeveloped land, natural physical barriers or man-made obstructions;
- (3) Where a proposed Street is shown on an adopted Major Thoroughfares Plan and such plan indicates a name for that Street, that name shall be used; and
- (4) Lot numbers shall be assigned by starting in the northeast corner of each Block and proceeding in a counterclockwise direction. When a Street separates a group of Lots, a new Block shall be identified, and the Lots within the new Block shall be numbered as herein specified.

(f) Easements

(1) Permanent Utility Easements

Permanent utility Easements shall be provided where necessary to accommodate utilities that will serve the Subdivision. Permanent utility Easements shall be provided where necessary to allow for utility service in and through the proposed subdivision. Where such an Easement is necessary, it shall be centered on rear or side Lot Lines, as applicable, and shall be at least 30 feet and 10 feet wide respectively, except that Easements for Street lighting purposes only need not exceed 10 feet in width.

(2) Temporary Utility Easements

Temporary utility Easements shall be provided where necessary to accommodate the installation of utilities that will serve the Subdivision. Temporary utility Easements shall be centered on rear or side Lot Lines and shall be at least 30 feet and 25 feet wide respectively. The temporary utility Easement shall expire after the initial installation of the required utilities. After the expiration of a temporary utility Easement, the permanent utility Easement will govern.

(3) Drainage Easements

Drainage Easements for water courses, drainage Swales or streams which traverse a Subdivision may be required. Drainage Easements shall be exclusively for that use and separate from the Dedication of other utility Easements. Upon the request of the Planning Commission, the City or County Engineer, as applicable, shall make recommendation to the Planning Commission regarding the desired width of the Drainage Easement. Such study and report shall be based on the 100-Year Flood depth (if known), or the Regulatory Flood Elevation when provided by the Federal Insurance Administration.

(4) Pedestrian Right-of-Way Easements

- (i) It is the goal of the City to ensure that the pedestrian circulation system within the City and within the Urban Growth Area forms a complete and effective network that includes, but is not limited, to sidewalks along Streets. In particular, it is the goal of the City to ensure that people have

efficient and relatively direct pedestrian access between their places of residence and:

- a. Nearby elementary schools;
 - b. Nearby parks and recreation facilities;
 - c. Other public facilities, such as libraries and community centers;
 - d. Adjoining neighborhoods or subdivisions, regardless of whether there are direct Street connections between the neighborhoods and/or subdivisions;
 - e. Any nearby shopping or service centers;
 - f. The nearest Arterial or Collector Street with a bus route; and,
 - g. Any nearby access point to a trail or greenway system.
- (ii) In furtherance of that purpose, Pedestrian Right-of-Way Easements shall be required when Block lengths for Local Streets exceed 800 feet in length. Such Easements shall extend entirely across the width of the Block at approximately the midpoint of the Block. Pedestrian Right-of-Way Easements shall have a minimum width of 12 feet. The Planning Commission may waive this requirement where, due to topography or physical barriers, the Pedestrian Right-of-Way would not form a logical part of the larger pedestrian circulation system.
- (iii) Also in furtherance of that purpose, additional Pedestrian Right-of-Way Easements should be required within the City and Urban Growth Area to provide pedestrian connections from a Subdivision to schools, parks, shopping, employment or other nearby uses and to link pedestrian routes in adjacent Subdivisions or neighborhoods, including a pedestrian connection at the terminus of each cul-de-sac. Pedestrian-Way Easements shall have a minimum width of 12 feet.
- (iv) The responsibility for paving the pedestrian way shall be the developers, and these pedestrian ways shall be constructed concurrent with the paving of the most adjacent Roadway, unless otherwise provided by the [Planning Director](#) in acting on the final plat. The responsibility for maintenance of the pedestrian way shall be that of adjacent property owners or the homeowners association for the subdivision.
- (v) Variances from these standards may be granted by the Governing Body when considering the [Preliminary Plat](#) according to the standards of 20-813(f).

(g) Parks, Open Space Schools and Other Public Facilities

The Planning Commission shall encourage or require the donation, reservation, or Dedication of sites for parks, open space, schools and other public facilities in accordance with the *Comprehensive Plan for Parks and Recreation* in the amount of 5% of the total land area of a residential subdivision plus \$600 per lot for each single family dwelling Lot.

(h) Land In Floodplain Overlay Districts

Land within a Floodplain Overlay District shall be subject to the Flood Protection Standards of Article 12 and to the comparable provisions adopted by the Board of County Commissioners for the Unincorporated Area of Douglas County.

(i) ~~Resource Preservation — City of Lawrence~~ Protection of Environmentally Sensitive Lands

(1) Definition of Environmentally Sensitive Lands

~~Certificates of Survey land divisions and platted s~~Subdivisions shall be designed to **protect environmentally sensitive lands which contain** preserve natural resources and environmentally sensitive areas; ~~such as streams, wetlands, prominent natural geographic features, and stands of mature trees.~~ **Environmentally sensitive lands are listed below in a priority order for protection:**

- i. Regulatory floodway, designated on the FEMA Flood Insurance Rate Map for Douglas County and identified on the GIS Baseline Environmentally Sensitive Lands Map;**
- ii. Regulatory floodway fringe, designated on the FEMA Flood Insurance Rate Map for Douglas County based on the 100 year storm and identified on the GIS Baseline Environmentally Sensitive Lands Map;**
- iii. Jurisdictional wetlands, as determined by the Army Corps of Engineers;**
- iv. Stream corridors as defined in these regulations and identified on the GIS Baseline Environmentally Sensitive Lands Map;**
- v. Stands of mature trees, as defined in these Regulations and identified on the GIS Baseline Environmentally Sensitive Lands Map; and**
- vi. Archaeological or historic sites listed on local, state, or federal registers and identified on the GIS Baseline Environmentally Sensitive Lands Map.**

(2) Determination of environmentally sensitive lands.

The presence of environmentally sensitive lands shall be determined from an examination of the site and the following resources:

- i. FEMA Flood Insurance Rate Map for Douglas County, most current adopted map;**
- ii. US Fish and Wildlife Service National Wetland Inventory Maps;**
- iii. GIS Baseline Environmentally Sensitive Lands Map.**
- iv. Kansas State Historical Society Archeological and Historic Resources Inventory; and.**
- v. Other resources which may be appropriate.**

(3) Protection Standards for Environmentally Sensitive Lands – City of Lawrence

~~See Section 20-1101(c) (2)(iii) b., which requires that development of lands containing more than 5% defined sensitive lands can be developed only~~

~~through a Cluster Development or a Planned Development. Section 1101(c) (3) requires that certain sensitive lands be dedicated, included in private open space or otherwise preserved through development design. Note also that Section 1101(c)(4) may limit the achievable density of developments containing specified sensitive lands.~~

- i. **Section 20-1101(d)(2)(i) of the Development Code limits the required protection of environmentally sensitive lands to a maximum protection area of 20% of the total land area of residentially zoned property.**
- ii. **Section 20-1101(d)(2)(ii)(b) requires that when platting, environmentally sensitive lands to be protected shall be placed within tracts or easements and 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.**
- iii. **Section 20-1101(e) contains information on density bonuses which may be possible when environmentally sensitive lands are protected in greater amounts than required.**
- iv. **Section 20-1101(d)(2)(ii)(a) requires that a Sensitive Areas Site Plan be submitted prior to, or concurrent with, all subdivision applications for properties containing environmentally sensitive lands. The requirements of a Sensitive Areas Site Plan are found in Section 20-1101(f).**

~~(2)..Subdivisions shall be designed to preserve archaeological and historical sites. See Section 20-1101(c)(2)(iii)b, which requires that development of lands containing more than 5% defined lands, which include archaeological and historic sites, can be developed only through a Cluster Development or a Planned Development. Section 20-1101(c)(3) requires that certain archaeological and historic lands be included in private open space or otherwise preserved through development design. Note also that Section 20-1101(c)(4) may limit the achievable density of developments containing archaeological and historic sites.~~

(4) ~~(j).~~Resource Conservation Protection Standards for Environmentally Sensitive Lands – Unincorporated Area of the County

- i. ~~(1)..Residential Developments and non-residential Subdivisions in the unincorporated area of the County shall be designed in a way that protects and conserves the natural resources and environmentally sensitive areas~~ ***Per Sections 20-804(c)(2)(ii) and 20-805(c)(2)(ii) [County Code Sections 11-104(c)(2)(ii) and 11-105(c)(2)(ii)], Certificates of Survey land divisions within the UGA shall protect environmentally sensitive lands*** through the filing of a Temporary Set Aside Agreement or a permanent Conservation Easement with the Register of Deeds. ~~These natural areas and environmentally sensitive areas shall include Floodways, based on the FEMA's one-hundred year storm; Floodplains, based on the FEMA's one-hundred year storm; jurisdictional wetlands; stream corridors; prominent natural geographic features with rocky outcroppings; and, stands of mature trees or individually significant mature trees.~~

- ii. Per Section 20-806(d)(2)(vii) [County Code Section 11-106(d)(2)(vii)] Certificates of Survey outside the UGA for properties which contain environmentally sensitive lands shall designate building envelopes which exclude the protected environmentally sensitive lands.
- iii. All plats which include environmentally sensitive lands shall protect them through one of the following methods:
 - a. The filing of a Temporary Set Aside Agreement or permanent Conservation Easement with the Register of Deeds.
 - b. Placement of the environmentally sensitive lands within tracts 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.
- iv. Protection of environmentally sensitive lands is encouraged to the maximum amount possible, but required protection is limited to 40% of the site included in the Certificate of Survey and 20% of the total site for platted properties.

~~(2)...Residential Developments and non-residential Subdivisions shall be designed to protect and conserve archaeological and historical sites through the filing of a Temporary Set Aside Agreement or the filing of a permanent [Conservation Easement](#), with the Register of Deeds.~~

(j) ~~(k)~~ Soils and Soil Testing – City of Lawrence

Soils shall be identified based on the Soil Conservation Survey soils categories and characteristics. Soils test shall be obtained to verify sub-surface soil characteristics for rocky or unstable soil types, when requested by the City Engineer, for areas proposed to be dedicated for City of Lawrence public rights-of-way and public easements.

20-812. Contents of Plats

(a) Preliminary Plat

The Preliminary Plat shall be drawn to a scale where all features presented are readable.

(1) Materials to be Included

The Preliminary Plat shall:

- (i) State the name of the proposed Subdivision;
- (ii) List names and addresses of the Subdivider, the land planner or Subdivision designer (if any) and the licensed land Surveyor;
- (iii) Show date of preparation, north arrow and graphic scale;
- (iv) Identify the Plat as a Preliminary Plat;
- (v) Give a legal description of the proposed Subdivision complete with section, township, range, principal meridian, county, and acreage. Show the location of the nearest section and/or quarter-section corner on the Plat, with a description tying it to the point of beginning for the

Subdivision. A replat shall not be required to be referenced to a section and/or quarter-section corner, provided the original Plat for the subject replat is tied to at least one of these corner monuments;

- (vi) Include location, description and elevation of all benchmarks established or source used for vertical control. There must be at least one established vertical control point as the basis for the topographic survey included with the application;
- (vii) Show names of adjoining Subdivisions or, in the case of unplatted land, the names of the Owner or Owners of adjoining property;
- (viii) Show topography (contour interval not greater than 2 (feet) of the site. Topography shall be consistent with City of Lawrence and/or Douglas County aerial topography. Where land disturbance, grading or development has occurred on a site or within 100 feet of the subject site since the date the City of Lawrence and/or Douglas County, whichever is applicable, obtained aerial topography, an actual field survey shall be required;
- (ix) Show on the face of the Plat or on a separate sheet, a general location of the proposed Subdivision. The general location map shall be drawn to an appropriate scale and shall show the relationship of the proposed Subdivision to the following:
 - a. The nearest Intersection of public Streets;
 - b. If not in the City, any state highway located within one-half mile of the property;
 - c. If in the City, any public school or park located within one-quarter mile of the property. If in the County, any public school located within one mile of the property;
 - d. If in the Urban Growth Area, the nearest City Limits, and the nearest boundary of the Urban Growth Area;
 - e. The zoning of the property and any other Zoning Districts located within one-quarter mile (if in the City or within the Urban Growth Area) or within one-half mile (if in the Rural Area).

(2) **Existing Conditions**

The Preliminary Plat shall also show the following existing conditions:

- (i) Location of any area designated as Floodplain or Regulatory Floodplain, location and direction of the flow of existing water courses; and the surface elevation of the Regulatory Flood.
- (ii) Location of any area zoned "Floodplain", location and direction of flow of all water courses; and Base Flood Elevation at water course entrances to and exits from the proposed Subdivision;

- (iii) Location of section lines, private or public Streets, Alleys, Easements, and city boundaries within and immediately adjacent to the proposed Subdivision;

(iv) Natural features and environmentally sensitive lands within the unincorporated portions of the County:

- a. Location of natural features such as rock outcroppings, unique topographic features, lakes, ~~individually significant mature trees,~~ **and water bodies** and insofar as can reasonably be shown, natural features to be removed;
- b. ~~Boundaries of significant stands of mature trees, Jurisdictional Wetlands, historic sites and Archaeological Sites on the property proposed for subdivision;~~ **Location of features which are listed in Section 20-810(i) [County Code Section 11-110(i)] as environmentally sensitive lands.**
- c. **The plat shall delineate the environmentally sensitive lands which are to be protected and provide for protection in one of the following ways: note that they will be protected with a temporary set aside agreement or permanent conservation easement which will be recorded prior to the final plat; or place the protected areas within tracts or easements and note the ownership, maintenance responsibility and protection measures on the plat.**
- d. **Designation of a building envelope which excludes the environmentally sensitive lands.**

(v) ~~Boundaries of significant stands of mature trees, jurisdictional wetlands, historic sites and Archaeological Sites on the property proposed for subdivision.~~ Natural features and environmentally sensitive lands within the City:

- a. **Location of natural features such as rock outcroppings, unique topographic features, lakes, ~~individually significant mature trees,~~ and water bodies, and insofar as can reasonably be shown, natural features to be removed;**
- b. **Location of environmentally sensitive lands including those which were identified on a Sensitive Areas Site Plan for protection and those which will be altered with the development.**
- c. **Article 11 of the Development Code requires that a Sensitive Area Site Plan be submitted with, or prior to, any development proposal for lands containing environmentally sensitive lands. The Sensitive Area Site Plan is to be incorporated into the plats and other plans.**

d. **Protected Environmentally Sensitive Lands are to be located within a tract or easement.**

e. **Information regarding ownership and maintenance of the tract or easement as well as the protection measures for the environmentally sensitive lands.**

- (vi) Existing use of the property, including the location of all existing buildings, indicating those that will be removed and those that will remain on the property after the Final Plat is recorded;
- (vii) Horizontal location and vertical elevation (if available) of existing sanitary sewers, storm water sewers, and culverts within and adjacent to the proposed Subdivision, and the location of existing water mains, underground wiring, pipelines, and gas lines;
- (viii) Zoning of all land within and adjacent to the tract;
- (ix) Location, description and elevation of all bench marks established or source used for vertical control;
- (x) Types of soil, with the soil types generally indicated on the Preliminary Plat or a supplemental sheet; and,
- (xi) For a Subdivision that will rely on the use of [On-Site Sewage Management Systems](#), a summary of available information on the subsurface Water Table, including the depth of the Water Table at the highest, lowest and typical locations within the Subdivision.

(3) **Streets; Sites**

The Preliminary Plat shall further show the following:

- (i) Proposed Streets (including location, width, names, approximate grades), and their relation to Platted Streets or to proposed Streets as shown on any Watershed/Sub-basin Plan, sector or Neighborhood Plan of adjacent property.
- (ii) Easements, showing width and general purpose;
- (iii) Blocks and Lots, showing approximate dimensions and proposed Block and Lot numbers;
- (iv) Sites designated for other than single-family use by the adopted comprehensive or appropriately adopted Watershed/Sub-basin Plan, Sector or Neighborhood Plan. (Such plan shall be referenced on the face of the Plat);
- (v) Sites proposed for Dedication as drainageway, park, school, or other public purposes;
- (vi) Sites proposed by the Applicant for land uses not in conformance with adopted comprehensive or neighborhood plans accompanied by a note on the face of the Plat stating that approval of the Preliminary Plat does not certify approval of these proposed land uses.

(vii) If requested by Planning Staff, the [Building Envelope](#) for proposed Lots.

(4) **Supplemental Data**

The following supplementary data and information shall be submitted with the Preliminary Plat or be included thereon:

- (i) A table, shown on the face of the Plat, including this data:
 - a. Gross acreage of the Subdivision;
 - b. Acreage within each Zoning District;
 - c. Acreage to be dedicated for Streets or roads, if any;
 - d. Acreage to be dedicated for public uses other than roads, if any;
 - e. Total number of building Lots;
 - f. Maximum, minimum, and average Lot size; and
 - g. Phasing schedule if proposing phasing of final platting.
- (ii) A statement on the face of the Plat, stating the method to be used for financing Public Improvements in the Subdivision and providing references to statutes, covenants or other sources for further information on the details of such financing. Such statement shall contain a heading in at least 24-point type saying "Provision and Financing of Roads, Sewer, Water and Other Public Services." The rest of the statement shall be set out in at least 12-point type. At a minimum such statement shall indicate:
 - a. Whether the Subdivision will have public Streets and roads, Private Streets and roads or a combination thereof;
 - b. Whether the Subdivision will provide connections to a Public Water source (naming the source);
 - c. Whether the Subdivision will provide connections to a public system for wastewater treatment (naming the system) or will rely on [On-Site Sewage Management Systems](#) or other on-site wastewater treatment systems;
 - d. Whether purchasers of Lots in the Subdivision will be subject to special assessments or other costs or fees specific to the Subdivision to pay for the capital costs of Streets, roads, water lines and treatment, and/or wastewater lines and treatment; and
 - e. Whether the provision of improved roads, water service and/or wastewater service will depend in any way on a vote, petition or other collective action of property Owners in the Subdivision.
- (iii) A separate narrative, explaining in detail the general nature and type of Public Improvements proposed for the Subdivision, and the manner by

which the Subdivider intends to provide for their installation, as for example, by Public Improvement Petition, actual construction, escrow deposit, or performance bond. If other than by Public Improvement Petition, the approximate time for completion of such Improvements should be indicated.

(5) **Stormwater Drainage – City of Lawrence**

(i) **Supplemental Data**

The Preliminary Plat shall contain data, information and supplemental maps of surrounding property in sufficient detail regarding storm water drainage issues, as determined by the Staff of the Planning Department or the Planning Commission. The Staff of the Planning Department or the Planning Commission may request additional data, information and supplemental maps from the Applicant regarding storm water drainage, as appropriate.

(ii) **Minimum Floor Elevations**

(b) Final Plat

(1) **Format**

The Final Plat shall be prepared by a licensed Land Surveyor with black ink on permanent reproducible material meeting the current standards provided by the Register of Deeds. All drawings and signatures of certification shall be in waterproof ink. The overall sheet size shall be 24 inches by 36 inches. The scale shall be one inch equals 100 feet or less.

(2) **Material to be Included**

The Final Plat shall show:

- (i) Name under which the Subdivision is to be recorded;
- (ii) Descriptive information, which shall:
 - a. State the name of the proposed Subdivision;
 - b. Show date of preparation, north arrow and graphic scale;
 - c. Give a legal description of the proposed Subdivision complete with section, township, range, principal meridian, county, and acreage. Show the location of the nearest section and/or quarter-section corner on the Plat, with a description tying it to the point of beginning for the Subdivision. A replat shall not be required to be referenced to a section and/or quarter-section corner, provided the original Plat for the subject replat is tied to at least one of these corner monuments;
 - d. Show names of adjoining Subdivisions or, in the case of unplatted land, the names of the Owner or Owners of adjoining property;
 - e. Easements, showing width and general purpose;

- f. Sites proposed for Dedication as drainageway, park, school, or other public purposes;
- (iii) In addition, the following information is required which is similarly required on the Preliminary Plat:
- a. Location of any area zoned Floodplain or within a Floodplain Overlay District zoning district;
 - b. ~~Boundaries of significant stands of mature trees, Jurisdictional Wetlands, historic sites and Archaeological Sites on the property proposed for subdivision;~~ **protected environmentally sensitive lands as shown on the preliminary plat.**
 - c. **For properties within the City, the environmentally sensitive lands shall be located within a tract or easement and the plat shall contain information regarding ownership and maintenance of the tract or easement as well as the protection measures for the environmentally sensitive lands.**
 - d. **For properties within the unincorporated portions of the County, the plat shall include a building envelope which excludes the environmentally sensitive lands and one of the following: a note that a Temporary Set Aside Agreement or permanent Conservation Easement which contains use restrictions and maintenance and protection measures has been recorded for the environmentally sensitive lands and the Book and Page Number for the recorded Temporary Set Aside Agreement or permanent Conservation Easement; or the protected environmentally sensitive lands shall be placed within easements or tracts and the plat shall note the ownership, maintenance responsibility and protection measures of the protected lands.**
 - e. Proposed Streets (including location and proposed names), and their relation to Platted Streets or to proposed Streets as shown on any adopted general Development plan of adjacent property; and,
 - f. Block and Lot numbers and dimensions of Blocks and Lots.
- (iv) Accurate dimensions for all lines, angles, and curves used to describe boundaries, Streets. Easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle;
- (v) For land located in a Floodplain, as defined and regulated under Chapter 20, Article 12 of the City Code and the comparable provisions adopted by resolution in Douglas County, the following:
- a. The total area of each Lot located in the designated Floodplain;

- b. The Minimum Building Elevation and Minimum Elevation of Building Opening, as determined from Chapter 20, Article 12 or the applicable County Floodplain regulations.
- (vi) For any Lot including or adjacent to a lot including **environmentally sensitive lands (see Section 20-1101(c)(iii)), as defined in Section 20-810(i) [County Code Section 11-110(i)]** designation of a **Building Envelope** within which a building may be built after compliance with all applicable setback, floodplain and sensitive land standards;
- (vii) The dated signature and seal of the licensed Land Surveyor responsible for the survey and THE Final Plat shall contain a note stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys";
- (viii) Acknowledged certifications on the face of the Plat as listed below (may be combined where appropriate):
 - a. A certificate signed by all parties having any record, title or interest of record in the land subdivided, showing their consent to the preparation and recording of the Plat;
 - b. A certificate, signed by the Owner or Owners, dedicating all parcels of land which are intended for public use;
- (ix) The endorsement of the Planning Commission as evidenced by the signature of its Chairperson;
- (x) Acceptance of Dedication by the appropriate Governing Body, as indicated by the signature of the Chairperson of the Board of County Commissioners, the Mayor or another Person authorized to sign on behalf of either;
- (xi) As a separate document, a certificate that all taxes and special assessments due and payable have been paid. In the case of unpaid special assessments, a proposed redistribution of such unpaid special assessments which meets the county or city's requirements and is acceptable to the County or City Clerk and County or City's Public Works Director.
- (xii) A note shall be placed on the Final Plat indicating that additional information concerning drainage and structural elevations are placed on the Preliminary Plat, if such requirement has been placed on the Preliminary Plat.
- (xiii) A line shall be provided on the plat for the review date and signature of the County Surveyor beneath a note stating: "Reviewed in compliance with K.S.A. 58-2005".

20-815. Interpretations, Rules of Construction and Definitions

(c) Interpretation and Rules of Construction

- (1) Where the conditions imposed by the provisions of these regulations are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of any other applicable law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.
- (2) The provisions of these regulations are not intended to abrogate any [Easement](#), covenant, or other private agreement; provided, that where the requirements of these regulations are more restrictive or impose higher standards or regulations than such [Easement](#), covenant, or other private agreement, the requirements of these regulations shall govern.
- (3) A [Subdivision](#) of land which was not lawful at the time of the adoption of these regulations shall not become or be made lawful solely by reason of adoption of these regulations.
- (4) The provisions of these regulations are cumulative and are additional limitations upon all other laws and ordinances heretofore passed or which may be passed hereafter governing any subject matter in the provisions of these regulations.

(d) Definitions

- (1) Words used in this Article have the standard dictionary definition unless they are defined in this section. Words defined in this section shall have the specific meaning assigned, unless the context expressly indicates another meaning.
- (2) Words or terms that are specifically defined in the Subdivision Regulations are distinguished by being in Title Case and in [Blue Text](#) in the original code document.

Term	Definition
Abut	To physically touch or border upon; or to share a common property line.
Acceleration Lane	An added Roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.
Access Control	Access Control is the limitation of public access rights to and from properties Abutting Streets or highways. Access Control is used on Arterial Streets and higher functional classes of Streets to preserve traffic service levels and safety.
Access Easement	An easement created for the purpose of providing vehicular or pedestrian access to a property
Adequate Assurances	A written and executed agreement or contract supplemented by one of the means of ensuring completion of public improvements set forth in Section 20-811(h)(2).
Agency	For floodplain management purposes, means the Federal Emergency Management Agency (FEMA).
Agricultural Purposes	A purpose that is directly related to the agricultural activity on the land which shall include: (a) the cultivation and tillage of the soil; (b) dairying; (c) the production, cultivation, growing or harvesting of any agricultural or horticultural commodity; (d) the raising or training of livestock, bees, fur-bearing animals, or poultry; or (e) any practices performed by a farmer or on a farm, incident to or in connection with such farming operations. The term "agriculture purpose" does not mean the processing for sale or handling for sale a commodity or product grown or produced by a person other than the farmer or the farmer's employees. In all cases, an agricultural purpose does not include a structure used as a residential dwelling or an On-Site Sewage Management System.
Alley	A minor right-of-way dedicated to public use which gives a secondary means of vehicular access to the rear or side of properties otherwise Abutting a Street and which may be used for public utility purposes.
Appeal	For floodplain management purposes, means a request for the review of the Floodplain Administrator's interpretation of any provision of the Flood Protection Standards or a request for a variance.
Applicant	A Person submitting an application for approval.
Areas of Special Flood Hazard	Is the land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year.
Base Flood	A flood having a 1% chance of being equaled or exceeded in any given year. See "Regulatory Flood".
Base Flood Elevation	Water surface elevation of the base flood as determined by the Flood Insurance Study or by an approved Hydrologic and Hydraulic Study, whichever is higher.
Basement	Any area of the structure having its floor sub-grade (below ground level) on all sides.
Benchmark	Surveying mark made in some object which is permanently fixed in the ground, showing the height of that point in relation to

Term	Definition
	National Geodetic Vertical Datum (NGVD) and City or County Datum.
Block	A parcel of land entirely surrounded by public Streets, highways, railroad rights-of-way, public walks, parks or green strips, or drainage Channels or a combination thereof.
Bore Hole or Soil Boring	Soil test(s) conducted by drilling or auguring a hole through the native soil and logging the descriptions of the soil stratification, characteristics, moisture content, presence of Groundwater, and other relevant observations in accordance with the Unified Soil Classification System, USDA's Soil Textural Triangle, or other professional soil description system as approved by the applicable local health department.
Boulevard	A tree-line roadway or a multi-lane street with a landscaped median.
Boundary Line Adjustment	A change in the boundary between adjoining lands that does not create an additional building site and that, when completed, will result in tracts of land or Lots that comply with the Lot design standards of Section 20-801(a)(2) and with the Zoning District regulations that apply to the subject property.
Boundary Line Street (or Road)	A Street or road that forms a part of the boundary line of a City.
Build Out Plan	A future subdivision layout that has been planned and designed to the urban street and block level based on existing topography and the design standards in the subdivision regulations of the city associated with the Urban Growth Area. The build out plan shall identify an internal street network that has connectivity to existing and planned collector and/or arterial streets, including blocks for future urban development, and the general location of utility and drainage easements.
Buildable Lot	A lot for which a building permit can be obtained. Property that is designated as a "Tract" of land is not a buildable lot.
Building, Principal	A building in which is conducted the Principal Use of the building site on which the building is situated. In A-1 (Suburban Home Residential) and R-1 (Single-Family Residential), or in any residential District in Lawrence, any Dwelling shall be deemed to be the Principal Building on the lot, parcel or division on which the Dwelling is located.
Building Envelope	The buildable area of a Lot or a Residential Development Parcel defined by the minimum required setbacks of the applicable Zoning Regulations and excluding lands to be protected per Section 20-810(i) [County Code Section 11-110(i)] identified in Section 20-810(j).
Caliper	The American Association of Nurserymen standard for trunk measurement of nursery stock, as measured at 6 inches above the ground for trees up to and including 4 inch Caliper size, and as measured at 12 inches above the ground for larger sizes.
Catch Basin	An inlet designed to intercept and redirect surface waters.

Term	Definition
Certificate of Survey	A legal instrument approved pursuant to Section 20-807; this is a narrowly used term and this instrument shall not be considered a "Plat" or a "Subdivision" as defined herein.
Channel	A watercourse with a definite bed and banks which confine and conduct the normal continuous or intermittent flow of water.
Channelization	(1) The straightening and deepening of Channels and/or the surfacing thereof to permit water to move rapidly and/or directly; (2) A traffic control device which forces vehicles into certain traffic flows or turning movements.
Circle	A Street naming suffix designating a Street with a single common Ingress and Egress (Cul-de-sac). The "Circle" suffix is used as a part of a Street name when the Cul-de-sac is a logical extension or continuation of a Street e.g., 14th Circle.
City Engineer	The person designated by the City Manager as the City Engineer. If no person has been so designated, then this term shall refer to the head of the City Public Works Department. If no person has been designated to fill either such position, then this term shall refer to the head of the department or operating unit primarily responsible for the maintenance of City Streets.
Cluster Subdivision	A form of Development for single-family detached dwelling residential Subdivisions that permits a reduction in Lot area and bulk requirements, provided that there is no increase in the number of Lots that would be permitted under a conventional Subdivision and the resultant land area is devoted to open space. The clustering design technique concentrates buildings in specific areas on the site to allow the remaining land to be set aside for recreation, meaningful Common Open Space and preservation of environmentally and geographically sensitive areas or historical features.
Comprehensive Plan	The Comprehensive Plan for the city or county, officially approved or adopted to provide long-range Development policies, and which may include, among other things, the plan for land use, land Subdivision, circulation, and Community facilities.
Community	Any State or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.
Conservation Easement	See "Easement, Conservation"
County's Access Management Standards	Access and minimum frontage standards in the Douglas County Code, Chapter IX, Article 5.
County Engineer	The person designated by the County Administrator or Board of County Commissioners as the County Engineer. If no person has been so designated, then this term shall refer to the head of the County Public Works Department. If no person has been designated to fill either such position, then this term shall refer to the head of the department or operating unit primarily responsible for the maintenance of County roads and infrastructure.

Term	Definition
County's Rock Road Standard	Standards as delineated in Chapter IX, Section 203 of the Douglas County Code.
Court	A Street naming suffix designating a Street with a single common Ingress and Egress (Cul-de-sac). The "Court" suffix is used as a part of a Street name when the Cul-de-sac emanates from a Street at a near right angle, e.g., 14th Court.
Cross Access Easement	See "Easement, Cross Access"
Crosswalk	A strip of land dedicated for public use which is established across a Block for the purpose of providing pedestrian access to adjacent areas.
Cul-de-sac	A Street that has one outlet and is permanently terminated by a vehicle turn-around at the other end. This is a sub-category of Streets with a single outlet.
Culvert	A drain, ditch or conduit not incorporated in a closed system, which carries drainage water under a Driveway, Roadway, railroad, pedestrian walk or public way.
Curb Cut	The opening along the curb line at which point vehicles may enter or leave a Roadway.
Curb Return	The connecting link between the Street curb and the ramp (Driveway) curb.
Datum, City	A reference point from which heights or depths are calculated within the City of Lawrence. All reference marks using City Datum shall also denote NGVD elevation.
Deceleration Lane	An added Roadway lane that permits cars to slow down and leave the main vehicle stream.
Dedication	Gift or donation of property by the Owner to a governmental unit. The transfer is conveyed by a Plat or a written separate instrument. The act of dedicating is completed with a formal acceptance by the Governing Body.
Design Standards, Subdivision	All requirements and regulations relating to design and layout of Subdivisions contained in Section 20-810.
Detention Pond	A storage facility for the temporary storage of stormwater runoff. The stormwater may be released to downstream facilities at a designed rate of flow.
Developer	The legal or beneficial Owner or Owners of a Lot or of land proposed to be subdivided including the holder of an option or contract to purchase, or other Person having enforceable proprietary interests in the land.
Development	Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
Double Frontage Lot	A Lot with two opposite Lot Lines Abutting upon Streets which are substantially parallel.
Douglas County Zoning & Codes Director	The director of the Douglas County Zoning and Codes Department or such Person's designee with primary responsibility for enforcement and administration of the Zoning and Building

Term	Definition
	Code Regulations of Douglas County.
Drainage System	Pipe, Waterways natural features and man-made Improvements designed to carry drainage.
Drive	A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure. Also referred to as a driveway.
Driveway	A privately owned means of providing direct vehicle access to Streets.
Driveway Apron or Driveway Approach	A paved area between the sidewalk and the street curb used by the property owner for vehicular access.
Driveway, Joint-Use	A privately owned Driveway that provides access to 2 or more Lots in a commercial or industrial Development, such as in a shopping center (with out Lots) or a business or industrial park.
Dwelling	A building 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 Mobile Home.
Easement	A grant of one or more of the property rights by the property Owner to and/or for the use by the public, a corporation or another Person or entity.
Easement, Avigational	An air rights Easement which protects air lanes around airports.
Easement, Conservation	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. these regulations.
Easement, Cross Access	An easement between two or more adjacent parcels creating rights to utilize a service drive providing vehicular Access among those parcels so the driver need not enter the public Street system, except at a limited access point. When established as part of a Cluster Development in Lawrence's UGA, the service drive constructed within the Cross Access Easement shall be constructed, at a minimum, to meet the County's rock road standard, and the minimum width of traveled-way plus shoulder shall be 20 feet.
Easement, Drainage	An Easement required for the installation of stormwater sewers or Waterways and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.
Easement, Private	A right-of-way granted for limited use of land for a private purpose.
Effective Date	December 31, 2006, the date Joint Ordinance No. 8064/ Resolution No. 06-41 took effect.
Egress	An exit.

Term	Definition
"Eligible Community" or "Participating Community"	A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).
Encroachment	Any obstruction in a delineated Floodway, right-of-way, Easement, building setback or adjacent land.
Encumber	To place a legal claim or restriction upon a tract or parcel of land.
Engineer	A professional Engineer licensed by the State of Kansas or licensed to practice in the State of Kansas.
Exception	Permission to depart from or request relief from the design standards. Exceptions often refer to standards such as: length of cul-de-sac, location and type of improvements, or landscaping requirements. They are dictated by the circumstances related to the specific application that makes the design requirements for which the exception is requested unnecessary or unreasonable.
Existing Construction	Structures for which the <i>"start of construction"</i> commenced before the effective date of the FIRM (March 2, 1981); <i>"existing construction"</i> may also be referred to as <i>"existing structures"</i> .
Existing Mobile Home Park	A mobile home park or subdivision for which the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including, at a minimum, the installation of utilities, the construction of Streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.
Final Plat	A map of a land Subdivision prepared in a form suitable for filing of record with necessary affidavits, Dedications, restrictions, and acceptances, and with complete bearings and dimensions of all lines defining Lots and Blocks, Streets, Alleys, public areas and other dimensions of land.
Fire Hydrant	An outdoor water supply outlet with wrench-actuated valve and a connection for a fire hose.
Flag Lot	<u>City meaning:</u> A lot not fronting or abutting a public right-of-way except for a narrow strip of land providing access to the lot from the public right-of-way. <u>County Meaning:</u> A lot or a Residential Development Parcel that has a minimum lot or Residential Development Parcel width of less than 90% of the minimum lot or Residential Development Parcel's required frontage at the road right-of-way or road easement line.
"Flood" or "Flooding"	Means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural

Term	Definition
	body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood, or by some similarly unusual and unforeseeable event which results in flooding as defined above in item (1).
Flood Insurance Rate Map (FIRM)	An official map of a community, on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.
Flood Insurance Study (FIS)	An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.
Floodplain	The land area inundated by a flood of a given magnitude as determined by the Flood Insurance Study or Governing Body based on an approved Hydrologic and Hydraulic Study.
Floodplain or Floodplain District	That area designated by the Governing Body as susceptible to Flooding including but not limited to the Regulatory Floodplain designated by the Federal Insurance Administrator.
Floodplain Management	The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.
Floodplain Management Regulations	Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
Floodproofing	Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.
"Floodway" or "Regulatory Floodway"	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
Floodway Encroachment Lines	The lines marking the limits of floodways on Federal, State and local floodplain maps.
Floodway Fringe or Regulatory Floodway Fringe:	The area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.
Force Main	A sanitary sewer line through which waste water is pumped rather than carried by gravity flow.
Freeboard	A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.
Frontage Road	A "Street, Marginal Access. located in front of the properties that

Term	Definition
	it abuts.
Frontage	The boundary of a Lot or Residential Development Parcel that Abuts a Street or a Road.
Full Maintenance Road	A road in the Unincorporated Area of the County that receives maintenance on a regular basis in accordance with its road classification and traffic counts.
Governing Body	The respective City Commission or City Council within the incorporated limits of the City of Lawrence, Baldwin City, Eudora, or Lecompton and the Board of County Commissioners within the Unincorporated Area of Douglas County.
Grading	The act of excavation or filling or a combination of both or any leveling to a smooth horizontal or sloping surface on a property, but not including normal cultivation associated with an agricultural operation. For grading in FEMA designated floodplains the definition in the Floodplain Management Regulations shall take precedence.
Groundwater	Any subsurface water in the zone of saturation, including but not limited to spring water, perched Water Tables, seasonal Water Tables and aquifers.
Half-Street	A Street bordering one or more property lines of a Subdivision tract to which the Subdivider has allocated only a portion of the required Street Width.
Hard Surfaced Road	A properly constructed and maintained road surface with asphaltic concrete, Portland cement concrete or with chip sealed aggregate base.
Highest Adjacent Grade	The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
Historic Landmark	Any structure that is (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on the Register of Historic Kansas Places; or (d) individually listed the Lawrence Register of Historic Places.
Home Owners Association	A Community association, other than a condominium association, which is organized in a Development in which individual Owners share common interests in open space or facilities. The Home Owners Association usually holds title to Reserves, manages and maintains the common property, and enforces certain covenants and restrictions. Condominium associations differ from Home Owners Associations in that condominium associations do not have title to the common property.
Hydrologic and Hydraulic Study	An engineering study that is done in accordance with the Lawrence Development Code 20-1204 (c).

Term	Definition
Improvements	All facilities constructed or erected by a Subdivider to permit and facilitate the use of Lots and Blocks for residential, institutional, business or manufacturing purpose. Improvements shall include all facilities listed in Section 20-810(j).
Infrastructure	Facilities and services needed to sustain manufacturing, residential, commercial and all other land uses or activities under the control of a governmental agency. Infrastructure includes water lines, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, and other similar type uses.
Ingress	An entrance.
Intersection	Where two or more Streets cross at-grade.
Jurisdictional Wetland	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).
Land Combination	The combination of a vested division of land in the unincorporated area with additional acreage to increase the overall acreage of an individual residential parcel. A Land Combination does not increase the number of building permits a parcel of land has a vested right to receive.
Land Disturbance	Any activity involving the clearing, cutting, excavating, filling, or grading of land or any other activity that alters land topography or vegetative cover.
Land Surveyor	One who is licensed by the State of Kansas as a land surveyor and is qualified to make accurate field measurements and to mark, describe, and define land boundaries.
Lot	A designated parcel or area of land established by Plat or Subdivision to be used, transferred, developed or built upon as a unit.
Lot Depth	The distance between the midpoint of the front Lot Line and the mid-point of the rear Lot Line.
Lot Line, "or Residential Development Parcel Line"	The perimeter of a Lot or a Residential Development Parcel.
Lot Width, "or Residential Development Parcel Width"	The distance between the side Lot Lines of a Lot, or the side lines of a Residential Development Parcel at the required front Setback Line.
Lot, Frontage "or Residential Development Parcel Frontage"	That portion of the Lot or a Residential Development Parcel which lies between the side Lot Lines and is adjacent to the Street or Road serving the Lot or the Residential Development Parcel.
Lot of Record	A legally created Lot recorded at the Register of Deeds as part of a plat or subdivision.
Lowest Floor	The lowest floor of the lowest enclosed area, including a Basement; an unfinished or flood-resistant enclosure, usable solely for parking of vehicles, Building access, or storage, in an

Term	Definition
	area other than a Basement area, is not considered a Building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of the Flood Protection Standards.
Major Thoroughfares Map(s)	A plan adopted by the Planning Commission and the Governing Body(ies) identifying and classifying the major Streets and roads in the community. The Major Thoroughfares Plan in effect on the date of adoption of this Article is incorporated in "Transportation 2020, the Lawrence/Douglas County Long Range Transportation Plan", but it may be amended or superseded from time to time.
Market Value	An estimate of what is fair, economic, just and equitable value under normal local market conditions.
Mean Sea Level	For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.
Metes And Bounds	A method of describing the boundaries of land by directions and distances from a known point of reference.
Minimum Elevation of Building Opening	The minimum elevation above sea level at which a building located in the floodplain may have a door, window, or other opening.
Minor Subdivision	See "Subdivision, Minor"
Mobile Home	A structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "mobile home" does not include a "recreational vehicle."
Mobile Home Subdivision or Park	A parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale.
Minimum Elevation for Building	The finished floor elevation of the lowest floor.
Neighborhood Development Plan	See "Sector Plan"
New Construction	For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM (March 2, 1981) and includes any subsequent improvements to such structures; for floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.
Off-Site Improvements	Improvements located on property outside the perimeter of the Subdivision that are determined by the Planning Commission to be necessary because of the proposed Subdivision, e.g., construction of Streets, signalization of Intersections, drainage Channels, extension of public utilities, etc.
On-site Sewage Management System	An individual Sewage disposal system involving a water tight receptacle that receives the discharge of Sewage from a building and is designed and constructed to permit settling of solids from

Term	Definition
	this liquid, digestion of the organic matter (sludge), and discharge of the liquid portion into an underground lateral disposal area. The sludge is pumped out of the tanks, usually by commercial FIRMS, at regular intervals. On-Site Sewage Management Systems are used for domestic wastes when a sanitary sewer line is not available to carry the wastes to a wastewater treatment plant. Approval of a site for use of a On-site sewage management system involves establishing a minimum Lot area to provide for the system's operation, determining that the soil has an acceptable Percolation rate and ensuring separation of the system from Groundwater.
On-Site	Located within the perimeter of the property that is subject to an application for Subdivision or a Residential Development Parcel approval.
Open Space, Common	Land within or related to a Development, not individually owned or dedicated for use, which is designed and intended for the common use or enjoyment of the residents of the Development and may include such complementary Structures and Improvements as are necessary and appropriate. Common Open Space is Platted as a reserve and is owned and maintained by a Home Owners Association.
Original Townsite Area	The original Townsite of the City of Lawrence, as shown on the "Original Townsite Map" available for public inspection from the Planning Director,
Outlet, Single	A single connection between the Street or road system in a particular Subdivision or other development and the Street system shown on the Major Thoroughfare Map; a cul-de-sac is a sub-category of Streets with single outlets, but a loop road or more complex system within a development may also have access to the Street system through a Single Outlet.
Overlay District	A special zoning district that has been "overlaid" on a base zoning classification to alter some or all the base district zoning regulations.
Owner	Any Person or Persons, Firm or Firms, corporation or corporations, or any other legal entity having legal title to land being subdivided under these regulations. Also any legal entity having legal title to land for which a building permit application is made.
Package Plant	A prefabricated or pre-built wastewater treatment plant.
Parcel	A contiguous area of land under the same ownership. This is an inclusive term that includes Lot, Residential Development Parcel and other terms. Unlike "Lot," the term "Parcel" or "Residential Development Parcel" does not mean a division of land created through a plat or Subdivision process.
Parent Parcel	The recorded and legally defined parcel of land from which one or two further divisions can be made for the purpose of conveying a Residentially Development Parcel within the unincorporated area of the County, outside the Lawrence Urban Growth Area or other Cities' Urban Growth Areas, to an individual.

Term	Definition
Parkway	A Street that includes a landscaped median. A parkway may run in any direction.
Participating Community	Also known as an "eligible community," means a community in which the Administrator has authorized the sale of flood insurance.
Peak Hour Traffic	The largest number of vehicles passing over a designated section of a Street during the busiest one-hour period during a 24-hour period.
Pedestrian Right-of-Way Easement	A strip of land dedicated for public use which is Reserved across a Block for the purpose of providing pedestrian access to adjacent areas.
Pedestrian Way	A public walk dedicated entirely through a block, from street to street, or providing access to a school, park, recreation area, or shopping center.
Percolation Test	A test designed to determine the ability of ground to absorb water and used in determining the suitability of a soil for drainage or for the use of a septic system.
Percolation	Downward flow or infiltration of water through the pores or spaces of rock or soil.
Person	Any individual or group of individuals, corporation, partnership, association, or any other entity, including Federal, State, and local governments and agencies.
Petition, Public Improvement	A legal instrument which serves as the basis for initiation of a public improvement project by the Governing Body. A Public Improvement Petition is frequently used during the Platting process to guarantee the construction of certain Improvements that are required as conditions of Plat approval, such as Street paving, sidewalks, water and sewer lines, and stormwater and drainage Improvements.
Planning Area	The area considered in the development of a comprehensive plan for cities in Douglas County.
Planning Commission	The Lawrence/Douglas County Metropolitan Planning Commission.
Planning Director	The Lawrence/Douglas County Metropolitan Planning Director.
Plat	A Subdivision as it is represented as a formal document by drawing and writing and which is presented to the Planning Commission for review and approval in accordance with these Subdivision Regulations and to the Governing Body for the acceptance of Easements and Dedications.
Platting Binder	A report issued by a title insurance company setting forth the conditions to be met for certain property to be Platted, e.g., Easements filed for record, mortgages, fee title Owners, etc.
Potable Water	Water suitable for drinking or cooking purposes.
Preliminary Plat	A map of proposed land Subdivision showing the character and proposed layout of the tract in sufficient detail to indicate its' suitability for the proposed Subdivision.
Principal Building	See 'Building, Principal'.
Principal Use	The primary purpose, for which land or a Structure is utilized, based in part on the amount of Floor Area devoted to each

Term	Definition
	identifiable use. The main use of the land or Structures as distinguished from a secondary or Accessory Use.
Principally Above Ground	At least 51% of the actual cash value of the structure, less land value, is above ground.
Private Drive	A use Platted for a Reserve in order to provide access to Lots from either a public or Private Street system. A Reserve for Private Drive purposes is the means to access Lots within a comprehensive group Development for townhouses or apartment units or for commercial complexes and office park Developments. A new Private Drive may be established under this Article only in a Planned Development.
Public Improvements	All public facilities constructed or erected by a Subdivider within a Subdivision to permit and facilitate the use of Lots or Blocks for a principal residential, business or manufacturing purposes.
Public Utility Facilities	Telephone, electric and cable television lines, poles, equipment and Structures; water lines, holding towers or gas pipes, mains, valves or Structures; sewer pipes, valves or Structures; Pumping Stations; telephone exchanges and repeater stations; and all other facilities, equipment and Structures necessary for conducting a service by a government or a public utility.
Public Water Supply	A system for delivery to the public of piped water for human consumption that has at least 10 service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. This term includes any source, treatment, storage, or distribution facilities used in connection with the system.
Publicly Treated Water	Water supplied for domestic purposes by a municipality or by a Rural Water District and approved by the Kansas State Department of Health.
Pumping Station	A pumping facility that transports waste water between two gravity flow sewer lines. A Pumping Station is used when topographic conditions do not allow a continuous gravity flow system.
Raw Sewage	Untreated domestic or commercial wastewater.
Recreational Vehicle	A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently able to be towed by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.
Regulatory Flood	The Flood determined by the Federal Insurance Administration as having a 1% chance of being equaled or exceeded in any given year.
Regulatory Flood Elevation	The elevation at which the Regulatory Flood is determined to occur.
Regulatory Floodplain	Land included within the Regulatory Floodway and Floodway

Term	Definition
	Fringe areas as determined by the Federal Insurance Administration.
Replat	Same as "Resubdivision".
Reserve	An area of property within a Subdivision which is Platted for specific uses, e.g., open space, landscaping, entry monuments, recreational facilities, utilities and drainage, Floodway, Private Street, etc. Typically, future Ownership and maintenance responsibilities for a Reserve is set forth by a Restrictive Covenant which provides that a Home Owners or Lot Owners association will hold title to the Reserve and therefore be responsible for the Reserve's maintenance. The Restrictive Covenant may provide for Ownership and maintenance to be tied to the Ownership of an adjacent Lot. Ownership and maintenance is not assigned to an individual, partnership or corporation except in the case of a Reserve platted for possible future sales to a public body for a public facility].
Residential Development Parcel	A parcel created by the division of a Parent Parcel for the purpose of construction of one single-family residential dwelling unit and permitted accessory uses, buildings and structures.
Restrictive Covenant	A restriction on the use of land traditionally set forth in a deed. Restrictions are also placed of record by separate instruments including Home Owners association agreements. The Restrictive Covenant usually runs with the land.
Resubdivision	The further Subdivision of a tract of land which has previously been lawfully subdivided and for which a Plat of such prior Subdivision has been duly recorded.
Road or Roads	Same as "Street" or "Streets".
Road, Stub	A short section of public Road or Road Easement dedicated to provide future access to an adjacent unplatted tract of property.
Roadway	The paved or improved area of a Street right-of-way, exclusive of sidewalks, Driveways, or related uses.
Rural Area	All of the Unincorporated Area of Douglas County lying outside of an Urban Growth Area.
Sanitary Sewers	Pipes that carry only domestic, industrial or commercial Sewage and into which storm, surface and ground waters are not intentionally admitted.
Sector Plans	Plans that encompass one or more sections of land with the purpose being to use geographic and demographic information to develop a detailed land use vision of future development or redevelopment of a study area.
Setback Line (Front) or Building Line	A line nearest the front of and across a Lot or parcel of land establishing the minimum open space to be provided between the front line of a building or Structure and the line of the fronting Street right-of-way.
Setback Line	That line that is the required minimum distance from the Street right-of-way line or any other Lot Line that establishes the area within which the principal Structure must be erected or placed.
Sewage Lagoon	A shallow, artificial pond where sunlight, bacterial action and oxygen interact to restore waste water to a reasonable state of

Term	Definition
	purity.
Sewage	The total of organic waste and waste water generated by residential, industrial and commercial establishments.
Sewerage	All effluent carried by sewers whether it is sanitary Sewage, industrial waste or storm water runoff; (2) The entire system of Sewage collection, treatment and disposal.
Slope	Degree of deviation of a surface from the horizontal; measured as a numerical ratio, percent, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run), and the second is the vertical distance (rise), as two to one. A two to one slope is a 50% slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a 90° slope being vertical (maximum) and 45° being a 1:1 or 100% slope.
Staff	The technical and professional Staff of the Lawrence/Douglas County Metropolitan Area Planning Director.
Stand of Mature Trees	An area of ½ acre (21,780 sq ft) or more located on the 'development land area' or on other contiguous properties containing trees 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.
Start of Construction	Includes substantial-improvements, and means the date the Building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of Streets and/or walkways, excavation for a Basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial-improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a Building, whether or not that alteration affects the external dimensions of the Building.
State Coordinating Agency	The Division of Water Resources, Kansas Department of Agriculture, or other office designated by the governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.
Stormwater Detention	Any storm drainage technique that retards or detains runoff, such

Term	Definition
	as a detention or retention basin.
Stream Corridor	A strip of land 100 feet wide, of which the centerline shall be the centerline of a stream that is not an 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.
Street or Streets	Any vehicular way(s) which: (1) is an existing state, county or municipal Roadway; or (2) is shown upon a Plat approved pursuant to law; or (3) is approved by other official action. The Street right-of-way is all land located between the Street lines, whether improved or unimproved.
Street Width	The amount of Street right-of-way Abutting a Lot's property lines.
Street, Arterial	Arterial Streets are the highest level of Street classification, generally providing for longer distance trips with relatively high traffic volumes and high speeds for the context. Principal arterials permit traffic flow through the urban area and between major destinations. Minor arterials collect and distribute traffic from principal arterials and expressway to Streets of lower classification, and, in some cases, allow traffic to directly access destinations.
Street, Collector	A collector Street provides for land access and traffic circulation within and between residential neighborhoods and commercial and industrial areas. They distribute traffic movements from these areas to the arterial Streets. Collectors do not typically accommodate long through trips and are not continuous for long distances.
Street, Cul-de-sac	A Street having only one outlet and being permanently terminated by a vehicle Turnaround at the other end.
Street, Dead-End	A Street having only one outlet and which does not benefit from a Turnaround at its end.
Street, Expressway	Any divided Street or highway with no access from Abutting property and which has either separated or at-grade access from other public Streets and highways.
Street, Freeway	Any divided Street or highway with complete Access Control and grade separated interchanges with all other public Streets and highways.
Street, Limited Local	A Local Street providing access to not more than eight Abutting single-family residential Lots.
Street, Local	Local Streets provide direct access to adjacent land uses. Direct access from a local Street to an arterial Street should be discouraged.
Street, Marginal Access	A Street that is generally parallel and adjacent to an Arterial Street or other limited-access Street and that is designated to provide direct access to adjacent property. Marginal Access Streets are commonly known as "Frontage Roads".
Street, Private	A Street that is not dedicated for public use. Not permitted in the unincorporated area of the County and only permitted within Planned Developments in the City of Lawrence.
Street, Residential	Same as "Local Street".

Term	Definition
Street, Residential Collector (or Residential Connector)	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.
Structure	For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a mobile home. "Structure" for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a mobile home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.
Street, Stub	A short section of Street right-of-way Platted to provide future access to an adjacent unplatted tract of property.
Subdivider	The Owner, or any other Person, FIRM or corporation, authorized by the Owner, undertaking proceedings under the provisions of these regulations for the purpose of subdividing and platting land.
Subdivision (Plat)	The division of a Lot, tract or parcel of land into two or more parts for the purpose, whether immediate or future, of sale or building Development, including Resubdivision, but not including a "Certificate of Survey" Administrative Procedure as is separately defined.
Subdivision, Major	A Subdivision that includes 5 or more lots. [See section 20-809].
Subdivision, Minor	A Subdivision that satisfies one of the criteria set forth in section 20-808.
Subdivision Regulations	For the City of Lawrence, Article 8 in Chapter 20 of the City Code, as adopted and amended from time to time by Ordinance adopted by the City Commission. For Douglas County, Chapter 11 in the County Code, as adopted and amended from time to time by Resolution adopted by the Board of County Commissioners.
Substantial- Damage	Damage of any origin sustained by a structure whereby the cost of restoring the structure to pre-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.
Substantial-Improvement	Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before "start of construction" of the improvement. This term includes structures, which have incurred "substantial-damage", regardless of the actual repair work

Term	Definition
	performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
Surveyor	A professional Land Surveyor licensed by the State of Kansas.
Swale	A shallow ditch lined with grass or other vegetation for the purpose of carrying stormwater from one location to another and filtering sediments and other pollutants from stormwater runoff.
Temporary Set Aside Agreement	An agreement relating to land located within the Urban Growth Area that contains the resources identified in Section 20-810(j) that, as reasonably practicable, requires the retention of the environmental, geographical, or historical characteristics of the land and prohibits any use or activity that will significantly impair, interfere with, or destroy these characteristics. A Temporary Set Aside Agreement shall: (i) be between the Owner of the land and the County and City, (ii) provide that the County has regulatory authority under the agreement until the land is annexed into the City and, thereafter, the City acquires regulatory authority, (iii) provide that the agreement expires 2 years after the date of annexation unless further action is taken by the City and the Owner, and (iv) be approved by the County Counselor, the City Manager, or their designees.
Terracing	An erosion control method that uses small hills and contours on the land surface to control Flooding and runoff.
Topography	The configuration of a surface area showing National Geodetic Vertical Datum (NGVD).
Tract	A non-buildable, platted parcel reserved for open space, storm drainage easement purposes or an otherwise specific and restricted use.
Traffic Calming Device	Physical traffic control or intervention measures designed to reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized Street users.
Turn-around	An area at the closed end of a Street with a single common Ingress and Egress within which vehicles may reverse their direction.
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.

Term	Definition
Unincorporated Area	That portion of Douglas County lying outside any incorporated municipality.
Urban	An area generally characterized by medium and higher density residential development (i.e., 3 or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically a municipal water and sewer, an extensive network of streets, public transit and other such services (such as municipal fire protection or senior services). Development not providing such services may be considered non-urban or rural.
Urban Density	A residential density that resembles the built and developed density of the city for which an Urban Growth Area was projected and adopted. [See definition of "Urban".]
Urban Growth Area – Lawrence	That area designated as the Lawrence Urban Growth Area (UGA) on the most recent (adopted) version of the Comprehensive Plan. The Comprehensive Plan, Horizon 2020, distinguishes four service areas within the UGA based on the city's adopted Wastewater Master Plan and projected ability to provide sanitary sewer service to those areas. Solely for the purpose of interpretation of the exemption section of these regulations, a property shall be considered to be located within the Urban Growth Area of Lawrence (UGA) if 100% of the tract or Ownership parcel as shown on the 1998 Property Ownership Map, Douglas County (which was prepared by York Publications in 1998) is within the UGA boundary shown on Figure 9 in HORIZON 2020. An Ownership tract or parcel having less than 100% of its land area within the UGA as shown on Figure 9 shall not be construed to be within the Urban Growth Area of Lawrence.
Urban Growth Area – [other cities in the County]	The area defined by a city's master plan as land that will be annexed into the city within the land use planning period to accommodate the future growth and development of neighborhoods, businesses and industries by the extension of city infrastructure and services.
Variance	Permission to depart from the Design Standards of the regulations when the application of a specific standard is so unreasonable that it would prevent the logical subdivision of the property.
Waiver	Permission to depart from the requirements of an ordinance or Resolution with respect to the submission of required documents. <u>Note:</u> The terms "waiver" and "exception" are often used interchangeably, however there are differences. Refer to 'Exception' for its meaning.
Water Surface Elevation	The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain.
Water Table	The upper surface of Groundwater, or that level below which the soil is seasonally saturated with water.

Term	Definition
Waterway	Any natural or artificial stream, river, creek, ditch, Channel, canal, conduit, Culvert, drain, Waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite Channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or Flood water.
Wetlands	Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.
Woodlands	Natural hardwood forests, whether or not actively forested.
Zone A	Special flood hazard areas inundated by 100-year flood where no base flood elevations have been determined.
Zone AE	Special flood hazard areas inundated by 100-year flood where base flood elevations have been determined.
Zone AH	Special flood hazard areas inundated by 100-year flood with flood depths of 1 to 3 feet (usually areas of ponding), where base flood elevations have been determined.
Zone AO	Special flood hazard areas inundated by 100-year flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain), where average depths have been determined. For areas of alluvial fan flooding velocities have also been determined.
Zoning Regulations	The rest of Chapter 20 of the City Code or the current Zoning Regulations in effect in Douglas County, as adopted from time to time by resolution of the Board of County Commissioners.