



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

TA-6-17-09

Boarding Houses & Cooperatives



Current Code

- Boarding Houses and Cooperatives permitted by right in RM12, RM15, RM24, RM32, and RMO Districts
- Permitted with site plan approval up to 12 sleeping rooms and 24 occupants *if* parking and other standards upheld
- Parking – 1.5 spaces per 2 lawful occupants (ex – 8 occupants yields 6 required parking spaces)



Processing History

- PC initiated in May, 2009
- PC hearing – August 24, 2009
- PC hearing – October 26, 2009
- Stakeholder meeting – December 2, 2009
- PC hearing – December 16, 2009
- CC consideration – February 2, 2010 (return to PC)
- PC hearing – March 24, 2010
- PC hearing – May 26, 2010
- Presented to Oread Neigh Assoc. – June 24, 2010
- PC hearing – August 25, 2010
- PC hearing – September 20, 2010
- PC hearing – December 13, 2010 (recommended 8-1)



Processing History Cont.

- February 2, 2010: CC returned the amendment to PC
 - Simplify the standard related to limiting building additions to 20% of the existing structure.
 - Review the parking standard and consider a standard that requires 1 space per bedroom with variances possible when larger structures are converted to boarding houses.
 - Discuss the processing issue of permitting boarding houses as a “permitted use” or a “special use.”



Proposed Language Highlights (December 2010 PC)

- Relabel use from “Boarding House and Cooperative” to “Congregate Living” and revise definitions
- Permitted by right (no SUP)
- Parking – 1 space per bedroom
 - Congregate Living and Multi-Dwelling have same standard
 - Relief for renovating/converting large structures on small lots (.5 spaces per bedroom – 3,500 sq. ft. or larger structure on 8,775 sq. ft. or smaller lot)
- Prohibits expansion past 20% of building footprint
- Requires an area for trash
- Clarifies compliance with accessibility standards
- Exempts existing approved projects from complying with current codes if damaged in the future



Recommendation

- PC Recommendation – Dec. 13, 2010
 - Recommend approval 8-1
- Action requested
 - Adopt ordinance no. 8606, if appropriate