

20-202 RS, SINGLE-DWELLING RESIDENTIAL DISTRICT**(a) Purpose**

- (1) The primary purpose of the RS Districts is to accommodate predominantly single **Detached Dwelling Units** on individual **Lots**. The Districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods.
- (2) The RS Districts are primarily differentiated on the basis of required minimum **Lot** size, as provided below:
 - (i) RS40, **Single-Dwelling Residential District** – 40,000 square feet.
 - (ii) RS20, **Single-Dwelling Residential District** – 20,000 square feet.
 - (iii) RS10, **Single-Dwelling Residential District** – 10,000 square feet.
 - (iv) RS7, **Single-Dwelling Residential District** – 7,000 square feet.
 - (v) RS5, **Single-Dwelling Residential District** – 5,000 square feet.
 - (vi) RS3, **Single-Dwelling Residential District** – 3,000 square feet.

(b) Principal Uses

Principal Uses are allowed in RS Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Structures

Accessory Uses and **Structures** are permitted by right in connection with any lawfully established **Principal Use**, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, **Accessory Uses** are subject to the same regulations as the **Principal Use**. **Accessory Uses** and **Structures**, including **Accessory Dwelling Units** and **Home Occupations**, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in RS Districts shall comply with the **Density** and Dimensional Standards of Article 6.

(e) Street Access

RS Districts are intended primarily for implementation along **Local** and **Residential Collector Streets**.

(f) Other Regulations

There are a number of other development standards that may apply to development in **Base Districts**, including but not limited to the following:

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|------------------------------------|----------------------|
| (1) General Development Standards | See Article 11. |
| (2) Landscaping | See Article 10. |
| (3) Off-Street Parking and Loading | See Article 9. |
| (4) Outdoor Lighting | See Section 20-1103. |
| (5) Overlay Districts | See Article 3. |

(g) Occupancy Limits

~~In RS, Single-Dwelling Residential Districts, a Dwelling Unit shall only be occupied by a Family as defined in Section 20-1701, Family (1), (2) or (3). On properties in RS Districts that have an Accessory Dwelling Unit established in accordance with Section 20-534, the total number of individuals that reside in both units shall not exceed the total persons allowed in a Dwelling Unit located in the RS District as defined in Section 20-1701, Family (1), (2) or (3), plus one additional person.~~

In RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(a), shall occupy a Dwelling Unit. On properties in RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(a), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-203 RSO, SINGLE-DWELLING RESIDENTIAL – OFFICE DISTRICT

(a) Purpose

The primary purpose of the RSO District is to accommodate low to medium-intensity Administrative and Professional Offices that are compatible with the character of low and medium-Density residential neighborhoods. The District is also intended to be used as a transitional Zoning District between higher intensity commercial areas and residential neighborhoods. The District allows Detached Dwellings, Duplexes, Attached Dwellings and Administrative and Professional Offices uses, which may be combined in the same Structure (e.g., office on the Ground Floor or at the front of the Building with Dwelling Units on upper floors or toward the rear of the Building).

(b) Principal Uses

Principal Uses are allowed in RSO Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Home Occupations, are subject to the regulations Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in RSO Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

RSO Zoning is generally appropriate along Collector Streets, although primary Access from RSO properties to such Collector Streets should be avoided where practicable.

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

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|------------------------------------|----------------------|
| (1) General Development Standards | See Article 11. |
| (2) Landscaping | See Article 10. |
| (3) Off-Street Parking and Loading | See Article 9. |
| (4) Outdoor Lighting | See Section 20-1103. |
| (5) Overlay Districts | See Article 3. |

(g) Occupancy Limits

In RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(a), shall occupy a Dwelling Unit. On properties in RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(a), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-204 RM, MULTI-DWELLING RESIDENTIAL DISTRICT

(a) **Purpose**

- (1) The primary purpose of the RM Districts is to accommodate multi-Dwelling housing. The Districts are intended to create, maintain and promote higher Density housing opportunities in areas with good transportation Access.
- (2) The RM Districts are primarily differentiated on the basis of maximum allowed Net Density as provided below:
 - (i) The RM12 and RM12D, Multi-Dwelling Residential Districts – 12 Dwelling Units per acre.
 - (ii) The RM15, Multi-Dwelling Residential District – 15 Dwelling Units per acre.
 - (iii) The RM24, Multi-Dwelling Residential District – 24 Dwelling Units per acre.
 - (iv) The RM32, Multi-Dwelling Residential District – 32 Dwelling Units per acre.
- (3) The RM12D District is differentiated from the other RM Districts on the basis of Building Type and the maximum allowed Net Density. In the RM12D district, the Building Type is restricted to Duplexes or Attached Dwellings of 2 units. Only one Principal Building per Lot is permitted in this District.

(b) **Principal Uses**

Principal Uses are allowed in RM Districts in accordance with the Use Table of Article 4.

(c) **Accessory Uses and Structures**

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Home Occupations are subject to the regulations of Section 20-532 et seq.

(d) **Density and Dimensional Standards**

Unless otherwise expressly stated, all development in RM Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) **Street Access**

RM Districts are intended for implementation along Residential Collector, Collector and some Arterial Streets.

(f) Other Regulations

There are a number of other Development standards that may apply to development in [Base Districts](#), including but not limited to the following:

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|-----|-----------------------------------|----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-206 RMO, MULTI-DWELLING RESIDENTIAL – OFFICE DISTRICT

(a) Purpose

The primary purpose of the RMO District is to accommodate Mixed Use development of low- and moderate-intensity Administrative and Professional Offices that are compatible with the character of medium- and high-Density residential neighborhoods. The District is also intended to be used as a transitional Zoning District between higher-intensity commercial areas and residential neighborhoods. The District allows residential uses and Administrative and Professional Office uses, which may be combined in the same Structure (e.g., office on the Ground Floor or at the front of the Building with Dwelling Units on upper floors or toward the rear of the Building).

(b) Principal Uses

Principal Uses are allowed in RMO Districts in accordance with the Use Table in Article 4.

(c) Accessory Uses and Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Home Occupations, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in RMO Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

RMO zoning is generally appropriate for implementation along Collector or Arterial Streets.

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

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|-----|--------------------------------|----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-207 CN1, INNER NEIGHBORHOOD COMMERCIAL DISTRICT

(a) Purpose

The CN1, Inner Neighborhood Commercial District is primarily intended to accommodate pedestrian-oriented, small-scale retail and service businesses that serve nearby residential areas, typically within a developed neighborhood. The District is restricted in use to unique situations where the Center is part of an overall planned neighborhood development or where the Center can easily be integrated into an existing neighborhood and where it can be served by Collector or Arterial Streets pursuant to adopted Access Management standards.

(b) Principal Uses

Principal Uses are allowed in CN1 Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Accessory Dwelling Units and Home Occupations, are subject to the regulations of Section 20-532, et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in CN1 Districts shall comply with the City's Comprehensive Land Use Plan and the Density and Dimensional Standards of Article 6.

(1) Site Requirements

Site area of any development within the CN1 District shall not exceed 1 acre. See Article 6.

(2) Lot Requirements

No Additional Standards.

(3) Floor Area Requirements

Floor Area of any Structure for a Principal Use within the CN1 District shall not exceed 3,000 gross square feet.

(e) Street Access

Development in the CN1 District may take Access to local, Collector or Arterial Streets and to public Alleys (if they abut the property being developed).

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

- (1) General Development Standards See Article 11.
- (2) Landscaping See Article 10.
- (3) Off-Street Parking and Loading See Article 9.
- (4) Outdoor Lighting See Section 20-1103.
- (5) Overlay Districts See Article 3.

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS

Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-208 CN2, NEIGHBORHOOD COMMERCIAL CENTER DISTRICT

(a) Purpose

The CN2, Neighborhood Shopping Center District, is primarily intended to implement the [Comprehensive Plan](#)'s "Neighborhood Commercial Centers" policy of providing for the sale of goods and services at the neighborhood level. Neighborhood Commercial Centers are generally located at least one mile from another Commercial Center. Developments in CN2 Districts are intended for [Collector/Arterial Street](#) intersections or at [Arterial/Arterial Street](#) intersections. Development is intended on only one corner of the intersection.

(b) Principal Uses

[Principal Uses](#) are allowed in CN2 Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Home Occupations](#), are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in CN2 Districts shall comply with the City's [Comprehensive Land Use Plan](#) and the [Density](#) and Dimensional Standards of Article 6.

(1) Site Requirements

Site area shall not exceed 15 acres for any CN2 development. See Article 6.

(2) Lot Requirements

[Lot Area](#) of any development within the CN2 District shall maintain a width-to-depth ratio between 1:1 and 3:2. Neighborhood Commercial Centers shall contain no more than 100,000 gross square feet of commercial space, unless the Center contains a grocery ([Food and Beverage Retail Sales](#)) store that has over 60,000 gross square feet. In this case, the Center may contain no more than 125,000 gross square feet of commercial space.

(3) Floor Area Requirements

[Floor Area](#) of any [Structure](#) for a [Principal Use](#) within the CN2 District, other than a grocery ([Food and Beverage Retail Sales](#)) store, shall not exceed 40,000 gross square feet. A grocery ([Food and Beverage Retail Sales](#)) store shall not exceed 80,000 gross square feet.

(e) Street Access

Development in the CN2 District may take [Access](#) to [Local](#), [Collector](#) or [Arterial Streets](#) and to public [Alleys](#) (if they abut the property being developed).

(f) Other Regulations

There are a number of other Development standards that may apply to development in [Base Districts](#), including but not limited to the following:

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|-----|-----------------------------------|-----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-210 CD, DOWNTOWN COMMERCIAL DISTRICT

(a) Purpose

The CD, Downtown Commercial District, is primarily intended to implement the Comprehensive Plan’s Downtown Commercial Center policy of providing for a variety of land uses, including governmental, retail, office, public and Community Facilities, institutional, churches, and residential and to accommodate new neighborhood, community and regional retail uses within the downtown area.

(b) Principal Uses

Principal Uses are allowed in CD District in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Home Occupations, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless expressly stated below, all development in the CD District shall comply with the Density and Dimensional Standards of Article 6. The following additional Density and Dimensional Standards shall apply in the CD District:

(1) Site Requirements
No Additional Standards.

(2) Lot Requirements
No Additional Standards.

(3) Floor Area Requirements
Floor Area of any Building footprint for a Principal Use within the CD District shall not exceed 25,000 gross square feet.

(e) Street Access

No street Access shall be permitted to individual Lots along Massachusetts Street. Lots along numbered side Streets in the Downtown area shall take Access from the public Alley or at the mid-Block point where a public Alley would be. Street Access to New Hampshire and Vermont Streets shall only be approved where it is consistent with the Downtown Design Guidelines and established street patterns.

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

- (1) General Development Standards See Article 11.
- (2) Landscaping See Article 10.
- (3) Off-Street Parking and Loading See Article 9.
- (4) Outdoor Lighting See Section 20-1103.
- (5) Overlay Districts See Article 3.

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with

Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-211 CC, COMMUNITY COMMERCIAL DISTRICT

(a) Purpose

(1) The CC, Community Commercial Centers District, is primarily intended to implement the [Comprehensive Plan](#)'s Community Commercial Centers policy for commercial development at a community scale to serve multiple neighborhoods. Within the Community Commercial Center classification there are two categories of commercial centers; the CC200 Center and the CC400 Center. Permitted uses are the same in both categories; [Density](#) and dimensional standards are greater in the CC400 Center than in the CC200 Center.

(2) The Primary Purpose of the CC200 Center is to provide for the redevelopment of existing Community Commercial Centers and to provide an alternative for the existing highway strip commercial areas.

(3) The Primary Purpose of the CC400 Centers is to provide opportunities for development of new Community Commercial Centers for fringe areas as neighborhoods grow and develop.

(b) [Principal Uses](#)

[Principal Uses](#) are allowed in CC Districts in accordance with the Use Table of Article 4.

(c) [Accessory Uses](#) and [Accessory Structures](#)

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Additionally, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Home Occupations](#) are subject to the regulations of Section 20-532 et seq.

(d) [Density](#) and Dimensional Standards

Unless otherwise expressly stated, all development in CC Districts shall comply with the City's [Comprehensive Land Use Plan](#) and [Density](#) and Dimensional Standards of Article 6, as modified by the design standards set forth in Section 20-526. The following additional [Density](#) and Dimensional Standards shall apply in the CC District:

(1) Site Requirements

Not all corners of a CC200 [Commercial Node](#) shall be devoted to commercial uses. For a Center that has [Buildings](#) between 40,000 and 100,000 gross square feet in size, the maximum gross square feet of the Center shall not exceed 50% of the allowable commercial square feet for a CC200 [Commercial Node](#).

A minimum of 95% of the commercial gross square feet of a new CC400 Center shall be located on two (2) or fewer corners of the [Commercial Node](#) intersection. If there are remaining allowable square feet at a [Node](#) (intersection) after two or fewer corners are developed, one of the remaining corners may have 50% or less of the remaining 400,000 gross square feet of allowable commercial space. Any corner of an intersection where the gross square feet of commercial space is 20,000 or more shall have a minimum site area of 20 acres and a width to depth ratio between 1:1 and 3:2.

(2) [Lot](#) Requirements

Lot Area of any development within the CC Centers District shall maintain a width-to-depth ratio between 1:1 and 3:2. A maximum Building coverage of 25% shall apply to all development within the CC Centers District.

(3) Floor Area Requirements

CC200 Centers: CC200 Centers shall contain no more than 200,000 gross square feet of the entire Node’s commercial space as provided in Chapter 6 of Horizon 2020. Floor Area of any Structure for a Principal Use within a CC200 Center shall not exceed 100,000 gross square feet. Within a Large Retail Establishment, no more than 15% of the Floor Area may be devoted to ancillary uses separate in management or operation from the principal retail use. Ancillary uses shall take their public Access internally from the larger Retail Establishment. General retail stores (including general merchandise and apparel) shall not exceed 65,000 gross square feet.

CC400 Centers: CC400 Centers shall contain no more than 400,000 gross square feet of the entire Node’s commercial space as provided in Chapter 6 of Horizon 2020. Floor Area of any Structure for a Principal Use within a CC400 Center shall not exceed 175,000 gross square feet. Within a Large Retail Establishment, no more than 15% of the Floor Area may be devoted to ancillary uses separate in management or operation from the principal retail use. Ancillary uses shall take their public Access internally from the larger Retail Establishment.

(e) Street Access

Development in the CC Centers District shall take Access from a Collector Street, Arterial Street, or designated highway. CC200 Centers shall be located at Collector/Arterial Street intersections or Arterial/Arterial Street intersections. CC400 Centers shall be located at the intersection of two Arterial Streets that have at least a four-lane cross section or at the intersection of a four-lane Arterial Street with a State or Federally designated highway. Whenever possible, CC Centers development shall share direct or indirect Access through common curb cuts or private Access roads. When the CC Center site abuts a controlled intersection, Access shall be directed to a side street with adequate distance between the intersection and the site Access point(s).

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

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|-----|--------------------------------|-----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-213 CS, COMMERCIAL STRIP DISTRICT

(a) Purpose

The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's Major [Arterial Streets](#). No new undeveloped [Parcel](#) shall be zoned CS, except in the case where an undeveloped [Parcel](#) is adjacent to an existing CS, then the adjacent undeveloped [Parcel](#) may be zoned to the classification CS to allow for expansion of an existing CS use onto the undeveloped adjacent [Parcel](#).

(b) Principal Uses

[Principal Uses](#) are allowed in CS Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Home Occupations](#), are subject to the regulations of Section 20-532.

(d) Density and Dimensional Standards

Unless expressly stated, all development in CS Districts shall comply with the City's [Comprehensive Land Use Plan](#) and the [Density](#) and Dimensional Standards of Article 6.

(1) Unless otherwise expressly stated, all development in CS Districts shall comply with the [Density](#) and Dimensional of Article 6.

(2) Expansion of a Development in the CS District to an adjacent [Lot](#) may be allowed only to square off the boundaries of an area designated on the official zoning map as a CS District along the rear or [Side Setback](#) of the Development; provided, however, this expansion may not exceed twenty-five percent (25%) of the [Lot Area](#) of the development and provided, further, the expansion on the adjacent [Lot](#) must implement the goals, policies and strategies of the [Comprehensive Land Use Plan](#) by providing one of the following:

- (i) Shared [Access](#) with adjacent Development;
- (ii) Perimeter [Landscaping](#) between the street and the development;
- (iii) A [Bufferyard](#) or other landscape [Screening](#) between the development and any residential development; or
- (iv) A sidewalk or extension of a sidewalk, along the public right-of-way adjacent to the [Lot](#) being redeveloped.

(e) Street Access

(1) The creation of shared public [Access](#) or consolidation of multiple [Access](#) points shall be required where determined by access management policy or adopted corridor plans identify potential changes upon redevelopment of a Major Development Project in the CS District.

(f) Other Regulations

There are a number of other Development standards that may apply to development in [Base Districts](#), including but not limited to the following:

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|-----|-----------------------------------|-----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) [Occupancy Limits](#)

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-215 IL, LIMITED INDUSTRIAL DISTRICT

(a) Purpose

The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.

(b) Principal Uses

Principal Uses are allowed in IL Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in IL Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

The IL District is intended for implementation along Collector or Arterial Streets. When industrial development abuts Arterial Streets, Access shall be directed to a non-Arterial side street or Driveway with adequate distance between the intersection and the site Access point(s) as per the standards of Section 20-915. Whenever possible, the industrial development shall share direct or indirect Access through common curb cuts and Driveways or private Access roads.

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

- | | | |
|-----|--------------------------------|----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-216 IG, GENERAL INDUSTRIAL DISTRICT

(a) Purpose

The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation Access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.

(b) Principal Uses

Principal Uses are allowed in IG Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in IG Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

The IG District is intended for implementation along Arterial Streets. Whenever possible, Access shall be directed to a non-Arterial side street or Driveway with adequate distance between the intersection and the site Access point(s) as per the standards of Section 20-915. Whenever possible, such industrial development shall share direct or indirect Access through common curb cuts and Driveways or private Access roads.

(f) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

- | | |
|---|---|
| <ul style="list-style-type: none"> (1) General Development Standards (2) Landscaping (3) Off-Street Parking and Loading (4) Outdoor Lighting (5) Overlay Districts | <ul style="list-style-type: none"> See Article 11. See Article 10. See Article 9. See Section 20-1103. See Article 3. |
|---|---|

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-218 GPI, GENERAL PUBLIC AND INSTITUTIONAL USE DISTRICT

(a) Purpose

The GPI District is a **Special Purpose Base District** primarily intended to accommodate **Institutional Uses** occupying significant land areas but not appropriate for development in the H District or on property designated on the official zoning map as U. The District regulations are designed to offer the institution maximum flexibility for patterns of uses within the District while ensuring that uses and development patterns along the edges of the District are compatible with adjoining land uses.

(b) Principal Uses

Principal Uses are those uses that are institutional by definition that are allowed in GPI Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

Accessory Uses and **Structures** are permitted by right in connection with any lawfully established **Principal Use**, except as otherwise expressly provided in this Development Code. Also, **Accessory Uses** are subject to the same regulations as the **Principal Use**. **Accessory Uses** and **Structures**, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in GPI Districts shall comply with the **Density** and Dimensional Standards of Article 6. **Setbacks** for the GPI District are the same as those established in 20-601(b) for the IBP District. The GPI may include a Type 3 **Bufferyard**, expanded to a width of 75 feet, along the border. The **Height** standards of Section 20-602(h)(2) shall apply to uses in the GPI District.

(e) Street Access

The GPI District is intended to be implemented along Collector and/or **Arterial Streets**. Development in the GPI District shall take its primary **Access** from **Collector** and/or **Arterial Streets**, except uses defined as **Major Utilities** and Services and **Minor Utilities** which may take primary **Access** from any street classification deemed suitable due to their unique circumstances. Development in the GPI District may take its secondary **Access** from a **Local Street** or **Alley** except where the zoning of the property across the Street or **Alley** is in an RS **Zoning District**; in those cases, the GPI development shall be allowed only emergency **Access** to the **Local Street** or public **Alley**.

(f) Development Standards Required

Subject to the standards of this Article, the institution responsible for the property within the GPI District shall from time to time prepare and update an Institutional Development Plan for all of the property contained within the GPI District. The procedure for review and action on the Institutional Development Plan is set out in Section 20-1307.

(g) Expansions

The GPI District should generally be expanded in logical increments that preserve an orderly boundary between the **Institutional Use** and any adjoining residential uses.

(h) Other Regulations

There are a number of other Development standards that may apply to development in **Base Districts**, including but not limited to the following:

- | | | |
|-----|-------------------------------|-----------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |

- (3) Off-Street Parking and Loading See Article 9.
- (4) Outdoor Lighting See Section 20-1103.
- (5) **Overlay Districts** See Article 3.

(i) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-219 H, HOSPITAL DISTRICT

(a) Purpose

The H District is a Special Purpose Base District primarily intended to accommodate a Hospital and accessory and related uses under common control and planning.

(b) Principal Uses

Principal Uses are allowed in H Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

Unless otherwise expressly stated, all development in H Districts shall comply with the Density and Dimensional Standards of Article 6. Setbacks for the H District are the same as those established in 20-601 (b) for the IBP District. Alternatively, the H District can include a Type 3 Bufferyard, expanded to a width of 75 feet, along the border. The Height standards of Section 20-602(h)(2) shall apply to uses in the H District.

(e) Street Access

Development in the H District shall have primary Access onto Collector and/or Arterial Streets. Development in the H District may have Access to a Local Street or Alley except where the zoning of the property across the Street or Alley is in an RS Zoning District; in those cases, the H District development shall be allowed emergency Access only to the Local Street or public Alley.

(f) Development Standards Required

Subject to the standards of this Article, the institution responsible for the property within the H District shall prepare and update an Institutional Development Plan for all of the property contained within the H District when a Significant Development Project is proposed. The procedure for review and action on the Institutional Development Plan is set out in Section 20-1307.

(g) Expansion

The H District should generally be expanded in logical increments that preserve an orderly boundary between the Institutional Use and any adjoining residential uses.

(h) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

- (1) General Development Standards See Article 11.
- (2) Landscaping See Article 10.
- (3) Off-Street Parking and Loading See Article 9.
- (4) Outdoor Lighting See Section 20-1103.
- (5) Overlay Districts See Article 3.

(i) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with

Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-221 PUD, PRD, PCD, PID, POD (PLANNED DEVELOPMENT) DISTRICTS

(a) Purpose

The **Planned Development** Districts, PRD, Planned Residential Development District, PUD, Planned Unit Development District, PCD, Planned Commercial Development District, PID, Planned Industrial District, and POD, Planned Office District are all **Special Purpose Base Districts** intended only to provide a suitable classification for land included in a **Planned Development** approved prior to the **Effective Date**. This District is expressly not intended for implementation through application to additional land after the **Effective Date**. For **Planned Developments** after that date, see the provisions of Section 20-701.

(b) District Name

The name of this District shall, in each geographic implementation, include the specific **Planned Development** designation followed by the name of the Development in brackets. For example, the actual District designation for an older Planned Unit Development that was created as an **Overlay District** would be PUD [Development Name]” and for a Planned Residential Development that was created as a **Base District** would be “PRD [Development Name]”.

(c) Principal Uses

The **Principal Uses** allowed in a specific **Planned Development** District shall be those uses – and only those uses – allowed by the terms and conditions of the original approval of the **Planned Development**, as amended from time to time in accordance with the provisions of this Chapter and its predecessors. Where an issue of interpretation of the terms and conditions of the original approval arises, the procedures of Section 20-1304(g) should be followed. A change or intensification of the approved **Principal Uses** shall require approval under Article 7.

(d) Accessory Uses and Structures

Accessory Uses and **Structures** are permitted by right in connection with any lawfully established **Principal Use**, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, **Accessory Uses** are subject to the same regulations as the **Principal Use**. **Accessory Uses** and **Structures**, including **Accessory Dwelling Units** and **Home Occupations**, are subject to the regulations of Section 20-532 et seq.

(e) Density and Dimensional Standards

The development or expansion of any **Structure** in the **Planned Development** District shall comply with the **Density** and Dimensional Standards contained or incorporated in the terms and conditions of the original approval of the **Planned Development**, as amended from time to time in accordance with the provisions of this Chapter and its predecessors. Where an issue of interpretation of the terms and conditions of the original approval arises, the procedures of Section 20-1304(g) should be followed.

(f) Other Regulations

There are a number of other Development standards that may apply to development in **Base Districts**, including but not limited to the following. Where there is a conflict between the Development standards to which reference is made below and the terms and conditions of the approved **Planned Development**, the terms and conditions of the approved **Planned Development** shall control. Where an issue of interpretation of the terms and conditions of the original approval arises, the procedures of Section 20-1304(g) should be followed.

- | | | |
|-----|--------------------------------|-----------------------|
| (1) | General Development Standards | See Article 11. |
| (2) | Landscaping | See Article 10. |
| (3) | Off-Street Parking and Loading | See Article 9. |
| (4) | Outdoor Lighting | See Section 20-1103. |
| (5) | Overlay Districts | See Article 3. |

(g) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-222 UR, URBAN RESERVE DISTRICT

(a) Purpose

The UR, Urban Reserve District, is a [Special Purpose Base District](#) primarily intended to provide a suitable classification for newly annexed land. The District is intended to avoid premature or inappropriate development that is not well served by [Infrastructure](#) or community services. It is also intended for implementation in areas where an adopted neighborhood plan or area development plan is not in place. It permits only very low-intensity development until such time that a land use plan and [Infrastructure](#) and community services are in place.

(b) Principal Uses

The only [Principal Uses](#) allowed in the UR District are [Crop Agriculture](#) and any lawful uses(s) in existence immediately prior to annexation with the exception of billboard signs. No billboard signs may be annexed into the city. Communications facilities are allowed in the UR District if approved by a Special Use Permit in accordance with Section 20-1306.

(1) Any use or [Development Activity](#) that requires Site Plan Review and approval (see Section 20-1305) will be allowed only after the property is rezoned to the appropriate City zoning classification (in accordance with Section 20-1303).

(2) No increase in the number of [Livestock](#) is permitted, nor shall swine be kept in the UR District pursuant to Chapter 3, Article 1 of the City Code.

(c) Accessory Uses and Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#). [Accessory Uses](#) and [Structures](#), including [Accessory Dwelling Units](#) and [Home Occupations](#), are subject to the regulations of Section 20-532 et seq.

(d) Density and Dimensional Standards

The development or expansion of any [Structure](#) in the UR District shall comply with the [Density](#) and Dimensional Standards of the RS40 District (See Section 20-601).

(e) Other Regulations

There are a number of other Development standards that may apply to development in [Base Districts](#), including but not limited to the following:

- | | |
|---------------------------------------|-----------------------|
| (1) General Development Standards | See Article 11. |
| (2) Landscaping | See Article 10. |
| (3) Off-Street Parking and Loading | See Article 9. |
| (4) Outdoor Lighting | See Section 20-1103. |
| (5) Overlay Districts | See Article 3. |

(f) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.

20-223 MU, MIXED USE DISTRICT

(a) Purpose

The MU, Mixed Use District, is primarily intended to permit a variety of land uses together in one or more Structures on a site including governmental, retail, office, public and Community Facilities, institutional, religious, and residential uses in a pedestrian-oriented and transit-oriented setting. Retail and service uses that attract and generate foot traffic are encouraged to be located at ground level along the Public Frontage. Development in the Mixed Use District shall include both residential and nonresidential uses.

(b) Where Appropriate

The Mixed Use District zoning classification may not be appropriate in all areas of the City of Lawrence. Specific standards apply to Mixed-Use Developments. See Section 20-1108.

(c) Compatibility

Mixed-Use developments shall be compatible with existing development which surrounds the proposed Mixed-Use development. Specific standards apply to Mixed-Use Developments. See Section 20-1108.

(d) Principal Uses

Principal Uses are allowed in MU District in accordance with the Use Table of Article 4.

(e) Accessory Uses and Structures

Accessory Uses and Structures are permitted by right in connection with any lawfully established Principal Use, except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, Accessory Uses are subject to the same regulations as the Principal Use. Accessory Uses and Structures, including Home Occupations, are subject to the regulations of Article 5.

(f) Density and Dimensional Standards

All development in the MU District shall comply with the Density and Dimensional Standards of Article 6..

(g) Other Regulations

There are a number of other Development standards that may apply to development in Base Districts, including but not limited to the following:

(1) General Development Standards

Specific standards apply to Mixed-Use Developments. See Article 11.

(2) Landscaping

Specific standards apply to Mixed-Use Developments. See Article 10.

(3) Off-Street Parking and Loading

Specific standards apply to Mixed-Use Developments. See Articles 9 & 11.

(4) Outdoor Lighting

Specific standards apply to Mixed Use Developments. See Section 20-1103.

(5) Overlay Districts

See Article 3.

(h) Occupancy Limits

In non-RS Districts, no more than one Family, as that term is defined in Section 20-1701(1), (2), and (3)(b), shall occupy a Dwelling Unit. On properties in non-RS Districts that have an Accessory Dwelling Unit, established in accordance with Section 20-534, no more than one Family, as that term is defined in Section 20-

1701(1), (2), and (3)(b), plus one additional person shall, in the aggregate, occupy a Dwelling Unit and Accessory Dwelling Unit.