

**LAND DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS,
TEXT AMENDMENTS, SEPTEMBER 4, 2012, EDITION**

Amending Sections 20-110, 20-211 and 20-1303

**OF CHAPTER 20 OF THE CODE OF THE CITY OF LAWRENCE,
KANSAS**



City of Lawrence

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

Passed by the Governing Body of the City of Lawrence, Kansas

Ordinance No. 8741

First Reading: September 4, 2012

Second Reading: September 11, 2012

Date of Publication: _____

ORDINANCE NO. 8741

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, AMENDING CHAPTER 20, ARTICLE 1, SECTION 20-110, ARTICLE 2, SECTION 20-211, AND ARTICLE 13, SECTION 20-1303, CODE OF THE CITY OF LAWRENCE, KANSAS, 2011 EDITION, AND AMENDMENTS THERETO, PERTAINING TO THE CREATION AND ESTABLISHMENT OF THE CC600 (COMMUNITY COMMERCIAL) DISTRICT, BY ADOPTING AND INCORPORATING HEREIN BY REFERENCE "LAND DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS, TEXT AMENDMENTS, SEPTEMBER 4, 2012 EDITION," AS PREPARED AND PUBLISHED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING OFFICE OF THE CITY OF LAWRENCE, KANSAS, AND REPEALING EXISTING SECTIONS 20-110, 20-211, AND 20-1303.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION 1: Chapter 20, "Land Development Code of the City of Lawrence, Kansas," Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto, is amended as follows:

There is hereby adopted and incorporated herein by reference, as if fully set forth herein, for the purpose of amending Chapter 20, Article 1, Section 20-110, Article 2, Section 20-211, and Article 13, Section 20-1303, Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto, "Land Development Code of the City of Lawrence, Kansas, Text Amendments, September 4, 2012 Edition," as prepared and published by the Lawrence-Douglas County Metropolitan Planning Office of the City of Lawrence, Kansas.

SECTION 2: One copy of "Land Development Code of the City of Lawrence, Kansas, Text Amendments, September 4, 2012 Edition" shall be marked "Official Copy as Adopted by Ordinance No. 8741" and shall be filed, together with one copy of this ordinance, with the City Clerk. The City Clerk shall make the "Official Copy as Adopted by Ordinance No. 8741" open to the public and available for inspection at all reasonable office hours. One additional copy of the "Official Copy as Adopted by Ordinance No. 8741" shall, at the cost of the City of Lawrence, Kansas, be made available to the Lawrence-Douglas County Metropolitan Planning Office of the City of Lawrence, Kansas.

SECTION 3: Existing sections 20-110, 20-211, and 20-1303, Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto, are hereby repealed, it being the intent of the Governing Body that this ordinance, adopting and incorporating herein by reference "Land Development Code of the City of Lawrence, Kansas, Text Amendments, September 4, 2012 Edition," supersede the repealed code provisions.

SECTION 4: If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held to be invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 5: This ordinance shall take effect and be in force after its adoption and publication as provided by law.

ADOPTED by the Governing Body of the City of Lawrence, Kansas, this ____ day of September, 2012.

APPROVED:

Robert J. Schumm
Mayor

ATTEST:

Jonathan M. Douglass
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Toni R. Wheeler
City Attorney

NOTICE TO PUBLISHER

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.

SECTION 1: Chapter 20, Article 1, Section 20-110, of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

20-110 TRANSITIONAL PROVISIONS

(e) Zoning District Names

The [Official Zoning District Map](#) designations in effect before the [Effective Date](#) are converted as follows:

Previous Map Designation	New Map Designation
RS, Single-Dwelling Residential Districts	
RS-A	RS40
RS-E	RS20
RS-1	RS10
RS-2	RS7
None (New)	RS5
None (New)	RS3
RSO Single-Dwelling Residential-Office Districts	
RO-1B and RO-2	RSO
RM, Multi-Dwelling Residential Districts	
RMD	RM12D
RM-1	RM12
None (New)	RM15
RM-2 and RM-2A	RM24
RM3 and RD	RM32
None (New)	RMG
RMO, Multi-Dwelling Residential-Office Districts	
RO-1 and RO-1A	RMO
C, Commercial Districts	
C-1	CN1
O-1	CO
C-2	CN2
C-3	CD
C-4	CS
C-5	CS
C-4A	CD
None (New)	CC200
None (New)	CC400
<u>None (New)</u>	<u>CC600</u>
None (New)	CR
I, Industrial Districts	
M-1	IBP
M-1A	IL
M-2	IG
M-3	IG
M-4	IG

Previous Map Designation	New Map Designation
Special Purpose Base Districts	
None (New)	GPI
None (New)	H
None (New)	OS
None (New)	UR
None (New)	U/U-KU
Planned Unit Development (All: PUD, PRD, PCD, PID, POD)	PUD[name], PRD[name], PCD[name], POD [name] or PID[name]
Overlay Districts	
Airspace Control Overlay	-ASO
Floodplain Overlay District	-FP
None (New)	-PD
South Lawrence Trafficway Overlay	-TC(SLT)
Downtown Urban Conservation Overlay	-UC(Downtown)

SECTION 2: Chapter 20, Article 2, Section 20-211, of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

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~~ **three** categories of commercial centers; the CC200 Center, ~~and the CC400 Center~~ **and the CC600 Center**. Permitted uses are the same in **all three** 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 **and CC600** 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

- (i)** 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](#).
- (ii)** 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.
- (iii)** A maximum of 90% of the commercial gross square feet of a new CC600 Center shall be located on two (2) corners of the Commercial Node intersection.

(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. Site Area and Lot Area requirements within the CC Districts are provided in 20-601(b). (Staff note - this building coverage change is in TA-8-12-11 which is on hold at city commission.)

(3) Floor Area Requirements

- (i)** 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.
- (ii)** 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.
- (iii)** CC600 Centers: CC600 Centers shall contain no more than 600,000 gross square feet of the entire Node's commercial space as provided for and defined in Chapter 6 of Horizon 2020 and Article 11 of this Development Code.

- a. No more than two commercial buildings containing more than 100,000 gross square feet may be located on a single corner of the node.

(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. CC600 Centers shall be located at the intersection of two State or Federally designated highways. 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:

- | | |
|------------------------------------|----------------------|
| (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.

SECTION 3: Chapter 20, Article 13, Section 20-1303, of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

20-1303 ZONING MAP AMENDMENTS (REZONINGS)

(c) Public Hearing Notice

Newspaper, posted and mailed notice of the Planning Commission's public hearing shall be provided in accordance with Section 20-1301(p)(3). For purposes of K.S.A. §12-757, any Zoning District listed in the right-hand column of the Lesser Change Table that follows shall be considered a "lesser change" than a change to the Zoning District listed in the left-hand column of the same row of the table; in accordance with the cited section, a recommendation or action to amend the zoning map to assign the "lesser change" Zoning District to the land, rather than the Zoning District advertised in the notice, shall not require further notice. A recommendation or action to amend the Zoning Map to assign any Zoning District other than the one advertised in the notice or one included in the corresponding right-hand column of the Lesser Change Table will be inconsistent with the advertised hearing and shall require re-advertising and the holding of a new hearing, after proper notice. Such recommendation or action by the Planning Commission or the City Commission shall be construed as an instruction to the Planning Director to set a new hearing and to give notice of the proposed hearing, including the new Zoning District in the notice.

Table of Lesser Changes	
Advertised/Proposed Zoning District	Districts to be Considered a "Lesser Change"
RS40	None
RS20	RS40
RS10	RS20 or RS40
RS7	RS10, RS-20 or RS40
RS5	Any other RS except RS3 or RSO
RS3	Any other RS except RSO
RSO	Any other RS except RS-3
RM12, RM12D	Any RS except RSO
RM15	RM12 or any RS except RSO
RM24	RM15, RM12 or any RS except RSO
RM32	Any RM or any RS
RMG	Any RM or any RS
RMO	RM15, RM12 or any RS
CN1	None
CN2	CN1, RSO or RMO
CD	CN1, CN2 or CC200
CC200	CN1 or CN2
CC400	CC200 or CN2
<u>CC600</u>	<u>CC400, CC200, CN2</u>
CR	<u>CC600</u> , CC400 or CC200
CS	CN1, CN2 or CO
IBP	None
IL	IBP or CN2
IG	IL, IBP, or CN2
Other Zoning Districts	Not Applicable