

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. |
| (6) Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-203 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. |
| <u>(6) Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

~~(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.~~

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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-205 RMG, MULTI-DWELLING RESIDENTIAL – GREEK HOUSING DISTRICT

(a) Purpose

The primary purpose of the RMG District is to provide areas for **Greek Housing** in proximity to a university or college that provides higher education to the public, preserves the architectural character and use of these existing **Buildings**, and protects nearby low-**Density** residential districts from incompatible uses and developments.

Greek Housing as specified herein shall be:

- (1) Occupied primarily by students;
- (2) Under the supervision of both a local residence manager and national organization which establishes policies and procedures to ensure good citizenship and the responsible use of the fraternity or sorority's property; and
- (3) Certified or seeking certification by the Pan Hellenic Association or Intrafraternity Council at KU.

In furtherance of its primary purpose, the RMG District also provides for adaptive reuse of these existing **Buildings** for specified uses that also protect nearby low **Density** residential districts from incompatible developments.

(b) Principal Uses

Principal Uses are allowed in RMG 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 RMG Districts shall comply with the **Density** and Dimensional Standards of Article 6.

(e) Street Access

RMG Districts are intended to be located along **Residential Collector**, **Collector** and some **Arterial Streets**.

(f) Local Register of Historic Places

If a **Greek Housing** unit qualifies for listing to the Local Register of Historic Places, an individual having legal or equitable interest in the **Greek Housing** unit must initiate the process for listing to this register.

(g) Conversion of Existing **Greek Housing**

(1) Existing **Greek Housing** units may be converted to the following specific Adaptive Reuses, subject to the terms and conditions set forth in this subsection:

- (i) Offices
- (ii) Home for Elderly Persons
- (iii) **Day Care Center** for Children
- (iv) **Adult Day Care Home**
- (v) Club or Community Center
- (vi) Student Housing Operated by the University or a college
- (vii) **Elderhostel** Operated by or associated with the University or a college

(2) An individual seeking to convert an existing **Greek Housing** unit, pursuant to this subsection shall be required to obtain Special Use approval in accordance with Section 20-1306 of this Development Code. Conversion of existing **Greek Housing** units shall be made only after the City Commission finds, in addition to the approval criteria provided in Section 20-1306(i), that the following standards and criteria have been satisfied:

- (i) Exterior alterations and additions to the **Building** or **Structure** shall be limited so that the impervious coverage shall not be increased by 10% or more. Proposed alterations to existing **Greek Housing** units shall be subject to review by the **Planning Director** and Stormwater Engineer. Proposed alterations to existing **Greek Housing** units that are listed on a historic register shall also be subject to review by the Historic Resources Administrator.
- (ii) Repair and maintenance work on the exterior of a **Building** or **Structure** subject to this subsection, which does not alter the design or appearance of the **Building** or **Structure**, shall not be considered an exterior alteration or addition under this subsection, and shall not be subject to the review by the **Planning Director**.
- (iii) All **Parking Areas** shall be confined to the Rear **Yard** and those **Parking Areas** shall not occupy more than 55% of the total **Lot Area**; provided, however, **Parking Areas** lawfully in existence prior to a conversion under this subsection, including **Driveways**, may be permitted to continue in use, if the **Parking Area** does not constitute a safety hazard.
- (iv) If the applicant for a conversion in conformance with this subsection desires a sign for the converted use, one (1) sign may be allowed, subject to the following conditions:
 - a. the sign shall not exceed twelve (12) square feet in area, nor shall it exceed six (6) feet in **Height**;

- b. the sign shall only display the name, address and type of business of the [Building](#) or [Structure](#); and
- c. the sign shall not include commercial advertising of products.

(3) A lawfully existing [Greek Housing](#) unit may be demolished and replaced with another [Greek Housing](#) unit, or may be enlarged without being subject to this section; provided, that the demolition and replacement or enlargement is executed in accordance with this Development Code.

(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:

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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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

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. |
| <u>(6) Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

~~(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.~~

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. |
| <u>(6) Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

~~(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:

- | | | |
|-----|-----------------------------------|-------------------------------|
| (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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-209 CO, OFFICE COMMERCIAL DISTRICT

(a) Purpose

The CO, Office Commercial Zoning District, is generally intended to function as a medium-intensity office Zoning District. The District is intended to prevent strip commercial development by allowing office uses but not allowing other commercial uses and to serve as a land use buffer between Arterial or Collector Streets and residential neighborhoods. The District allows freestanding office Buildings as well as office parks.

(b) Principal Uses

Principal Uses are allowed in CO Districts in accordance with the Use Table 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 CO Districts shall comply with the City’s Comprehensive Land Use Plan and the Density and Dimensional Standards of Article 6.

(1) Site Requirements

No Additional Standards.

(2) Lot Requirements

No Additional Standards.

(3) Floor Area Requirements

No Additional Standards.

(e) Street Access

Development in CO Districts shall take Access to 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. |
| <u>(6) Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

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:

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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. |
| (6) Occupancy Limits | See Section 20-601(d). |

~~(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.~~

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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~**(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.~~

20-212 CR, REGIONAL COMMERCIAL DISTRICT

(a) Purpose

The CR, Regional Commercial District, is primarily intended to implement the [Comprehensive Land Use Plan](#)'s Regional Commercial Center policy of providing the same services as a Community Commercial Center but for a regional market area, offering a greater variety and number of general merchandise, apparel, furniture stores and other tenants. Regional Commercial Centers shall contain no more than 1.5 million gross square feet of commercial space.

(b) [Principal Uses](#)

[Principal Uses](#) are allowed in CR 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 expressly stated, all development in CR Districts shall comply with the City's [Comprehensive Land Use Plan](#) and the [Density](#) and Dimensional Standards Article 6. The following additional [Density](#) and Dimensional Standards apply in the CR District:

(1) Site Requirements

Site area of any development within the CR District shall be no less than 40 acres and shall have a minimum primary street [Frontage](#) of 1,400 linear feet.

(2) [Lot](#) Requirements

[Lot Area](#) of any development within the CR District shall maintain a width-to-depth ratio between 1:1 and 3:2 with a maximum [Building](#) coverage not to exceed 25%.

(3) [Floor Area](#) Requirements

[Floor Area](#) of any [Structure](#) for a [Principal Use](#) within the CR District 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 CR Districts shall be located at the intersection of two State or Federally designated highways or the intersection of a four-lane [Arterial Street](#) and a State or Federally designated highway. Whenever possible, such Commercial Development shall share direct or indirect [Access](#) through common curb cuts or private [Access](#) roads. When the Commercial Development 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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

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:

- | | | |
|-----|-----------------------------------|-------------------------------|
| (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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-214 IBP, INDUSTRIAL/BUSINESS PARK DISTRICT

(a) Purpose

The IBP, Industrial/Business Park District, is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.

(b) Principal Uses

Principal Uses are allowed in IBP 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 IBP Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

The IBP District is intended for implementation along Arterial Streets. Lot Access shall be taken from internal roads and not directly from the Arterial Streets, wherever possible.

(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. |
| (6) | <u>Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-216 IM, MEDIUM INDUSTRIAL DISTRICT

(a) Purpose

The IM, Medium Industrial District, is intended to accommodate moderate-impact industrial facilities and wholesale, storage and distribution operations.

(b) Principal Uses

Principal Uses are allowed in IM 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 IM Districts shall comply with the Density and Dimensional Standards of Article 6.

(e) Street Access

The IM 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. |
| (6) | <u>Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

20-217 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:

- | | |
|------------------------------------|-------------------------------|
| (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. |
| <u>(6) Occupancy Limits</u> | <u>See Section 20-601(d).</u> |

~~(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.~~

20-218 OS, OPEN SPACE DISTRICT

(a) Purpose

The OS, Open Space District, is a [Special Purpose Base District](#) intended to preserve and enhance major Open Space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. The OS District may also be applied to [Common Open Space](#) within residential PDs and Cluster Housing Projects.

(b) [Principal Uses](#)

[Principal Uses](#) are allowed in OS 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 OS Districts shall comply with the [Density](#) and Dimensional Standards set forth in Article 6.

(e) Street [Access](#)

The OS District is appropriate for implementation along [Residential Collector](#), [Collector Streets](#) and [Arterial Streets](#). Where an OS District abuts an [Arterial Street](#), [Access](#) shall be directed to a side street or [Driveway](#) with adequate distance between the intersection and the site [Access](#) point(s) as per the standards of Section 20-915.

(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 <u>(6) Occupancy Limits</u> | <ul style="list-style-type: none"> See Article 11. See Article 10. See Article 9. See Section 20-1103. See Article 3. <u>See Section 20-601(d).</u> |
|--|--|

20-219 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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-220 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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-221 U-, UNIVERSITY DISTRICT

(a) Purpose and Intent

The property governed by the Cooperation Agreement Between the City of Lawrence, Kansas, and the University of Kansas, dated April 7, 2005 shall be designated as “U – Kansas University” on the City’s official zoning map. No provision of the Development Code shall govern the use of the “U – Kansas University” property, unless the Cooperation Agreement so provides. The Cooperation Agreement solely shall govern the use and development of the “U – Kansas University” property, as shown on the official zoning map.

The property titled to the United States of America and used by Haskell Indian Nations University shall be designated as “U” on the City’s official zoning map. No provisions of the Development Code shall govern the use and development by Haskell Indian Nations University of the property designated “U” on the official zoning map.

20-222 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. |
| (6) | Occupancy Limits | <u>See Section 20-601(d).</u> |

~~(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.~~

20-223 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. |
| (6) | Occupancy Limits | See Section 20-601(d). |

~~(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.~~

20-224 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.

(6) Occupancy Limits

See Section 20-601(d).

~~(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.~~