

ARTICLE 6. DENSITY AND DIMENSIONAL STANDARDS

- 20-601 **Density and Dimensional Standards and Occupancy Limits Tables**
- 20-602 **Measurement of and Exceptions to Density and Dimensional Standards**

20-601 DENSITY AND DIMENSIONAL STANDARDS; OCCUPANCY LIMITS

(a) **Residential Districts**

Unless otherwise expressly stated, all development in R Districts shall comply with the **Density** and Dimensional Standards of the following table:

Standard	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12/ RM12D [6]	RM15	RMO	RM24	RM32	RMG
Min. Lot Area (sq. ft.)	40,000	20,000	10,000	7,000	5,000	3,000	5,000	6,000	6,000	5,000	6,000	6,000	10,000
Min. Lot Area per Dwelling Unit (sq.ft.)	40,000	20,000	10,000	7,000	5,000	3,000	--	--	--	--	--	--	--
Max. Dwelling Units per acre	--	--	--	--	--	--	15	12	15	22	24	32	1
Min. Lot Width (ft.)	150	100	70	60	40	25	50	60	60	50	50	50	50
Min. Lot Frontage	40	40	40	40	40	25	40	60	60	40	50	50	50
Min. Setbacks (ft.):													
Front [5]	25	25	25	25	20	15 [1]	25	25	25	25	25	25	25
Side (Exterior) [2][5]	25/25	25/20	25/15	25/10	20/10	15/10	25/10	25/10	25/10	25/10	25/10	25/10	25/10
Side (Interior) [5]	20	20	10	5	5	5	5	5	5	5	5	5	5
Rear [3][5]	30/35	30/35	30/25	30/25	20/25	20/25	20/25	20/25	25/25	20/25	20/25	20/25	20/25
Max. Bldg. Cover (% of site)	15 [4]	30 [4]	40 [4]	45 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	60 [4]	60 [4]
Max. Impervious Cover (% of site)	25 [4]	50 [4]	70 [4]	70 [4]	75 [4]	75 [4]	75 [4]	75[4]	75 [4]	75[4]	75[4]	80[4]	80[4]
Min. Outdoor Area (per Dwelling):													
Area (sq. ft.)	None	None	None	None	240	150	None	50	50	50	50	50	None
Dimensions (ft.)	N/A	N/A	N/A	N/A	12	10	N/A	5	5	5	5	5	NA
Max. Height (ft.)	35	35	35	35	35	35	35	35	45	45	45	45	35[4]

- [1] Minimum garage entrance **Setback** = 20 feet
- [2] First number represents minimum **Exterior Side Setback** when subject **Lot** is adjacent to an abutting interior **Side Lot Line**. Second number represents minimum **Exterior Side Setback** when subject **Lot** is adjacent to an abutting **Rear Lot Line**.
- [3] First number represents minimum **Rear Setback** for Single **Frontage Lot**. Second number represents minimum **Rear Setback** for double **Frontage** (or through) **Lot**.
- [4] Applies only to Lots platted after the **Effective Date** or any improvements on a property after the **Effective Date** which increase the **Building** coverage or impervious coverage.
- [5] Additional **Setback** restrictions apply to properties developed adjacent to RS zoned properties where expressly required elsewhere in the Development Code.
- [6] **Density** and Dimensional Standards for the RM12D District are the same as those for the RM12 District.

(b) Nonresidential Districts

Unless otherwise expressly stated, all development in the Commercial and Industrial Districts shall comply with the Dimensional Standards of the following table:

Standard	CN1	CO	CN2	CD	CC	CR	CS	IBP [10]	IL/IM	IG	OS
Min. Site Area	5,000 sq. ft.	5,000 sq.ft.	2 Ac.	2,500	5 Ac.	40 Ac	-	5 Ac.	20,000 sq.ft.	5,000 sq.ft.	-
Max. Site Area	1 Ac.	-	15 Ac.	-	-	-	-	-	-	-	-
Min. Lot Area (sq. ft.)	5,000	5,000	20,000	2,500	20,000	20,000	5,000	20,000	20,000	5,000	-
Min. Lot Width (ft.) [12]	50	50	100	25	100	150	50/100	200	100	50	-
Min. Setbacks (ft.)											
Front [9]	[6]	20	20	0	25	25	25	[1]	[1]	[1]	[3]
Side (Exterior) [2] [9]	[3]/20	[3]/20	[3]/20	[3]/0	[3]/20	[3]20	[3]15	[1]	[1]	[1]	35
Side (Interior-adj. R) [9]	10	20	20	20	25	45	12	[1]	[1]	[1]	20
Side (Interior-adj. Non-R)	0	5	0	0	0	0	0	[1]	[1]	[1]	15
Rear [4] [9]	20/25	15/25	20/25	0	12/25	30	12/25	[1]	[1]	[1]	0
Max. Front Setback	[6]	NA	NA	5[7]	20	0	NA	NA	NA	NA	NA
Max. Lot Coverage (%)	65 [5][11]	65 [5][11]	75 [5][11]	100	85 [5][11]	80 [5][11]	80 [5][11]	65 [5][11]	85 [5][11]	85 [5][11]	NA
Max. Impervious Lot Cover (%)	75 [5][11]	75 [5][11]	80 [5][11]	100	80[5] [8][11]	75[5] [8][11]	80 [5][11]	75 [5][11]	75 [5][11]	75 [5][11]	NA
Min. Outdoor Area (per unit)											
Area (sq. ft.)	50	-	50	-	-	-	50 [5][11]	-	-	-	-
Dimensions (ft.)	5	-	5	-	-	-	5 [5][11]	-	-	-	-
Max. Height (ft.) [13]	25	50	45	90 [7]	50	75	45	60	45	75	35

[] Minimum Setbacks are as follows:

District	Abutting Street Right-of-Way			Abutting Other Lot Lines	
	Across From R District	Across From Non- R District		Abutting R District or Lawrence SmartCode District	Abutting Non-R District
		Arterial	Collector		
IBP [10]	40	40	40	40	15
IL/IM	50[14]	50	25	20[15]	15
IG	50 [14]	50	25	50 [15]	15

- [2] First number represents minimum Exterior Setback to an abutting Side Lot Line. Second number represents minimum Exterior Setback to an abutting Rear Lot Line
- [3] Same as Front Yard of abutting Lot
- [4] First number represents minimum Rear Setback for Single Frontage Lot. Second number represents minimum Rear Setback for double Frontage (or through) Lot
- [5] Applies only to Lots platted after the Effective Date.
- [6] Setback of Building constructed after the Effective Date shall be within 1 foot of the average Setback of existing Buildings on the same Block on the same side of the Street.
- [7] Subject to location and Height limitations in Downtown Design Guidelines and Downtown Design Standards.
- [8] Maximum Building coverage in CC and CR districts is 25%.
- [9] Additional Setback restrictions apply to properties developed adjacent to RS zoned properties where expressly required elsewhere in the Development Code.
- [10] Density and Dimensional Standards for the GPI and H Districts shall be the same as those established in the IBP District.
- [11] Applies to any Significant Development Project.
- [12] First number represents the minimum existing Lot Width. The second number represents the required Lot Width for a Lot platted after the Effective Date.

- [13] Maximum **Height** may be subject to the standards of Section 20-602(h)(2) when located adjacent to RS properties.
 [14] **Setback** shall be 25 feet for all IG and IL properties zoned M-2 under the previous zoning code.
 [15] **Setback** shall be 20 feet for all IG and IL properties zoned M-2 under the previous zoning code.

(c) Mixed Use District

Unless otherwise expressly stated, all new development in a Mixed Use District shall comply with the **Density** and Dimensional Standards of the following table. The standards are not applicable to existing development rezoned to the district:

Standard	Mixed Use District Development Zones		
	Primary	Secondary	Tertiary
Min. Site Area (sq. ft)	20,000		
Max. Site Area (acres)	20		
Min. Lot Area (sq. ft.)	3,000		
Min. Lot Width (ft.) [12]	25		
Max. Dwelling Units (per acre)	32	15	12
Setback Range: Minimum to Maximum (in feet)			
Front	0-10 [1]	0-20 [1]	0-25 [1]
Side (Exterior)	0-10 [1]	0-20 [1]	0-25 [1]
Side (Interior)	0-5	0-5	0/5 [2]
Rear (when abutting Alley)	0-10 [3]	0-20	10-30 [4]
Rear (no Alley) [5]	20/0-10 [1]	20/0-20 [1]	20/10-30 [1]
Max. Building Coverage (% of Lot)	100 [6]	85 [6]	75 [6]
Max. Impervious Coverage (% of Lot)	100 [6]	95 [6]	85 [6]
Max. Height (ft.)	48 [7]	36 [7]	24 [7]
Minimum Outdoor Area (per Dwelling Unit)			
Area (sq. ft.)	50 [8]	50 [8]	50 [8]
Dimensions (ft.)	4 [8]	4 [8]	4 [8]
Min. Dimensions of Ground Level Nonresidential Spaces in Mixed Use Buildings			
Floor to Floor Height (ft.) [9]	12	12	12
Area (sq. ft.) [9]	800 [10]	600 [10]	500 [10]

- [1] Corresponding **Public Frontages** shall be designed for each Development Zone.
 [2] First number represents the required **Setback** for all attached **Structures**, second number represents the required **Setback** for detached **Structures**.
 [3] May be up to 25 feet to accommodate service/delivery uses.
 [4] **Setback** may be reduced to zero feet for garages or garages with internal **Accessory Dwelling Units**.
 [5] First number represents the minimum **Rear Setback** for a Single **Frontage Lot**. Second number range represents minimum/maximum **Rear Setback** for double **Frontage** (through) Lots. The **Rear Yard** for double-**Frontage** lots shall be considered a **Public Frontage** and shall be designed as such in accordance with Section 20-1108(j).
 [6] Applies only to Lots platted after the **Effective Date**.
 [7] Maximum **Height** may only be increased by redemption of Development Bonuses as per the standards of Section 20-1108(h) or by Special Use Permit.
 [8] Minimum Outdoor Area is not required for each **Dwelling Unit** onsite if a public park is located within ¼ of a mile of the site. If not available, the Outdoor Area shall be provided as per the standards of Section 20-602(g).
 [9] Minimum dimensions for the floor to floor **Height** and **Gross Floor Area** for ground level nonresidential uses are necessary in order to ensure that the dimensions of the space meet the needs of nonresidential tenants.
 [10] Or 20% of the **Lot Area** when located on Lots whose width is less than 50 feet, whichever is greater.

(d) Occupancy Limits

(i) Occupancy means residing or sleeping at a Dwelling Unit the majority of a person's time. Unless otherwise expressly stated herein, all Dwelling Units shall comply with the Occupancy Limits of the following table:

<u>Zoning District</u>	<u>Maximum Number of Unrelated[1] Occupants per Dwelling Unit</u>
<u>RS</u>	<u>3</u>
<u>RSO</u>	<u>3</u>
<u>RM</u>	<u>4</u>
<u>RMG</u>	<u>NA</u>
<u>RMO</u>	<u>4</u>
<u>Commercial</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>Industrial</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>MU</u>	<u>4</u>
<u>GPI</u>	<u>3</u>
<u>H</u>	<u>3</u>
<u>PUD[name]</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>PRD[name]</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>PCD[name]</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>PID[name]</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>POD[name]</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>UR</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>U/U-KU</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>OS</u>	<u>Detached Dwelling – 3</u> <u>All other housing types – 4</u>
<u>Lawrence SmartCode</u>	<u>Per SmartCode</u>
<u>Overlay</u>	<u>Determined by base zoning district</u>
<u>[1] Persons not related by blood, marriage, or adoption.</u>	

(ii) Occupancy Limits established by this Section shall not apply to the following Uses: Congregate Living, Dormitory, Fraternity or Sorority House, Group Home (General or Limited), Motel, Hotel, Extended Stay, and Bed and Breakfast.

(iii) The Occupancy Limits established by this subsection shall be effective commencing August 1, 2015. Until August 1, 2015, the Occupancy Limits in effect as of January 1, 2013, as set forth in the Code of the City of Lawrence, 2011 Edition, and amendments thereto, shall remain in effect.