

**LAND DEVELOPMENT CODE OF THE CITY OF LAWRENCE,
KANSAS TEXT AMENDMENTS, MARCH 13, 2013 EDITION**

Amending Sections
20-202 through 20-224, 20-534, 20-601, and, 20-1305, 20-1701

**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. 8853

First Reading: March 12, 2013
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SECTION ONE: Chapter 20, Article 2, Sections 20-202, 20-203, 20-204, 20-205, 20-206, 20-207, 20-208, 20-209, 20-210, 20-211, 20-212, 20-213, 20-214, 20-215, 20-216, 20-217, 20-218, 20-219, 20-220, 20-221, 20-222, 20-223, and 20-224 of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

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:

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

(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:

- | | |
|------------------------------------|-------------------------------|
| (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:

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

(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:

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

(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:

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

20-207 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.~~

(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
~~(6) Occupancy Limits~~

See Article 3.
~~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:

- | | |
|--|-------------------------------|
| (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:

- | | |
|---|-----------------------------------|
| (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:

- | | | |
|------------|--------------------------------|-------------------------------|
| (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
- (5) Overlay Districts
- (6) Occupancy Limits

See Section 20-1103.

See Article 3.

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

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. |
| (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.~~

20-218 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:

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

20-219 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
- (5) Overlay Districts
- ~~(6) Occupancy Limits~~

See Section 20-1103.

See Article 3.

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
- (5) Overlay Districts
- ~~(6) Occupancy Limits~~

See Section 20-1103.

See Article 3.

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.~~

(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.~~

(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.~~

SECTION TWO: Chapter 20, Article 5, Section 20-534 of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

20-538 **ACCESSORY DWELLING UNITS** (Permitted only in RS40, RS20, RS10, RS7, MU and CN1)

(1) **Purpose**

Accessory Dwelling Units are allowed in certain situations to:

- (i) create new housing units while preserving the look and **Scale** of single-**Family Detached Dwelling** neighborhoods; subject to the procedures established in Section 20-534(2)(xi);
- (ii) allow more efficient use of the City's existing housing stock and **Infrastructure**;
- (iii) provide a mix of housing types that responds to changing **Family** needs and smaller households;
- (iv) provide a means for residents, particularly seniors, single parents, and couples, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- (v) provide a broader range of accessible and more affordable housing.

(2) **Design Standards**

(i) **Purpose**

These design standards are intended to ensure that **Accessory Dwelling Units**:

- a. are compatible with the desired character and livability of the **Zoning Districts**;
- b. respect the general **Building Scale** and placement of **Structures** to allow sharing of common space on the **Lot**, such as **Driveways** and **Yards**; and
- c. are 960 square feet or smaller in size.

(ii) **Generally**

The design standards for **Accessory Dwelling Units** are stated in this section. If not addressed in this section, the **Base District** standards apply.

(iii) **Methods of Creation**

An **Accessory Dwelling Unit** may only be created through one of the following methods:

- a. converting existing living area within a **Detached Dwelling, Attached Dwelling** (e.g., attic, **Basement** or attached garage); or
- b. adding **Floor Area** to an existing **Detached Dwelling, Attached Dwelling** or detached garage; or
- c. constructing a new **Detached Dwelling, Attached Dwelling** or detached garage with an internal **Accessory Dwelling Unit**.

(iv) **Owner Occupancy Required in RS Districts**

Either the principal **Dwelling Unit** or the **Accessory Dwelling Unit** must be occupied by one or more of the persons who is/are the record **Owner** of the **Premises**.

If at any time, neither of the **Dwelling Units** in a **Building** that contains an **Accessory Dwelling Unit** is the principal residence of one of the **Owner** of the property, then the property shall be considered a **Duplex**. If a **Duplex** is not permitted in the **Zoning District** in which the property is located, the **Owner** shall be subject to penalties for a zoning violation and to an abatement order requiring restoration of the **Premises** to lawful status, conforming with the uses permitted in the **Zoning District**.

(v) Number of Residents

The total number of individuals that reside in both units (principal + accessory) may not exceed the ~~number that is allowed for a household~~ **Occupancy Limit established for the Principal Building in Section 20-601(d)**, plus one additional person.

(vi) Other Uses

An **Accessory Dwelling Unit** is prohibited in a house with a Type B **Home Occupation**.

(vii) Location of Entrances

- a. Only one entrance to the **Principal Building** may be located on the front **Facade** that faces the **Street**, unless the **Principal Building** contained an additional **Street-facing** entrance before the **Accessory Dwelling Unit** was created.
- b. When the **Accessory Dwelling Unit** is located behind the rear wall of the **Principal Building**, the accessory **Dwelling** entrance shall face the **Front Lot Line**.
- c. An exception to subsection (b), above, is **Dwelling Units** that do not have **Access** from the ground such as **Dwelling Units** with entrances from balconies or elevated decks.

(viii) Parking

The following **Parking** requirements apply to **Accessory Dwelling Units**.

- a. Lots containing **Accessory Dwelling Units** shall contain a minimum of two off-**Street Parking Spaces**.
- b. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is at least 27 feet wide, no additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- c. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is less than 27 feet wide, or if the **Accessory Dwelling Unit** is created at the same time as the principal **Dwelling Unit**, one additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- d. One additional **Parking Space** is required for the **Accessory Dwelling Unit** if the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Collector** or **Arterial Street**.

(ix) Size

The maximum size of an [Accessory Dwelling Unit](#) may be no more than (33%) of the living area of the [Detached Dwelling](#) or [Attached Dwelling](#), or 960 square feet, whichever is less.

(x) Floor Area Additions

[Accessory Dwelling Units](#) created through the addition of habitable [Floor Area](#) to an existing [Structure](#) shall comply with the following standards:

- a. the exterior finish material shall be the same or visually match in type, size and placement, the exterior finish material of the house or existing [Structure](#);
- b. the roof pitch shall be the same as the predominant roof pitch of the house or existing [Structure](#);
- c. trim on edges of elements on the addition shall be the same in type, size and location as the trim used on the rest of the house or existing [Structure](#);
- d. windows shall match those in the house in proportion (relationship of width to [Height](#)) and orientation (horizontal or vertical);and
- e. eaves shall project from the [Building](#) walls the same distance as the eaves on the rest of the house or existing [Structure](#).

(xi) Registration; Affidavit

- a. [Accessory Dwelling Units](#) shall be registered with the [Planning Director](#) prior to their establishment. The requirement for registration is intended to ensure that the applicant is aware of the provisions of this Development Code governing [Accessory Dwelling Units](#); that the City has all information necessary to evaluate whether the [Accessory Dwelling Unit](#) initially meets and continues to meet Development Code requirements; and that the distribution and location of [Accessory Dwelling Units](#) is known.
- b. At the time of registration, the applicant shall submit an affidavit pledging agreement to the [Accessory Dwelling Unit](#) standards of this section. The affidavit shall specify which of the [Dwelling Units](#) will be occupied by an [Owner](#) of the property; if at any time such [Owner](#) moves to the other [Dwelling Unit](#), the [Owner](#) shall be responsible for filing an updated affidavit, recording such change.
- c. Permits for [Accessory Dwelling Units](#) may be issued after the [Planning Director](#) determines that the proposal complies with all applicable Development Code requirements.

SECTION THREE: Chapter 20, Article 6, Section 20-601 of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

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**

20-401 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]
<p>[1] Corresponding Public Frontages shall be designed for each Development Zone.</p> <p>[2] First number represents the required Setback for all attached Structures, second number represents the required Setback for detached Structures.</p> <p>[3] May be up to 25 feet to accommodate service/delivery uses.</p> <p>[4] Setback may be reduced to zero feet for garages or garages with internal Accessory Dwelling Units.</p> <p>[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).</p> <p>[6] Applies only to Lots platted after the Effective Date.</p> <p>[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.</p> <p>[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).</p> <p>[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.</p> <p>[10] Or 20% of the Lot Area when located on Lots whose width is less than 50 feet, whichever is greater.</p>			

(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>	

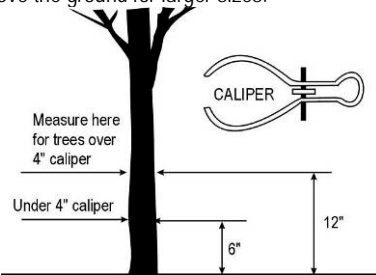
(ii) Occupancy Limits established by this Section shall not apply to the following Uses: Congregate Living, Dormitory, Fraternity or Sorority House, Group Home (General or Limited), Motel, Hotel, Extended Stay, and Bed and Breakfast.

(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.

SECTION FOUR: Chapter 20, Article 17, Section 20-1701 of the Code of the City of Lawrence, Kansas, 2011 Edition, and amendments thereto is hereby amended and shall read as follows:

20-402 GENERAL TERMS

Term	Definition
Access	A way or means of approach to provide vehicular or pedestrian physical entrance to a property.
Access, Cross	A service drive providing vehicular Access between two or more contiguous sites so the driver need not enter the public Street system.
Access Management	The process of managing Access to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.
Accessory Dwelling Unit	A Dwelling Unit that is incidental to and located on the same Lot as the Principal Building or use, when the Principal Building or use is a Dwelling .
Accessory Structure	A subordinate Structure , the use of which is clearly incidental to, or customarily found in connection with, and located on the same Lot as the Principal Building or use.
Accessory Use	A use that is clearly incidental to, customarily found in connection with, and (except in the case of off- Street Parking Space) located on the same Lot as the Principal Use to which it is related.
Accessway , also Access Drive	Any Driveway , Street , turnout or other means of providing for the movement of vehicles to or from the public roadway system.
Adult Care Home	See Group Home
Agent (of Owner or Applicant)	Any person who can show certified written proof that he or she is acting for the Landowner or applicant.
Airport/Lawrence Municipal Airport	The location from which take-offs and landings may be made by any manned aircraft, excluding free balloons, within the corporate limits of the City of Lawrence, Kansas.
Airport Hazard	Any Structure or tree or use of land that obstructs the airspace required for the flight of aircraft in landing or taking off at any Airport or is otherwise hazardous to such landing or taking off of aircraft.
Alley	A public or private way not more than 20 feet wide primarily designed to serve as a secondary means of Access to abutting property.
Antenna	Any system of wires, poles, rods, reflecting discs or similar devices used for the reception or transmission of electromagnetic waves which system is attached to an Antenna support Structure or attached to the exterior of any Building . The term includes devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotated through a vertical mast, tower or other Antenna support Structure .
Antenna, Receive-Only	An Antenna capable of receiving but not transmitting electromagnetic waves, including Satellite Dishes .
Antenna, Amateur Radio	An Antenna owned and utilized by an FCC-licensed amateur radio operator or a citizens band radio Antenna .
Arterial	A Street classified as an Arterial in the Lawrence/Douglas County MPO Transportation Plan, as amended.
Arterial Street, Minor	A Street which is anticipated to have 2-4 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Arterial Street, Principal	A Street which is anticipated to have 4-6 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Assisted Living	Building or group of Buildings containing Dwellings designed for occupancy by persons 55 years or older where the Dwelling Units are independent but include special support services such as central dining and limited medical or nursing care.
Basement	Any floor level below the first Story in a Building , except that a floor level in a Building having only one floor level shall be classified as a Basement unless such floor level qualifies as a first Story as defined herein.
Base Density	The number of dwelling units that can be developed on a subject property, rather than the number of dwelling units that are permitted for the zoning district. Base density is the number of dwelling units that can be developed given the size of the parcel, the area required for street rights-of-way or infrastructure, the density and dimensional standards of Section 20-601(a), the environmental protection standards, as well as topographical or other features unique to the property.

Term	Definition
Base District	Any Zoning District delineated on the Official Zoning District Map under the terms and provisions of this Development Code, as amended, for which regulations governing the area, use of Buildings , or use of land, and other regulations relating to the development or maintenance of existing uses or Structures , are uniform; but not including Overlay Zoning Districts .
Base District, Special Purpose	A District established to accommodate a narrow or special set of uses or for special purposes. The use of this term in the Development Code applies to Districts beyond the conventional residential, commercial, industrial and agricultural districts. Examples include government and public institutional uses, open space uses, hospital use, planned unit developments that pre-date the Effective Date of this Development Code or newly annexed urban reserve areas.
Berm	An earthen mound at least two feet (2') above existing Grade designed to provide visual interest, Screen undesirable views and/or decrease noise.
Bicycle	A two-wheeled vehicle for human transportation, powered only by energy transferred from the operator's feet to the drive wheel.
Bicycle- Parking Space	An area whose minimum dimensions are two feet by six feet or two feet by four feet for upright storage.
Big Box	See Retail Establishment , Large.
Block	A Parcel of land entirely surrounded by public Streets , highways, railroad rights-of-way, public walks, parks or green strips, or drainage channels or a combination thereof.
Block Face	That portion of a Block or Tract of land facing the same side of a single Street and lying between the closest intersecting Streets .
Bufferyard	A combination of physical space and vertical elements, such as plants, Berms , fences, or walls, the purpose of which is to separate and Screen changes in land uses from each other.
Build-to-Line (minimum Building setback)	An imaginary line on which the front of a Building or Structure must be located or built and which is measured as a distance from a public right-of-way.
Building	Any Structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property. When such a Structure is divided into separate parts by one or more walls unpierced by doors, windows, or similar openings and extending from the ground up, each part is deemed a separate Building , except as regards minimum Side Setback requirements as herein provided.
Building Envelope	The three-dimensional space on a Lot on which a Structure can be erected consistent with existing regulations, including those governing maximum Height and bulk and the Setback lines applicable to that Lot consistent with the underlying Zoning District , or as modified pursuant to a Variance , a site review, or prior City approval.
Building Frontage	That portion of a Building or Structure that is adjacent to or faces the Public Frontage.
Building, Principal	A Building in which is conducted the Principal Use of the Building site on which it is situated. In any residential District , any Dwelling shall be deemed to be the Principal Building on the site on which the same is located.
Building Type (also referred to as housing type)	A residential Structure defined by the number of Dwelling Units contained within.
Caliper	The American Association of Nurserymen standard for trunk measurement of nursery stock, as measured at six (6) inches above the ground for trees up to and including four-inch Caliper size, and as measured at 12 inches above the ground for larger sizes. 
City Regulations	Provisions of the Lawrence City Code or other provisions located in ordinances adopted by the City.
Clear Zone	An area designated within the Public Frontage of a Mixed Use Project which reserves space for a sidewalk. The Clear Zone shall be clear of any obstruction to a minimum height of eight (8) above grade.
Cross Access Agreement	A document signed and acknowledged by Owner of two or more adjoining pieces of property establishing Easements , licenses or other continuing rights for Access across one property to one or more other properties.

Term	Definition
Collector Street	A Street which is anticipated to have two (2) travel lanes designed for speeds ranging from 25-35mph and which serves a collecting function by distributing traffic between local neighborhood Streets and Arterial Streets .
Collector Street, Minor	See Collector, Residential
Collector Street, Residential	Residential collector is a special category of collector street characterized by lower speeds & the residential nature of land uses along the corridor. Bicycle & pedestrian facilities are strongly recommended for residential collectors. Various traffic-calming treatments may be used to reduce travel speeds. Residential collector streets with adjacent residential land uses should be limited to two lanes. These streets can serve as a connector street between local streets and the thoroughfare system.
Collector Street System	A system of one (1) or more Collector Streets that allow traffic to be distributed to at least two (2) Arterial Streets .
Common Open Space	Land, water, water course, or drainageway within a development that is designed and intended for the use or enjoyment of all the residents and Landowners of the Development . Common Open Space , except for Common Open Space designated as Environmentally Sensitive may contain such supplementary Structures and improvements as are necessary and appropriate for the benefit and enjoyment of all the residents and Landowners of the Development . Common open space shall not include space devoted to streets, alleys, and parking areas. While required setbacks may function as common open space, they may not be used to meet the minimum requirements.
Comprehensive Plan also Comprehensive Land Use Plan	The Lawrence/Douglas County Comprehensive Plan , also known as "Horizon 2020," and any other applicable plans adopted by the Lawrence/Douglas County Metropolitan Planning Commission , as amended or superceded by adoption of a replacement plan from time to time.
Congregate Living	A Dwelling Unit that contains sleeping units where 5 or more unrelated residents share a kitchen and communal living areas and/or bathing rooms and where lodging is provided for compensation for persons who are not transient guests. Congregate Living is commonly referred to as a lodging house, boarding house, rooming house, or cooperative but is not considered a Dormitory , fraternity or sorority house, Assisted Living , Extended Care Facility , Group Home or similar group living use.
Conservation Easement	A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open-space values of real property, assuring its availability for agricultural, forest, recreational or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological or cultural aspects of real property. In case of any conflict between this definition and K.S.A. §58-3810, as it may be amended from time to time, the amended statute shall control and shall be used in the construction and interpretation of this Development Code.
Deciduous	A tree or Shrub with foliage that is shed annually.
Deferred Item	An item that has been deferred from a published agenda by the Planning Director , Planning Commission or the City Commission (City or County Commission), or by the applicant.
Density	A measure of the number of Dwelling Units contained within a given area of land, typically expressed as units per acre.
Density Bonus	An incentive-based tool that permits property owners to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals, such as protection of environmentally sensitive areas.
Density Cap	Maximum density levels set by the Comprehensive Plan. Low-density (6 dwelling units per acre); medium density (15 dwelling units per acre) and high density (24 dwelling units per acre).
Density, Gross	The numerical value obtained by dividing the total number of Dwelling Units in a development by the total area of land upon which the Dwelling Units are proposed to be located, including rights-of-way of publicly dedicated Streets .
Density, Net	The numerical value obtained by dividing the total number of Dwelling Units in a development by the area of the actual Tract of land upon which the Dwelling Units are proposed to be located, excluding rights-of-way of publicly dedicated Streets .
Designated Transit Route	Any bus route identified on the route map published by the Lawrence Transit System or KU on Wheels transit system.
Development Activity	Any human-made change to Premises , including but not limited to: (a) the erection, conversion, expansion, reconstruction, renovation, movement or Structural Alteration , or partial or total demolition of Buildings and Structures ; (b) the subdivision of land; (c) changing the use of land, or Buildings or Structures on land; or (d) mining, dredging, filling, grading, paving, excavation, drilling, or Landscaping of land or bodies of water on land.

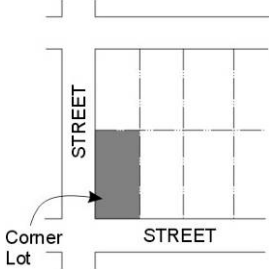
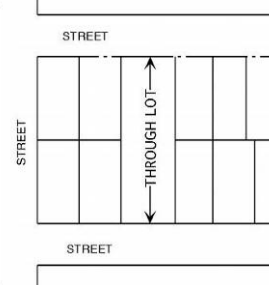
Term	Definition
Development Project, Major (Ord. 8465)	<p>Any development proposing the following:</p> <ul style="list-style-type: none"> a. Any Development Activity on a site that is vacant or otherwise undeveloped; or b. Any Significant Development Project on a site that contains existing development, defined as: <ul style="list-style-type: none"> 1. Any modification to a site that alters Parking Areas, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns that the Planning Director determines to be significant in terms of impacting adjacent roads or adjacent properties; or 2. In the IM or IG zoning district, the construction of one or more Building(s) or building additions that contain a Gross Floor Area of fifty percent (50%) or more of the Gross Floor Area of existing Building(s); or 3. In any zoning district other than IM or IG, the construction of one or more Building(s) or building additions that contain a Gross Floor Area of twenty percent (20%) or more of the Gross Floor Area of existing Building(s); or 4. Separate incremental Building additions below 50% for IM or IG zoning and 20% for all other zoning districts of the Gross Floor Area of existing Building(s) if the aggregate effect of such Development Activity over a period of 24 consecutive months would trigger the 50% (for IG) or 20% (for all other zoning districts) threshold; or 5. The installation or addition of more than 50% for IM or IG zoning and 20% for all other zoning districts of existing Impervious Surface coverage.
Development Project, Minor (Ord. 8465)	<p>Any development proposing the minor modification of a site, as determined by the Planning Director, which does not meet the criteria for a Standard or Major Development Project, or the proposed change in use to a less intensive use on a site which has an approved site plan on file with the Planning Office. Only sites which have an existing approved site plan on file which reflects existing site conditions are eligible for review as a Minor Development Project.</p>

Term	Definition
Development Project, Standard (Ord. 8465)	<ol style="list-style-type: none"> a. For any property containing existing development which does not have an approved site plan on file with the Planning Office and which does not meet the criteria for a Major Development Project, any development proposing the following shall be considered a Standard Development Project: <ol style="list-style-type: none"> 1. a change in use to a less intensive use and where physical modifications to the site, excluding interior Building modifications, are proposed; or 2. A change in use to a more intensive use regardless of whether modifications to the site are proposed; or 3. the substantial modification of a site, defined as: <ol style="list-style-type: none"> a. The construction of any new Building(s) on the site; or b. The construction of any Building addition that contains a Gross Floor Area of ten percent (10%) or more of the Gross Floor Area of existing Building(s); or c. Separate incremental Building additions below ten percent (10%) of the Gross Floor Area of existing buildings if the aggregate effect of such Development Activity over a period of 24 months would trigger the 10% threshold; or d. The addition of Impervious Surface coverage that exceeds 10% of what exists; or e. Any modification determined by the Planning Director to be substantial. b. For property which does have an approved site plan on file with the Planning Office and which does not meet the criteria for a Major Development Project, any development proposing the following shall be considered a Standard Development Project: <ol style="list-style-type: none"> 1. any change in use of a site to a more intensive use regardless of whether modifications to the site are proposed; or 2. any modification of a site which meets the following criteria or proposes the following: <ol style="list-style-type: none"> a. A modification to a site which alters the Parking Area, drive aisles, or on-site pedestrian and vehicular circulation and traffic patterns with impacts to the interior of the site; or b. A development, redevelopment, or modifications to the exterior style, design or material type of a Structure that is subject to the Community Design Manual; or c. An outdoor dining or hospitality use in the CD and CN1 Zoning Districts and any outdoor dining use located in any other Zoning District that would result in an increase of the number of Parking Spaces required; or d. In the IM or IG zoning district, the construction of one or more new Building(s) or building additions that contain a Gross Floor Area of less than fifty percent (50%) of the Gross Floor Area of existing Building(s); or e. In any zoning district other than IM or IG, the construction of one or more new Building(s) or building additions that contain a Gross Floor Area of less than twenty percent (20%) of the Gross Floor Area of existing Building(s); or f. In the IM or IG zoning district, the installation or addition of less than fifty percent (50%) of existing Impervious Surface coverage; or g. In any zoning district other than IM or IG, the installation or addition of less than twenty percent (20%) of existing Impervious Surface coverage; or h. Any modification to an approved site plan on file with the Planning Office which proposes an adjustment to the total land area of the site plan, if determined necessary by the Planning Director.
Development Zone, Primary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the most intense development proposed for the mixed use development.
Development Zone, Secondary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for less intense development than the Primary Development Zone, but more intense development than the Tertiary Development Zone. The Secondary Development Zone may serve as a transitional zone within a larger Mixed Use Development.
Development Zone, Tertiary	Land area in a Mixed Use development designated at time of rezoning to the Mixed Use District and reserved for the least intense development proposed for the mixed use development.
Dependent Living Facility	See Extended Care Facility

Term	Definition
Director, Planning	See Planning Director
Distance Between Structures	The shortest horizontal distance measured between the vertical walls of two Structures as herein defined perpendicular to an axis, all points along which are midway between the vertical walls.
District, Zoning	A portion of the territory of the City of Lawrence within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.
Dormitory	A Building occupied as the more-or-less temporary abiding place of individuals who are lodged with or without meals and in which there are more than eight (8) sleeping rooms or 16 sleeping accommodations. As such the rooms are let on a weekly or monthly basis or for greater period of time and are not available to the general public on a nightly basis as distinguished from a hotel. Ingress to and egress from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. General kitchen and eating facilities may be provided for the primary use of the occupants of the Building , provided that the main entrance to these facilities is from within the Building .
Drip Line	An imaginary ground line around a tree that defines the limits of the tree canopy.
Driveway	A private drive or way providing Access for vehicles to a single Lot or facility.
Driveway, Joint-Use	A privately-owned Driveway that provides Access to 2 or more Lots in a commercial or industrial Development, such as in a shopping center (with out lots) or a business or industrial park.
Driveway, Shared	A single Driveway serving two or more adjoining Lots .
Driveway Apron (or Approach)	The Driveway area or approach located between the sidewalk and the curb. When there is no sidewalk, the apron or approach shall be defined as extending a minimum of six (6) feet from the back of the curb toward the Lot Line .
Dwelling	A Building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, trailer, or Mobile Home .
Dwelling Unit	One room, or a suite of two or more rooms, designed for or used by one Family for living and sleeping purposes and having only one kitchen or kitchenette.
Easement	A grant by a property Owner to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainageways, pedestrian Access , and roadways.
Effective Date	The date the ordinance adopting this Development Code takes effect.
Elderhostel	A Building occupied as the more-or-less temporary abiding place of individuals who are either: 1) participating in a travel-study program for senior citizens offered by a university or college; or 2) participating in a visiting faculty program at a university or college. These individuals are lodged with or without meals. These Buildings typically contain more than eight (8) sleeping rooms or 16 sleeping accommodations. The rooms are let on a weekly or monthly basis or for greater period of time, but are not available to the general public on a nightly basis, as distinguished from a hotel. Ingress to and egress from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. General kitchen and eating facilities may be provided for the primary use of the occupants of the Building , provided that the main entrance to these facilities is from within the Building .
Evergreen (Coniferous) Tree	An Evergreen Tree , usually of pine, spruce or juniper genus, bearing cones and generally used for its Screening qualities. A Coniferous Tree may be considered a Shade Tree if it is at least five (5) feet in Height when planted and reaches a mature Height of at least 20 feet.
Extended Care Facility (Dependent Living or Nursing Care Facility), General	A long term facility or a distinct part of an institution occupied by nine (9) or more persons with a disability who require the provision of health care services under medical supervision for twenty-four (24) or more consecutive hours and who need not be related by blood or marriage. An Extended Care Facility must be licensed by one (1) or more of the following regulatory agencies of the State: Department of Social and Healing Arts, Behavioral Sciences Regulatory Board, State Board of Healing Arts, or Kansas Department on Aging. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include current illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). Extended Care Facilities include facilities for the provision of skilled nursing care, hospice care and similar services.

Term	Definition
Extended Care Facility (Dependent Living or Nursing Care Facility), Limited	A long term facility or a distinct part of an institution occupied by not more than ten (10) persons, including eight (8) or fewer persons with a disability who need not be related by blood or marriage, and who require the provision of health care services under medical supervision for twenty-four (24) or more consecutive hours, and also not to be occupied by more than two (2) staff residents who need not be related by blood or marriage to each other or to other residents of the home. An Extended Care Facility must be licensed by one (1) or more of the following regulatory agencies of the State: Department of Social and Healing Arts, Behavioral Sciences Regulatory Board, State Board of Healing Arts, or Kansas Department on Aging. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include current illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). Extended Care Facilities include facilities for the provision of skilled nursing care, hospice care and similar services.
Extended Stay Lodging	A Building , including a single- Family residence, or group of Buildings providing living and sleeping accommodations for short-term occupancy, typically three (3) months or less. Bed & Breakfasts, hotels and motels are not considered extended stay facilities, although hotels and motels may provide this service. Extended stay facilities using single- Family Dwellings are not considered rental housing and are not subject to the rental licensing provisions of the City.
Exterior Storage	Outdoor storage of any and all materials related to the principal use of the Lot or site, not including areas for special events, temporary outdoor events or seasonal events, transient merchant sales areas, or any other outdoor area dedicated to the sale of retail goods, regardless of the proprietor. Outdoor storage and sales areas, open to the public and in which transactions may occur are not considered Exterior Storage areas.
Facade	Exterior face (side) of a Building which is the architectural front, sometimes distinguished by elaboration or architectural or ornamental details.
Family	(1) A person living in a Dwelling Unit alone; (2) two or more persons related by blood, marriage, or legal adoption, living in a Dwelling Unit together; (3) (a) in RS Districts, a group of not more than three persons, not related by blood, marriage, or legal adoption, living in a Dwelling Unit together, as distinguished from a group of persons occupying a Dormitory, Congregate Living, motel, hotel, fraternity house or sorority house; or (b) in non RS Districts, a group of not more than four persons, not related by blood, marriage, or legal adoption, living in a Dwelling Unit together, as distinguished from a group of persons occupying a Dormitory, Congregate Living, motel, hotel, fraternity house or sorority house. For the purpose of this definition, "living in a Dwelling Unit" shall mean residing or sleeping at a Dwelling Unit the majority of a person's time.
Floodplain	The land inundated by a flood of a given magnitude as determined by the Flood Insurance Study or by an approved Hydrologic & Hydraulic Study.
Floor Area	The sum of the horizontal areas of each floor of a Building , measured from the interior faces of the exterior walls or from the centerline of walls separating two Buildings .
Floor Area, Gross	The sum of the horizontal areas of the several stories of a Building , measured from the exterior faces of exterior walls, or in the case of a common wall separating two Buildings , from the centerline of such common wall.
Floor Area, Net	The horizontal area of a floor or several floors of a Building or Structure ; excluding those areas not directly devoted to the principal or Accessory Use of the Building or Structure , such as storage areas or stairwells, measured from the exterior faces of exterior or interior walls.
Floor Area Ratio (F.A.R.)	The sum of the horizontal areas of the several floors inside the exterior walls (<i>excluding basements</i>) of a Building or a portion thereof divided by the Lot Area .
Foot-candle	A unit of measurement referring to the illumination incident to a single point. One (1) Foot-Candle is equal to one (1) lumen uniformly distributed over an area of one (1) square foot.
Frontage	All the property on one side of a Thoroughfare between two intersecting Thoroughfares (crossing or terminating), or if the Thoroughfare is Dead-Ended , then all of the property abutting on one side between an intersecting Thoroughfare and the Dead-End .
Frontage Road, Private	Any thoroughfare that is not publicly owned and maintained and that is parallel and adjacent to any Lot Frontage as defined above.
Grade	The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the Building and the Lot Line or, when the Lot Line is more than 5 feet from the Building , between the Building and a line five feet from the Building .
Greek Housing	A group living Structure occupied by a university approved fraternity or sorority, certified by the Panhellenic Association or Intrafraternity Council at KU. Residential occupancy by the majority of residences primarily follows the academic calendar for fall and spring semesters each year.
Ground Cover	Living Landscape Materials or living low-growing plants other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface and which, upon maturity, normally reach an average maximum Height of not greater than 24 inches.

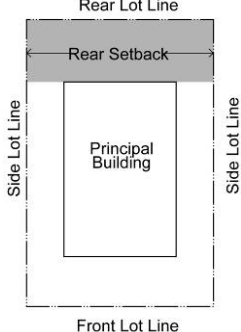
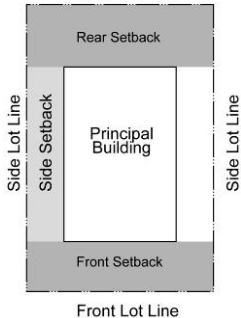
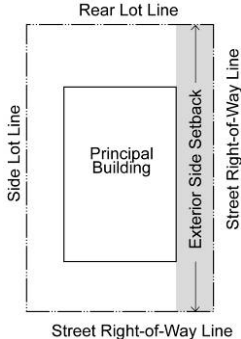
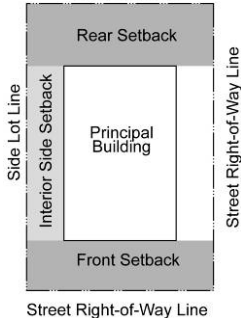
Term	Definition
Ground Floor	A level of Building floor which is located not more than 2 feet below nor 6 feet above finished Grade .
Group Home (or Adult Care Home), General	Any Dwelling occupied by 11 or more persons, including eight (8) or more persons with a disability who need not be related by blood or marriage and staff residents who need not be related by blood or marriage to each other or to other residents of the home. The Dwelling is licensed by one (1) or more of the following regulatory agencies of the State: Dept. of Social and Healing Arts, Behavioral Sciences Regulatory Board, or State Board of Healing Arts. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include current illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802). A Special Use Permit is required before operation of the home can begin.
Group Home (or Adult Care Home), Limited	Any Dwelling occupied by not more than ten (10) persons, including eight (8) or fewer persons with a disability who need not be related by blood or marriage and not to exceed two (2) staff residents who need not be related by blood or marriage to each other or to other residents of the home. The Dwelling is licensed by one (1) or more of the following regulatory agencies of the State: Dept. of Social and Healing Arts, Behavioral Sciences Regulatory Board, or State Board of Healing Arts. Disability means, with respect to a person: (a) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities; (b) a record of having such impairment; or (c) being regarded as having such impairment. Such term does not include current illegal use or addiction to a controlled substance, as defined in Sec. 102 of the Controlled Substance Act (21U.S.C.802).
Growing or Planting Season	From the beginning of March to the end of June and from the beginning of September to the beginning of December.
Height (Building)	Refers to the vertical distance from the finished Grade , or base flood elevation where applicable, to the highest point of the coping of: a flat roof, the deck line of a mansard roof, or the average Height of the highest gable of a pitch or hip roof.
Historic Resources Commission (HRC)	The Commission established by Sections 22-201 – 22-205, part of the Conservation of Historic Resources of the Code of the City of Lawrence
Home Occupation	An Accessory Use that complies with the provisions of Section 20-537.
Housing for the Elderly	See Assisted Living or Extended Care Facility
HRC	See Historic Resources Commission
Hydrologic and Hydraulic Study	See Hydrologic and Hydraulic Study definition in Section 20-1205
Impervious Surface	That portion of developed property which contains hard-surfaced areas (primed and sealed AB3, asphalt, concrete and Buildings) which either prevent or retard the entry of water into the soil material.
Inactive File	An application, either complete or incomplete, which has had no new information submitted within a period of twelve (12) or more months. New information within this context shall be information that responds to a request for additional information or that provides additional information essential to completing a review of the request in response to the land use review criteria, retail market information, or traffic impact analysis.
Infrastructure	Those man-made Structures which serve the common needs of the populations, such as: potable water systems, wastewater disposal systems, solid waste disposal sites or retention areas, storm drainage systems, electric, gas or other utilities, bridges, roadways, Bicycle paths or trails, pedestrian sidewalks, paths or trails and transit stops.
Jurisdictional Wetland	Wetlands which are regulated by Section 404 of the Clean Water Act and are under the regulatory jurisdiction of the Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA).
Landowner	See Owner
Landscape Peninsula	A concrete curbed planting area typically found in Parking Lots to provide areas for trees and Shrubs between Parking Spaces and along the terminus of single and double Parking aisles.
Landscape Material	Such living material as trees, Shrubs , Ground Cover /vines, turf grasses, and non-living material such as: rocks, pebbles, sand, bark, brick pavers, earthen mounds (excluding pavement), and/or other items of a decorative or embellishing nature such as: fountains, pools, walls, fencing, sculpture, etc.
Landscaping	Any combination of living plants such as trees, Shrubs , plants, vegetative Ground Cover or turf grasses. May include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping shall also include irrigation systems, Mulches , topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of trees.
Licensed Premises	A Premises where alcoholic liquor or cereal malt beverages, or both, by the individual drink as defined by K.S.A. Chapter 41, and amendments thereto, is served or provided for consumption or use on the Premises with or without charge. This term shall include drinking establishments, Class A Private Clubs, Class B Private Clubs, and cereal malt beverage retailers, all as defined by K.S.A. Chapter 41, and amendments thereto and City Regulations .

Term	Definition
Light Court	An area within the Public Frontage in a Mixed Use development adjacent to the Building Frontage which provides a means of outdoor light to reach an underground level of a Structure . It may also provide a means of emergency exit from the Structure but shall not serve as a primary entrance or exit to the Structure .
Light Truck	A truck or other motor vehicle, one ton or less in rated capacity, with a single rear axle and single pair of rear wheels.
Livestock	Any animal customarily kept for producing food or fiber.
Local Street	A Street which is anticipated to have two (2) travel lanes at desirable speeds of up to 30mph and which provides Access to abutting property and primarily serves local traffic.
Local Street System	A system of two (2) or more Local Streets that allow traffic to be distributed throughout a neighborhood.
Lot	A contiguous Parcel or Tract of land located within a single Block fronting on a dedicated public Street that is occupied or utilized, or designated to be occupied, developed, or utilized, as a unit under single Ownership or control. A Lot may or may not coincide with a Lot shown on the official tax maps or on any recorded subdivision or deed.
Lot Area	The total horizontal area within the Lot Lines of a Lot .
Lot Frontage	See Frontage
Lot, Corner	A Lot abutting upon two or more Streets at their intersection, or upon two parts of the same Street , such Streets or part of the same Street forming an angle of more than 45° and of less than 135°. The point of intersection of the Street Lines is the corner. Any portion of a Corner Lot that is more than 100 feet from the point of intersection of the two Street Lines or the two tangents of the same Street shall not be considered a Corner Lot . <div style="text-align: center;">  </div>
Lot, Through	A Lot abutting two Streets , not at their intersection. Any Lot meeting the definition of Corner Lot shall not be considered a Through Lot ; any Lot abutting two Streets and not meeting the definition of a Corner Lot shall be considered a Through Lot . <div style="text-align: center;">  </div>
Lot Depth	The mean horizontal distance between the Front Lot Line and Rear Lot Line of a Lot .
Lot Line	A boundary of a Lot .
Lot Line, Exterior Side	A Side Lot Line separating a Lot from a Street other than an Alley .
Lot Line, Front	The Street Line at the front of a Lot . On Corner Lots , the Landowner may choose either Street Frontage as the Front Lot Line .
Lot Line, Rear	The Lot Line opposite and most distant from, and parallel or closest to being parallel to, the Front Lot Line . A triangular Lot has no Rear Lot Line .
Lot Line, Side	A Lot Line that is not a Front Lot Line or Rear Lot Line .
Lot Width	Lot Width is the distance between Side Lot Lines measured at the point of the required Front Setback or chord thereof.
Manufactured Home	Any Structure that is manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards (generally known as the HUD Code) established in 1976 pursuant to 42 U.S.C. Sec. 5403, but does not comply with the standards and provisions of Section 20-513.

Term	Definition
Manufactured Home, Residential-Design	Any Structure that is manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards (generally know as the HUD Code) established in 1976 pursuant to 42 U.S.C. Sec. 5403 and that also complies with the standards and provisions of Section 20-513. (Ord. 8098)
Massing	The size and shape of Structure(s) individually and their arrangements relative to other Structure(s) .
Mature Trees, Stand of	An area of ½ acre (21,780 sq ft) or more located on the 'development land area', per Section 20-1101(d)(2)(ii) or on other contiguous residentially zoned properties containing trees that are 25 feet or more in height, or are greater than 8" caliper, in an amount adequate to form a continuous or nearly continuous canopy. (Canopy may be determined from resources such as, but not limited to, NAIP, National Agricultural Imaging Program; City/County GIS aeriels; and field surveys.)
Minimum Elevation of Building Opening	The minimum elevation above sea level at which a Building located in the Floodplain may have a door, window, or other opening.
Mixed Use	The development of a Lot, Tract or Parcel of land, Building or Structure with two (2) or more different uses including, but not limited to: residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.
Mixed Use Structure, Horizontal	A Building or Structure containing both nonresidential and residential uses distributed horizontally throughout the Structure .
Mixed Use Structure, Vertical	A Building or Structure , a minimum of two stories in height, containing both nonresidential and residential uses distributed vertically throughout the Structure .
Mobile Home	Any vehicle or similar portable Structure having no foundation other than wheels or jacks or skirtings and so designed or constructed as to permit occupancy for Dwelling or sleeping purposes. Mobile Home includes any Structure that otherwise meets this description, but that was not subject to the National Manufactured Home Construction and Safety Standards (generally known as the HUD Code), established in 1976 pursuant to 42 U.S.C. Sec. 5403, at the time it was manufactured. Mobile Homes are considered to be Dwelling Units only when they are parked in a Mobile Home Park .
Moderately-Priced Dwelling Unit	A Dwelling Unit marketed and reserved for occupancy by a household whose income is equal to or less than 80% of the City of Lawrence's median household income, as defined by the most current U.S. Department of Housing and Urban Development (HUD) guidelines.
Mulch	Non-living organic material customarily used to retard soil erosion and retain moisture.
Native Prairie Remnants	Prairie areas that have remained relatively untouched on undeveloped, untilled portions of properties are 'native prairies'. Native prairie remnants will be confirmed by the Kansas Biological Survey, or a consulting firm with local expertise in these habitats, as areas that have remained primarily a mixture of native grasses interspersed with native flowering plants. (These areas have not been planted, but are original prairies). A list of approved consulting firms for prairie determination is available in the Planning Office.
Natural Drainageway	Natural rivers, streams, channels, creeks or other areas that naturally convey Stormwater runoff or portions thereof that have not been channelized and which is unaltered and retains a predominantly natural character.
Natural Open Space	Common Open Space that includes undisturbed natural resources, such as Floodplains, Wetlands, steep slopes, and Woodlands .
Nodal Development Plan	A land use plan for all four corners of an intersection that applies to the redevelopment of existing commercial center areas or new commercial development for neighborhood, community or regional commercial centers, as described in Horizon 2020, and is designed to avoid continuous lineal and shallow Lot Depth developments along Street corridors through the use of natural and man-made physical characteristics to create logical terminus points for the Node .
Node	An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar related uses.
Non-encroachable Area	That portion of a Lot or development set aside for enjoyment of the natural features or sensitive areas contained within it that cannot be encroached upon by Building or Development Activity , excluding encroachment for common maintenance needs of the land, its vegetation, natural stream beds, etc.
Nursing Care Facility	See Extended Care Facility
Official Zoning District Map	A map or maps outlining the various Zoning District boundaries of the City of Lawrence, Kansas.
Open Porch	A roofed space attached to a Building on one side and open on the three remaining sides.
Open Use of Land	A use that does not involve improvements other than grading, drainage, fencing, surfacing, signs, utilities, or Accessory Structures . Open uses of land include, but are not limited to, auction yards, auto wrecking yards, junk and salvage yards, dumps, sale yards, storage yards and race tracks.
Ornamental Tree	A Deciduous tree possessing qualities such as flowers, fruit, attractive foliage, bark or shape, with a mature Height generally under 40 feet.

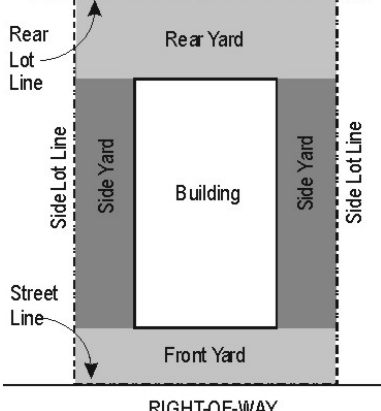
Term	Definition
Outdoor Use Zone	An area designated for outdoor use by a nonresidential or residential tenant within the Public Frontage in a Mixed Use development. At ground level, Outdoor Use Zones may include sidewalk dining, sidewalk sales, product demonstrations or any use accessory and incidental to a permitted nonresidential use in the Mixed Use District. Outdoor Use Zones may also include upper level uses such as balconies or terraces as well as Building-mounted signs .
Overlay Zoning District (or Overlay Zoning District)	Any Zoning District included in this Development Code with the word "overlay" in its title. The Overlay Zoning District regulations are found in Article 3 of this Development Code.
Owner	An individual, association, partnership or corporation having legal or equitable title to land other than legal title held only for the purpose of security. For the purpose of notice, the Owner may be determined using the latest Douglas County Appraiser's assessment roll.
Parcel	A Lot or contiguous tracts owned and recorded as the property of the same persons or controlled by a single entity.
Parking Access	Any public or private area, under or outside a Building or Structure , designed and used for parking motor vehicles including parking Lots , garages, private Driveways and legally designated areas of public Streets .
Parking Area	An area devoted to off- Street Parking of vehicles on any one Lot for public or private use.
Parking Space	A space for the parking of a motor vehicle or Bicycle within a public or private Parking Area . Typically Parking Spaces for private uses are located off the public right-of-way.
Peak Hour	The four (4) highest contiguous 15-minute traffic volume periods.
Pedestrian Scale (human scale)	Means the proportional relationship between the dimensions of a Building or Building element, Street , outdoor space or Streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian.
Planned Development	Developments processed and considered in accordance with the procedures specified in the Planned Development Overlay Zoning District provisions of Sec. 20-701 and in the Cluster Housing Projects provisions of Sec. 20-702. Generally, an area of land controlled by the Landowner to be developed as a single entity, commonly pursuant to an Overlay Zoning District , for a number of Dwelling Units , office uses, commercial uses, or combination thereof, if any, wherein a development plan detailing the proposed development and adjacent areas directly impacted thereby is reviewed and approved by the appropriate decision maker. In approving the development plan, the decision maker may simultaneously modify specified standards of the Base District.
Planning Commission	The Lawrence-Douglas County Metropolitan Planning Commission established by City Ordinance 3951/ County Resolution 69-8 on March 24th, 1969.
Planning Director	The Director of the Lawrence-Douglas County Metropolitan Planning Commission or her or his designee.
Premises	A Lot , together with all Buildings and Structures thereon.
Principal Building	See Building , Principal
Principal Use	The primary purpose for which land or a Structure is utilized, based in part on the amount of Floor Area devoted to each identifiable use. The main use of the land or Structures as distinguished from a secondary or Accessory Use .
Public Frontage	The publicly-owned layer between the Lot line or Street Line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture.
Public Frontage, Primary	The Public Frontage along a designated Primary Development Zone. Primary Public Frontages are commonly associated with pedestrian-oriented urban commercial and retail areas in Mixed Use settings. They are commonly served by or are accessible to public transit and may contain medium to high residential densities and Vertical Mixed Use Structures . Primary Public Frontages are designed to accommodate heavy pedestrian traffic, street vendors and sidewalk dining and typically consist of a sidewalk or clear area paved from the back of curb of the Thoroughfare to the Building Frontage or Right-of-way line, reserving space for street furniture.
Public Frontage, Secondary	The Public Frontage along a designated Secondary Development Zone. Secondary Public Frontages are commonly associated with pedestrian-oriented Thoroughfares and Mixed Use settings. They are designed to accommodate moderate amounts of pedestrian traffic and typically consist of a sidewalk or clear area adjacent to the Building Frontage or Right-of-way line, reserving space for street furniture, and a landscaped strip with street trees between the back of curb of the Thoroughfare and the sidewalk or clear area.
Public Frontage, Tertiary	The Public Frontage along a designated Tertiary Development Zone. Tertiary Public Frontages are commonly associated with pedestrian-friendly Thoroughfares in lower intensity mixed residential settings, consisting of a 5' wide sidewalk and street trees. Tertiary Public Frontages are designed to accommodate pedestrians who seek to walk to a nearby destination.
Recreational Open Space	Common Open Space that is improved and set aside, dedicated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, ball courts, and picnic tables.

Term	Definition
Recyclable Materials	Reusable materials including but not limited to metals, glass, plastic, paper and yard waste, which are intended for remanufacture or reconstitution for the purpose of using the altered form. Recyclable Materials do not include refuse or hazardous materials. Recyclable Materials may include used motor oil collected and transported in accordance with environmental and sanitation codes.
Registered Neighborhood Association	A neighborhood or local interest group that represents a defined area of the City and that has registered with the Planning Director in accordance with the applicable registration procedures of the Planning Director .
Regulatory Flood	See Base Flood definition in Article 12.
Regulatory Floodplain	See Floodplain definition in Article 12.
Regulatory Floodway	See Floodway definition in Article 12.
Regulatory Floodway Fringe	See Floodway Fringe definition in Article 12.
Residential Collector	See Collector, Residential
Residential-Design Manufactured Home	See Manufactured Home, Residential-Design
Retail Establishment, Large	An establishment engaged in retail sales, where the aggregate of retail uses within a Building is 100,000 or more gross square feet of Floor Area that may or may not include ancillary uses with internal Access from the Principal Use Building .
Retail Establishment, Medium	An establishment engaged in retail sales, provided the aggregate of retail uses within a Building is less than 100,000 gross square feet of Floor Area .
Retail Establishment, Specialty	An establishment engaged in retail sales where new or used goods or secondhand personal property is offered for sale to the general public by a multitude of individual vendors, usually from compartmentalized spaces within a Building . A specialty retail sales establishment shall not exceed 100,000 gross square feet of Floor Area and may have an unlimited number of individual vendors within it.
Root System Zone	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for the root system of street trees and landscaping planted in the Street Tree & Furniture Zone.
Sadomasochistic Practices	Flagellation or torture by or upon a person clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one so clothed or naked.
Satellite Dish	A dish Antenna , with ancillary communications equipment, whose purpose is to receive communication or other signals from orbiting satellites and other extraterrestrial sources and carry them into the interior of a Building .
Scale	A quantitative measure of the relative Height and Massing of Structure(s) Building(s) and spaces.
Screen or Screening	A method of visually shielding, obscuring, or providing spatial separation of an abutting or nearby use or Structure from another by fencing, walls, Berms , or densely planted vegetation, or other means approved by the Planning Director .
Setback	The minimum horizontal distance by which any Building or Structure must be separated from a street right-of-way or Lot line. (See also 20-602(e))
Setback, Front	The Setback required between a Building and the Front Lot Line . <div style="text-align: center;"> <p>The diagram shows a rectangular lot with a 'Principal Building' centered within it. The lot's boundaries are labeled: 'Rear Lot Line' at the top, 'Front Lot Line' at the bottom, 'Side Lot Line' on the left, and 'Side Lot Line' on the right. A shaded area at the bottom of the lot, between the building and the front lot line, is labeled 'Front Setback'.</p> </div>

Term	Definition
<p>Setback, Rear</p>	<p>The Setback required between a Building and the Rear Lot Line.</p> 
<p>Setback, Side</p>	<p>The Setback required between a Building and the Side Lot Line.</p> 
<p>Setback, Side (Exterior)</p>	<p>The Setback required between a Building and the Exterior Side Lot Line.</p> 
<p>Setback, Side (Interior)</p>	<p>The Setback required between a Building and the Interior Side Lot Line.</p> 
<p>Sexually Oriented Media</p>	<p>Magazines, books, videotapes, movies, slides, CD-ROMs or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas.</p>
<p>Sexually Oriented Novelties</p>	<p>Instruments, devices or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs.</p>
<p>Shade Tree</p>	<p>Usually a Deciduous tree, rarely an Evergreen; planted primarily for its high crown of foliage or overhead Canopy.</p>
<p>Shared Parking</p>	<p>Development and use of Parking Areas on two (2) or more separate properties for joint use by the businesses or Owner of these properties.</p>

Term	Definition
Shrub	A Deciduous , Broadleaf, or Evergreen plant, smaller than an Ornamental Tree and larger than Ground Cover , consisting of multiple stems from the ground or small branches near the ground, which attains a Height of 24 inches.
Significant Development Project	<ol style="list-style-type: none"> Any modification to a site that alters Parking Areas, drive aisles, or impacts on-site pedestrian and vehicular circulation and traffic patterns that the Planning Director determines to be significant in terms of impacting adjacent roads or adjacent properties; or In the IM or IG zoning district, the construction of one or more Building(s) or building additions that contain a Gross Floor Area of fifty percent (50%) or more of the Gross Floor Area of existing Building(s); or In any zoning district other than IM or IG, the construction of one or more Building(s) or building additions that contain a Gross Floor Area of twenty percent (20%) or more of the Gross Floor Area of existing Building(s); or Separate incremental Building additions below 50% for IM or IG zoning and 20% for all other zoning districts of the Gross Floor Area of existing Buildings if the aggregate effect of such Development Activity over a period of 24 consecutive months would trigger the 50% (for IG) or 20% (for all other zoning districts) threshold; or The installation or addition of more than 50% for IM or IG zoning and 20% for all other zoning districts of existing Impervious Surface coverage.
Slip Road	A road which provides access to and runs a course parallel to an Arterial Street or other limited access street or highway. Slip Roads are commonly used along boulevards to provide access to adjacent properties, on-street parking, and to buffer high-speed traffic lanes from pedestrian areas. Slip roads may also be known as access roads.
Special Purpose Base District	See Base District , Special Purpose
Specified Anatomical Areas	(1) Less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid State, even if completely and opaquely covered.
Specified Sexual Activities	Human genitals in a State of sexual stimulation or arousal or acts of human masturbation, sexual intercourse or sodomy or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
Story	That portion of a Building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost Story shall be that portion of a Building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a Basement or unused under-floor space is more than six (6) feet above Grade as defined herein for more than 50% of the total perimeter or is more than 12 feet above Grade as defined herein at any such point, or unused under-floor space shall be considered a Story .
Stream Corridor	A strip of land 100 feet wide, of which the centerline shall be the centerline of a stream that is not ephemeral stream: a stream where flow occurs for only a short time after extreme storms and does not have a well-defined channel, similar to a drainage way.
Street, Arterial	Arterial Streets are the highest level of Street classification, generally providing for longer distance trips with relatively high traffic volumes and high speeds for the context. Principal Arterials permit traffic flow through the urban area and between major destinations. Minor Arterials collect and distribute traffic from principal Arterials and expressway to Streets of lower classification, and, in some cases, allow traffic to directly Access destinations.
Street, Collector	A Collector Street provides for land Access and traffic circulation within and between residential neighborhoods and commercial and industrial areas. They distribute traffic movements from these areas to the Arterial Streets . Collectors do not typically accommodate long through trips and are not continuous for long distances.
Street, Cul-de-sac	A Street having only one outlet and being permanently terminated by a vehicle Turnaround at the other end.
Street, Dead-End	A Street having only one outlet and which does not benefit from a Turnaround at its end.
Street, Expressway	Any divided Street or highway with no Access from Abutting property and which has either separated or at- Grade Access from other public Streets and highways.
Street, Freeway	Any divided Street or highway with complete Access Control and Grade separated interchanges with all other public Streets and highways.
Street, Limited Local	A Local Street providing Access to not more than eight Abutting single- Family residential Lots .

Term	Definition
Street, Local	Local Streets provide direct Access to adjacent land uses. Direct Access from a Local Street to an Arterial Street should be discouraged.
Street, Marginal Access	A Street that is generally parallel and adjacent to an Arterial Street or other limited-Access Street and that is designated to provide direct Access to adjacent property. Marginal Access Streets are commonly known as "Frontage Roads."
Street, Private	Any tract of land or access easement set aside to provide vehicular Access within a Planned Development that is not dedicated or intended to be dedicated to the City and is not maintained by the City. Owners of a private street may choose to gate access to this type of street from the general public.
Street, Public	A way for vehicular traffic, whether designated as a local, collector, arterial, freeway or other designation, which is improved to City standards, dedicated for general public use, and maintained by the City. The term shall also include alleys.
Street, Ultimate Design	The Street design that is based on the planned carrying capacity of the roadway consistent with its functional classification on the Major Thoroughfares Maps in the Comprehensive Plan.
Street Line	The line separating the Street right-of-way from the abutting property.
Street Tree and Furniture Zone	An area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for street trees and other landscaping as well as street furniture including, but not limited to benches, street lights and transit stops.
Streetscape	The built and planned elements of a street that define the street's character.
Structural Alteration	Any change in the supporting or structural members of a Building, including but not limited to bearing walls, columns, beams or girders, or any substantial change in the roof, exterior walls, or Building openings.
Structure	A Building or anything constructed that requires permanent location on the ground or attachment to something having a permanent location on the ground, including but not limited to fences, signs, billboards, and Mobile Homes.
Subsurface Utility Zone	A subsurface area designated within the Public Frontage in a Mixed Use development. Such zones shall reserve space for public utilities.
Thoroughfare	Any public right-of-way that provides a public means of Access to abutting property.
Tract (of land)	An area, Parcel, site, piece of land or property that is the subject of a development application or restriction.
Transitional Use	A permitted use or Structure that, by nature or level and scale of activity, acts as a transition or buffer between two (2) or more incompatible uses.
Tree Protection	Means the measures taken, such as temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after construction projects.
Trip Generation	The total number of vehicle trip ends produced by a specific land use or activity.
Unnecessary Hardship	The condition resulting from application of these regulations when viewing the property in its environment that is so unreasonable as to become an arbitrary and capricious interference with the basic right of private property ownership, or convincing proof exists that it is impossible to use the property for a conforming use, or sufficient factors exist to constitute a hardship that would in effect deprive the Owner of their property without compensation. Mere financial loss or the loss of a potential financial advantage does not constitute Unnecessary Hardship.
Vertical Mixed Use Structure	See Mixed Use Structure, Vertical
Woodlands	Natural hardwood forests, whether or not actively forested.
Working Days	Monday through Friday, 8AM to 5PM excluding city holidays

Term	Definition
Yard	<p>Any Open Space located on the same Lot with a Building, unoccupied and unobstructed from the ground up, except for accessory Buildings, or such projections as are expressly permitted by these regulations. “Yard” refers to the actual open area that exists between a Building and a Lot Line, as opposed to the Required Yard or <i>open area</i> (referred to as a “Setback”)</p> 
Yard, Front	A space extending the full width of a Lot between any Building and the Front Lot Line and measured perpendicular to the Building at the closest point to the Front Lot Line .
Yard, Rear	A space extending the full width of a Lot between the Principal Building and the Rear Lot Line and measured perpendicular to the Building at the closest point to the Rear Lot Line .
Yard, Required	The unobstructed Open Space measured from a point on a Principal Building to the Lot Line from the ground upward, within which no Structure shall be located, except as permitted by this Development Code. It is the three-dimensional equivalent of the required Setbacks for every Lot .
Yard, Side	A space lying between the side line of the Lot and the nearest line of the Principal Building and extending from the Front Yard to the Rear Yard , or in the absence of either of such front or Rear Yards , to the front or Rear Lot Lines . Side-yard widths shall be measured perpendicular to the side Lot Lines of the Lot .
Zoning District	A portion of the territory of the City of Lawrence within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Chapter.