

Planning & Development Services/Building Safety Division

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Residential Plot Plans

Planning and Development Services Department

www.lawrenceks.org/pds

This information is made available to enhance construction uniformity and compliance with adopted construction codes, the Lawrence Land Development Code and construction permitting procedures. This document is intended to assist contractors and homeowners in understanding the minimum code requirements for residential projects. It is also intended to provide guidance for obtaining permits and inspections. The information provided should not be considered a complete list of code requirements.

Required documents*

- Plot Plan - Provide a plot plan of the existing and/or proposed structures for a new single family or duplex home, an addition or alteration to an existing home, or for construction or erection of an accessory structure.

**The information required may be submitted electronically or on minimum 8½ x 11 paper. 1/8" scale [graph paper](#) is included with this document.*

STEP 1: Provide a plot plan, drawn to scale indicating the following information:

- Street Address and/or legal description.**
- Orient the lot with the north arrow indicated, preferably up.**
- Provide a diagram of the lot and include lot dimensions.**
- Label streets bounding the site.**
- Easements.** Some properties have drainage, power, gas, cable, telephone or environmental easements that will limit what and where you can build a structure. Buildings are not allowed to be constructed in or over an easement.

**The above information is available on professional property survey documents that may be included with your closing papers or on the City of Lawrence [interactive map](#).*

Plot Plans shall be drawn to a minimum scale of 1-inch equals 40 feet or 1-inch equals 20 feet (preferred). Sample plot plans have been provided showing the minimum information necessary on the plans.

- Indicate all structures on the lot and provide dimensions of the structure** - Provide an outline of the existing and/or proposed structures. Specify the location and size of proposed construction with dimensions.
- Building setback lines** - Houses and additions cannot be constructed on or over any portion of a minimum building setback. A minimum building setback is the minimum

distance from a property lot line (front, side and rear) that any building or structure (including decks) must be located, or "set back". Minimum building setbacks are governed by the zoning of a lot, in accordance with the Lawrence Land Development Code and the official zoning map of the City.

Accessory Structures in residential districts shall be located to the rear of the front building line and may be located as close as 5' to interior and rear lot lines. Setbacks from interior side lot lines shall not apply to accessory buildings placed on lots that abut alleys. An accessory structure may be located up to the rear property line when the lot abuts an alley and when the doors to the building do not open directly onto the alley. There shall be no setback required between an accessory structure and an alley when access to the structure is parallel to the alley, except that no part of the structure shall overhang or otherwise encroach onto the alley.

Zoning and setback information is available on the City's interactive map. The Land Development Codes Density and Dimensional Standards Chart for minimum setbacks is copied below. Zoning and setback information may also be obtained by contacting the Planning Department Planner of the Day (POD) at 785-832-3150.

- Indicate the property zoning on the plan.**
- Distance from lot lines to proposed structure.** -Provide dimensions to the construction from the front, rear and side property lines.
- Indicate the use of the structure with a building label.**
- Provide a diagram of the existing or proposed driveway-** Use City of Lawrence [Driveway specifications](#) for reference.
- Locations of window wells.** A window well is allowed to project into the setback provided that they are setback at least 3 feet from all lot lines.
- A maximum building coverage and impervious cover** is regulated by the city code Density and Dimensional Standards (see page 3). A document providing this lot information may be required. Use the format below to provide this information:

Design Criteria

• Lot Dimension	Width x Length (Lot Dimension)	= XXXX square feet (Lot Area)
• Lot zoning	RS_	
•	Proposed	Permitted
• Building coverage	(Total building footprint square footage)/ (Lot area)x 100%= XX%	Percentage from the chart of Density and Dimensional Standards
• Pavement/ walks	(Total pavement square footage)/ (Lot area)x 100%= XX%	
• Total Impervious Surface	Total building and pavement sf XX %	Percentage from the chart of Density and Dimensional Standards

**From Art. 20-601 of Land Development Code -
DENSITY AND DIMENSIONAL STANDARDS**

Standard	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12/ RM12 D [6]	RM1 5	RMO	RM2 4	RM3 2	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	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.

Typical Plot Plan – New Single-Family Residence or Building Addition

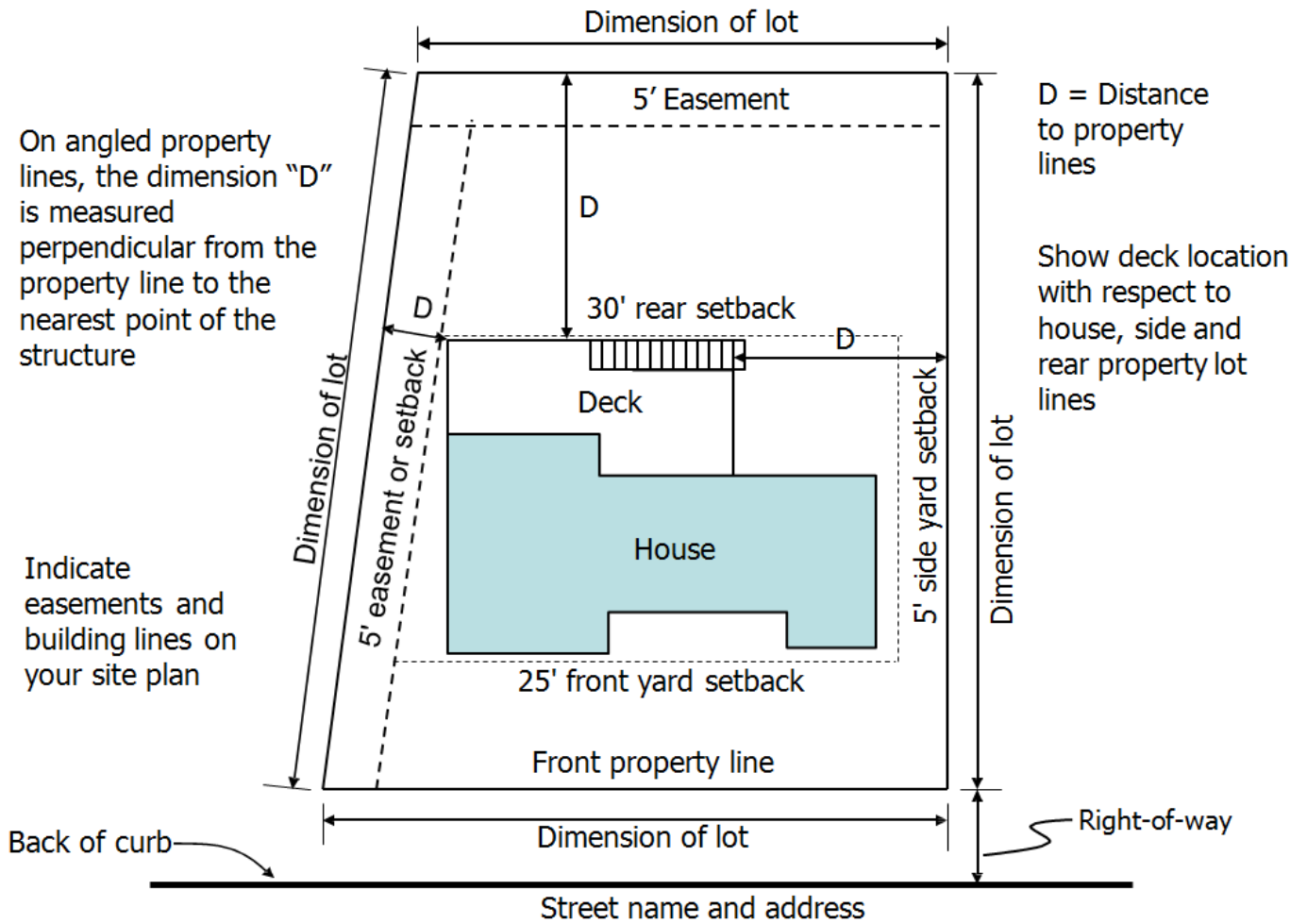


Figure 1

Typical Plot Plan – Accessory Building

