

ORDINANCE NO. 8244

AN ORDINANCE AMENDING SECTION 20-601 OF THE "CODE OF THE CITY OF LAWRENCE, KANSAS, 2008 EDITION" AND AMENDMENTS THERETO, PERTAINING TO BUILDING SETBACKS IN THE IG (GENERAL INDUSTRIAL) DISTRICT AND REPEALING THE EXISTING SECTION.

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

SECTION I. Section 20-601 of the "Code of the City of Lawrence 2008, Edition" and amendments thereto is hereby amended to read as follows:

20-601 Density and Dimensional Standards Tables

(a) Residential Districts

Unless otherwise expressly stated, all development in R Districts shall comply with the Density and Dimensional Standards of the following table: (Ord. 8098)

| 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: (Ord. 8098) (Ord. 8244)

| Standard | CN1 | CO | CN2 | CD | CC | CR | CS | IBP [10] | IL | 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 | 35 | 75 | 35 |

[1] 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 | Abutting Non-R District |
| | | Arterial | Collector | | |
| IBP [10] | 40 | 40 | 40 | 40 | 15 |
| IL | 50 | 50 | 25 | 20 | 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 Sec. 20-602(h)(2) when located adjacent to RS properties.
- [14] Setback shall be 25 feet for all IG properties zoned M-2 under the previous zoning code.
- [15] Setback shall be 20 feet for all IG properties zoned M-2 under the previous zoning code.

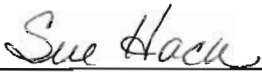
SECTION II. Section 20-601 is hereby specifically repealed, it being the intent of this ordinance that its provisions be substituted in place thereof from and after its passage and publication as provided by law.

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

SECTION IV. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

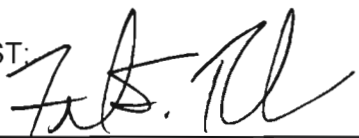
PASSED by the Governing Body of the City of Lawrence, Kansas, the 1st day of April 2008.

APPROVED:



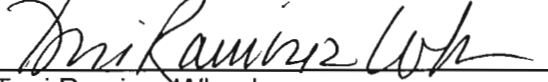
Sue Hack, Mayor

ATTEST:



Frank S. Reeb, City Clerk

APPROVED AS TO FORM AND LEGALITY:



Toni Ramirez Wheeler
Director of Legal Services