

ORDINANCE NO. 8249

AN ORDINANCE AMENDING SECTION 20-202 OF THE "CODE OF THE CITY OF LAWRENCE, KANSAS, 2008 EDITION," AND AMENDMENTS THERETO PERTAINING TO RS, SINGLE-DWELLING RESIDENTIAL DISTRICTS AND REPEALING THE EXISTING SECTIONS

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

SECTION ONE: Section 20-202 of the "Code of the City of Lawrence, 2008 Edition", and amendments thereto is hereby amended to 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 Sec. 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 Sec. 20-1103.

(5) Overlay Districts

See Article 3.

(g) Occupancy Limits.

In RS, Single-Dwelling Residential Districts, a Dwelling Unit shall only be occupied by a Family as defined in Section 20-1701 Family (1), (2) or (3). On properties in RS Districts that have an Accessory Dwelling Unit established in accordance with Section 20-534, the total number of individuals that reside in both units shall not exceed the total persons allowed in a dwelling unit located in the RS District as defined in Section 20-1701 Family (1), (2) or (3), plus one additional person.

SECTION TWO: Existing Section 20-202 is hereby specifically repealed.

SECTION THREE: 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 FOUR: This ordinance shall take effect and be in force upon adoption and publication as provided by law.

Passed by the Governing Body this 8th day of April, 2008.

APPROVED:



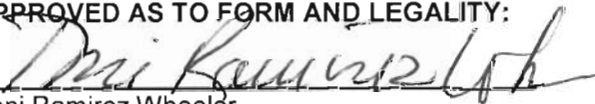
Michael Dever, Mayor

ATTEST:



Frank S. Reeb, City Clerk

APPROVED AS TO FORM AND LEGALITY:



Toni Ramirez Wheeler
Director of Legal Services