

ORDINANCE NO. 8318

AN ORDINANCE AMENDING CHAPTER 20, ARTICLE 4, SECTION 20-403 AND CHAPTER 20, ARTICLE 5, SECTIONS 20-525 AND 20-526 PERTAINING TO THE PERMITTED USES IN AND USE STANDARDS OF THE MIXED USE ZONING DISTRICT BY INCORPORATING BY REFERENCE THE "DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS, MIXED USE ZONING DISTRICT TEXT AMENDMENTS TA-07-14-08 EDITION" PREPARED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING OFFICE, AND REPEALING THE EXISTING SECTIONS

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

SECTION I. The Governing Body of the City of Lawrence, Kansas hereby finds that the statutory provisions for the adoption of Development Code text amendments have been complied with, in consideration and adoption of the "Development Code of the City of Lawrence, Mixed Use Zoning District Text Amendments TA-07-14-08 Edition" and said text amendments are hereby adopted.

SECTION II. That the "Development Code of the City of Lawrence, Mixed Use Zoning District Text Amendments TA-07-14-08 Edition" prepared compiled, published and promulgated by the Lawrence-Douglas County Metropolitan Planning Office is hereby incorporated by reference as if fully set forth herein, and shall be known as the "Development Code of the City of Lawrence, Mixed Use Zoning District Text Amendments TA-07-14-08 Edition". At least one copy of said text amendments shall be marked or stamped as "Official Copy as Adopted by Ordinance No. 8318" with all sections or portions thereof intended to be omitted clearly marked to show any such omission or showing the sections, articles, chapters, parts or portions that are incorporated, as the case may be, and to which shall be attached a copy of this ordinance, and filed with the City Clerk, to be open to inspection and available to the public at all reasonable business hours. The police department, municipal judge, and all administrative departments of the City charged with the enforcement of the ordinance shall be supplied, at the cost of the city, such number of official copies of such "Development Code of the City of Lawrence, Text Amendments TA-07-14-08 Edition" marked as may be deemed expedient.

SECTION III. Sections 20-403, 20-525 and 20-526 of the Development Code of the City of Lawrence, and all heretofore adopted amendments thereto are hereby repealed it being the intent that the provisions of this ordinance supersede the repealed code provisions.

SECTION IV. 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 V. This ordinance shall take affect and be in force from and after its passage and publication as provided by law.

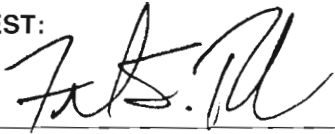
Passed by the Governing Body this 23rd day of September, 2008.

APPROVED:



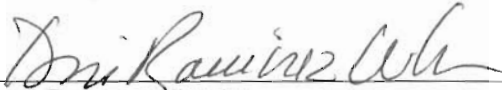
Michael Dever
Mayor

ATTEST:



Frank S. Reeb, City Clerk

APPROVED AS TO FORM AND LEGALITY:



Toni Ramirez Wheeler
Director of Legal Services

**DEVELOPMENT CODE OF THE CITY OF LAWRENCE, KANSAS,
TEXT AMENDMENTS TA-07-14-08 EDITION**

**Amending Sections
20-403, 20-525 and 20-526**

OF THE CODE OF THE CITY OF LAWRENCE, KANSAS



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

Approved by the Governing Body of the City of Lawrence, Kansas on September 16, 2008

Ordinance No. 8318

First Reading: September 16, 2008
Second Reading: September 23, 2008
Date of Publication: September 27, 2008

20-403 Nonresidential District Use Table																
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
RESIDENTIAL																
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-*	20-534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	P*	-	20-503
	Cluster Dwelling	--	-	-	-	-	-	-	-	-	-	-	-	-	-	20-702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	P*	P*	20-508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-503
	Manufactured Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	20-513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	P	-	P	P	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	P*	P*/S*	P*	-	P*/S*	P*	-	-	P*	-	-	-	P	P	20-517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-542
	Work/Live Unit	P*	P*	P*	-	P*	-	-	-	-	-	-	-	-	-	20-541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	20-531
Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-		
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	S	S	
	Boarding Houses & Cooperatives (Ord. 8040)	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	P	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC																
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	P*	P*	-	20-505
	College/University	S	P	P	P	P	P	P	P	P	P	P	-	P	P	
	Cultural Center/ Library (Ord. 8098)	S	P	P	S	P	P	-	-	P	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	-	-	-	20-507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	20-507
	Detention	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
	Lodge, Fraternal and Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	P*	-	20-512
	Postal & Parcel Service	-	P	P	P	P	P	P	P	P	P	P	-	P	-	

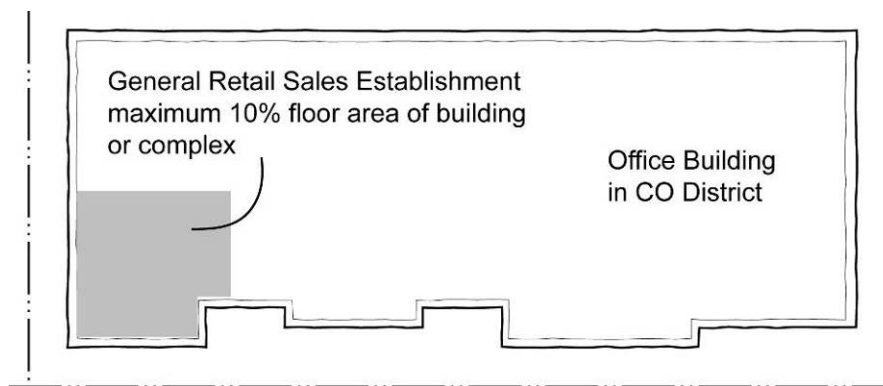
20-403 Nonresidential District Use Table																	
KEY: A = Accessory P = Permitted S = Special Use Permit * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H		
RESIDENTIAL																	
Community Facilities	Public Safety	S	P	P	P	P	P	P	P	P	P	P	-	P	-		
	School	P	P	P	P	P	P	P	P	-	-	-	-	P	-		
	Funeral and Interment (Ord. 8098)	-	P*	-	P*	-	P*	P*	P*	P*	P*	-	A*	-	-	20-505	
	Homeless or Transient Shelter (Ord. 8098)	-	-	-	S	S	S	S	S	-	-	-	-	S	S		
	Community Meal Program (Ord. 8098)	-	-	-	S	S	S	S	S	-	-	-	-	S	S		
	Utility, Minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	20-530
	Utility and Service, Major	S	S	S	S	S	S	S	S	S	S	S	P	S	P	-	
Medical Facilities	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	P		
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	S	P		
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	P	A		
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	P		
	Outpatient Care Facility (Ord. 8098)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	20-519
Recreational Facilities	Active Recreation	S	P	P	S	S	P	P	P	P	P	-	S	P	A		
	Entertainment & Spectator Sports, Gen.	-	-	-	-	P	P	P	P	-	-	-	-	S	-		
	Entertainment & Spectator Sports, Ltd.	-	P	P	-	P	P	P	P	-	-	-	S	P	-		
	Participant Sports & Recreation, Indoor	-	P	P	-	P	P	P	P	P	P	-	-	P	A		
	Participant Sports & Recreation, Outdoor	-	-	S	-	-	P	P	P	P	P	-	-	P	-		
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Nature Preserve/Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	-	P	P	P	
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	A*	20-522	
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	20-522	
COMMERCIAL																	
Animal Services	Kennel	-	-	-	-	-	P	P	P	-	P	P	-	-	-		
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	P	-	-	-		
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	P	-	-	-		
	Veterinary	-	P	P	P	P	P	P	P	-	P	P	-	-	-		

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RESIDENTIAL																
Sexually Oriented Business	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20-528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	20-528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	20-504
	Campground	-	-	-	-	-	P	P	P	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	-	-	-	-	A	
Vehicle Sales & Service	Cleaning (e.g., Car Wash) (Ord. 8098)	-	S	-	-	-	P	P	P	-	P	P	-	-	-	
	Fleet Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Gas and Fuel Sales (Ord. 8098)	-	S	S	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Repair (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Heavy Equipment Sales/Rental (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Inoperable Vehicles Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Light Equipment Repair (Ord. 8098)	-	S	-	-	S	P	P	P	-	P	P	-	-	-	
	Light Equipment Sales/Rental (Ord. 8098)	-	-	-	-	S	P	P	P	-	P	P	-	-	-	
RV and Boats Storage (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-		
INDUSTRIAL																
Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General (Ord. 8098)	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	S*	-	-	-	20-527
Wholesale, Storage, & Distribution	Exterior Storage (Ord. 8098)	-	-	-	-	-	A*	A*	A*	A*	A*	A*	-	A*	A*	20-538
	Heavy (Ord. 8098)	-	-	-	-	-	S	S	S	-	S	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	-	P	-	
	Mini-Warehouse (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
OTHER																

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RESIDENTIAL																	
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	20-501	
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	P	-	-	-		
	Agriculture, Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Agriculture, Crop (Ord. 8098)	P	P	P	P	-	P	P	P	P	P	P	-	P	-		
Communications Facilities	Amateur and Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536	
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	-	-	A		
	Communications Service Establishment	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	20-506	
	Telecommunications Facilities:																
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	A*	A*	20-529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20-536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	20-515	
Recycling Facilities	Large Collection (Ord. 8098)	-	-	-	-	-	P	P	P	-	P	P	-	-	-	20-540	
	Small Collection (Ord. 8098)	P	P	P*	P	P	P	P	P	P	P	P	-	A	A	20-540	
	Processing Center	-	-	-	-	-	-	-	-	-	P	P	-	-	-		

20-525 Retail Sales, General

- (1) Standards that Apply in CN1 District**
A general retail sales establishment shall be permitted in the CN1 District provided that the gross Floor Area shall not exceed 3,000 square feet.
- (2) Standards that Apply in CC District**
A general retail sales establishment shall be permitted in the CC District provided that the gross Floor Area shall not exceed 65,000 square feet.
- (3) Standards that Apply in CO District**
A general retail sales establishment is permitted in the CO District provided that the total Floor Area does not exceed 10 percent (10%) of the total gross Floor Area of the office Building or of all Buildings in the office complex in which the use is located.



- (4) Standards that Apply in MU District**
[This subsection deleted]

20-526 Retail Establishments

- (1) Purpose**
These standards are intended to ensure that development of Retail Establishments, including large, medium, and specialty sales establishments, is compatible with its surrounding area and contributes to the unique community character of Lawrence. All development and redevelopment of Retail Establishments shall exhibit uniform design characteristics based on commercial development design standards adopted by the City Commission.
- (2) Market Impact Analysis**
A Commercial Center proposed for more than 50,000 gross square feet of commercial space is required to have a market impact analysis submitted at the time of application for rezoning in accordance with Sec. Error! Reference source not found.
- (3) Standards that Apply in the MU District**
Retail Establishments, Medium and Retail Establishments, Specialty shall be permitted in the MU District provided that such establishments are located in a Vertical Mixed Use Structure in a designated Primary Zone.