

Land Development Code USER GUIDE

A series of ten horizontal orange dashes of varying lengths, arranged in a slightly wavy pattern.

The Lawrence City Commission adopted a new Land Development Code that went into effect for the City of Lawrence on April 1, 2025. The new code includes a number of significant changes to improve commercial and residential developments in Lawrence. The user guide is a shorter, easier-to-understand introduction to the most commonly used parts of the code.

To view the complete Land Development Code, visit lawrenceks.gov/pds/codes.



1. Applicable Standards and Requirements

Multiple regulations across the Land Development Code (LDC) will apply to your property. Start by determining the base zoning district.

1.1 What is my zoning?

(a) One of the following base zoning districts applies to every property in Lawrence:

Zoning Districts Summary			
Zoning Districts	Section	Zoning Districts	Section
R-1: Residential Very Low Density	20-304	IBP	20-503
R-2: Residential Low Density	20-305	IL: Light Industrial	20-504
R-3: Residential Medium Density	20-306	IG: General Industrial	20-505
R-4: Residential High Density	20-307	P-1: Civic and Institutional	20-603
R-5: Residential Very High Density	20-308	P-2: Open Space	20-604
M-1: Mixed Small Neighborhood	20-404	U: University (includes U-KU and U-HINU)	20-605
M-2: Mixed Large Neighborhood	20-405	UR: Urban Reserve	20-606
M-3: Mixed Corridor	20-406		
CC: Commercial Center	20-407		
CD: Downtown Commercial	20-408		

(b) Some lots are also located in an overlay zoning district. Overlay districts are used to apply specific standards to a geographic area or certain type of development across different types of base zoning districts.

Overlay Zoning Districts Summary	
Overlay Districts	Section
ASO: Airspace Overlay	20-702
FP: Floodplain Management Regulations Overlay	20-703
HD: Historic District Overlay	20-704
HL: Historic Landmark Designation Overlay	20-705
PD: Planned Development	20-706

(c) Determine your property's base zoning and whether it is located in an overlay district by using one of the following resources:

- Lawrence Atlas**

The Lawrence Atlas is a map where you can view information about Lawrence and your property. To view your zoning, visit the Lawrence Atlas and click on the through the 'Zoning Districts' layer on the [Lawrence Atlas](#) map.

- In-Person**

Visit the Planning and Development Services Department at 6 E. 6th Street. Business hours are Monday through Friday, from 8:00 a.m. to 5:00 p.m.

- **Phone or E-mail**

Contact the Planner of the Day at (785) 832-7700 or planning@lawrenceks.gov.

1.2 What additional regulations apply to my property?

- (a) When you know your property's base zoning district, review that district in the LDC to determine the property's dimensional standards. The base zoning district establishes the minimum lot area, minimum lot width, minimum net density, principal and accessory building setbacks, maximum lot coverage and impervious surface, maximum building height, and minimum outdoor area as applicable. Here's a dimensional table example from the M-1 Mixed Small Neighborhood district:

Table 20-4-1: M-1 Lot and Building Standards

Lot Standards			Coverage (Maximum)	
Lot Area, Minimum	None		Building Coverage	65%
Lot Width, Minimum	50 FT		Impervious Surface Coverage	75%
Related Residential District [1]	R-2		Building Height (Maximum)	
Building Setbacks [2]			E Building Height	35 FT
A	Front	Min: 10 FT Max: 25 FT	Outdoor Area (Minimum) [3]	
B	Street Side	Min: 10 FT Max: 25 FT	Outdoor Area per Unit	50 SF
C	Interior Side (Adj. Res)	Min: 10 FT	Dimensions	5 FT
C	Interior Side (Adj. Non-Res)	Min: 0 FT		
D	Rear	Min: 20 FT		

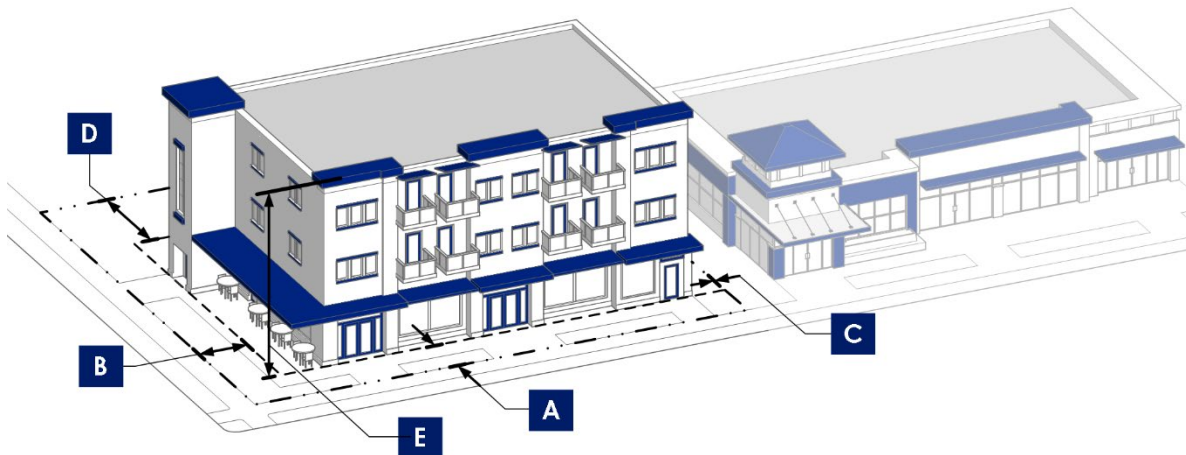
Notes:

[1] Apply the dimensional standards from this district to residential development that is not included in a mixed-use structure.

[2] Adjustments: See Section 20-203, Dimensional Standards General Rules and Exceptions.

[3] See Section 20-205, Outdoor Area Standards

Where a table dimension is labeled with a letter in a blue box, you can use the district graphic to see where that measurement is located. For example, **A** shows where a front setback is located for measurement and **E** shows the roof and grade locations used for height measurement.



- (b)** The residential zoning districts have minimum and maximum density requirements. The following table provides a basic overview of how density calculation works:

Lot Calculation for Min/Max Density			
Net Parcel Size Prior to Subdivision	Label/ Action	R-2 Example	Comments
1. Identify the "gross parcel" area, including all of the land in the lot or parcel that is going to be developed.	A	43,560.00 SF	
2. Subtract all non-buildable areas. This may include parts of the parcel with environmentally sensitive land or locations where new public infrastructure, such as an arterial street, will be required.	B	13,068.00 SF	This example assumes 30% of the parcel will be non-buildable; the amount of non-buildable area will vary by parcel.
3. The remaining area is the "net parcel"	C	30,492.00 SF	
Minimum/Maximum Number of Lots Required/Allowed			
4. Calculate the maximum per acre lot size for minimum density. This example uses R-2 minimum density of 4 du/acre (43,560 SF/4).	D	10,890.00 SF	This is the maximum lot size allowed to meet minimum density.
5. Calculate the maximum per acre lot size for maximum density. This example uses the R-2 maximum density of 6 du/acre (43,560 SF/6)	E	7,260.00 SF	This is the maximum lot size allowed to meet maximum density.
6. Calculate the minimum number of lots required.	=(C/D)	2.80 lots	2 lots are required at the per acre density [1] [2].
7. If needed, calculate the allowed maximum density	=(C/E)	4.20 lots	4 lots are allowed at the per acre density [1].
Exceptions (Optional)			
8. The zoning district may allow a smaller minimum lot size than the per acre density calculation allows. The property owner may opt to use the zoning district minimum lot size. R-2 allows a 5,000 SF lot size.	=(C/5000)	6.10 lots	A maximum of 6 lots could be developed on this parcel. [1]
Notes: [1] Partial lots are rounded down. [2] Infill/redevelopment that can't meet minimum density must meet maximum density permitted by the net parcel.			

1.3 What types of uses are allowed on my property?

- (a) Uses are grouped into three categories:
- (1) Principal, the main use on the property;
 - (2) Accessory, a use that is secondary to the principal use; and
 - (3) Temporary, a use that is not permanent.
- (b) Section 20-803 provides a summary table (Table 20-8-1) of allowed principal uses and Section 20-810 provides a summary table (Table 20-8-2) of allowed accessory uses. For each zoning district, the use tables list permitted uses, uses allowed with specific limitations, and uses requiring a Special Use Permit. Use tables are organized into general land use categories, such as residential or commercial. The general land use categories may also contain more specific subcategories of uses with similar physical or operating characteristics. For uses not listed, an applicant may request an administrative use interpretation (Refer to Sections 20-802 and 20-1605(c)).
- (c) A partial use table is illustrated below. To determine whether a specific use is allowed in a district, follow steps 1-4. For this user's guide, the question is whether a two-unit dwelling is permitted in the R-3 zoning district?
- (1) Step 1: Find the R-3 zoning district designation in the column headings of the use table. It is shown in the orange box below
 - (2) Step 2: Refer to the list of uses in the left column and find the row for Two-unit Dwelling, shown in the blue box below. If you can't find the specific use you are looking for, it may be included as one of the many uses in the general land use category or subcategory. The general land use categories and subcategories are defined in Section 20-1903, Definitions.

Table 20-8-2: Principal Use Table

P = Permitted Use S = Special Use Blank = Not Permitted

Zoning Districts	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	CD	CC	IL	IG	IBP	P-1	P-2	Use-Specific Standards
Residential																
Household Living																
Dwelling, Attached	P	P	P	P	P	P	P	P						P		
Dwelling, Detached	P	P	P	P		P	P									
Dwelling, Interior or Non-ground-floor			P	P	P	P	P	P	P/S	P				P		20-804(a)
Dwelling, Multiunit			P	P	P	P	P	P	P	P				P		
Dwelling, Small Lot		P	P	P												
Dwelling, Two-unit	P	P	P	P		P	P	P						P		
Manufactured Home Community			S	S	P	P										20-804(c)

Step 3: Find the cell where the Step 1 column and the Step 2 use meet to determine the approval requirement for the use. Use approvals are classified as either:

- (A) "P" for uses that are permitted by right, subject to compliance with the regulations of the respective zoning district that the use is located within.
- (B) "S" for a use that requires a Special Use Permit and is subject to compliance with applicable regulations of the LDC, including use-specific standards.
- (C) A blank cell indicates that the use is prohibited in the respective zoning district.

Table 20-8-3: Principal Use Table																
P = Permitted Use S = Special Use Blank = Not Permitted																
Zoning Districts	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	CD	CC	IL	IG	IBP	P-1	P-2	Use-Specific Standards
Residential																
Household Living																
Dwelling, Attached	P	P	P	P	P	P	P	P						P		
Dwelling, Detached	P	P	P	P		P	P									
Dwelling, Interior or Non-ground-floor			P	P	P	P	P	P	P/S	P				P		20-804(a)
Dwelling, Multiunit			P	P	P	P	P	P	P	P				P		
Dwelling, Small Lot		P	P	P												
Dwelling, Two-unit	P	P	P	P		P	P	P						P		
Manufactured Home Community			S	S	P	P										20-804(c)

(3) Step 4: Check for use-specific standards. If the far right column of the use table includes a cross-reference to another section of the LDC, the use is subject to additional regulations, limitations, or conditions. The use-specific standards are organized by use category in Sections 20-804 through 20-809.

*As indicated in the example above, two-unit dwellings are allowed by right in the R-3 zoning district and are not subject to additional use-specific standards.

- (d) Refer to Table 20-8-2 to find accessory uses that are permitted in the zoning district, subject to the regulations of Section 20-811(a). Certain accessory uses may be subject to additional regulations that are organized by use category in Sections 20-811(b) through 20-811(i).
- (e) Refer to Section 20-812 to find temporary uses that are permitted in the zoning district subject to the regulations of Section 20-812(a). Certain temporary uses may be subject to additional standards as listed in Sections 20-812(b) through 20-812(d).

1.4 Are there other standards that apply to my property?

- (a) Depending on your project, each of the following LDC articles/City Code chapter may have standards applicable to your property:
 - (1) Article 9, Site and Structure Development Standards
 - (2) Article 10, Mobility and Connectivity Standards
 - (3) Article 11, Subdivision Regulations

- (4) Article 12, Parking, Loading, and Access
- (5) Article 13, Environmentally Sensitive Lands and Natural Areas
- (6) Article 14, Landscaping and Buffering
- (7) Article 15, Exterior Lighting
- (8) Chapter 22 of the City Code, Conservations of Historic Resources Code

(b) The table below identifies specific development standards that may be applicable to development based on the type of review being performed. Exceptions to these general rules apply and may be specified in the regulations for the individual development standard.

Summary Table of Development Standards Applicability

- ✓ = generally applicable, check section for specific requirements
- ✓ SD = applicable except to detached dwellings or two-unit dwellings on an existing lot
- ✓ E = check section for exemptions

	Building Permit Review	Site Plan Review	Subdivision Review
Article 9, Site and Structure			
20-903 Improvements and Easements		✓ Infill or Redevelopment: Determined by MSO	✓
20-904 Residential Lot and Dimensional Adjustments			
20-905 Residential Design Standards and Guidelines	✓	✓ SD	
20- 906(h)(4) Two-Unit Dwelling Conversion	✓		
20-906 Mixed-Use and Nonresidential Design Standards and Guidelines		✓	✓
20-907 Adaptive Reuse of Designated Historic Property		✓	✓
20-908 Adaptive Reuse of Commercial Property to Residential		✓	✓
Article 10, Mobility and Connectivity	✓	✓	✓
Article 11, Subdivision			✓
Article 12, Parking, Loading, and Access	✓	✓	
Article 13, Environmentally Sensitive Lands and Natural Resources	✓	✓	✓
Article 14, Landscaping and Buffering	✓	✓ SD, E	✓
Article 15, Exterior Lighting	✓	✓	

(c) If the application proposes adaptive reuse of a designated historic property or any commercial structure that has been at least 50 percent vacant for at least five consecutive years and is located in a zoning district that allows residential development for a residential use, Sections 20-907 and 20-908 apply, respectively. Designated historic properties are also subject to Chapter 22, Historic Resources.

1.5 What kind of adjustments can be made to dimensional and development standards?

(a) LDC Section 20-203 includes the following adjustments:

- (1) (b) Setback Averaging – allows infill, redevelopment, or existing structure additions to be located within an adjusted setback based on the average of surrounding lots.
 - (2) Table 20-2-3 identifies a list of setback encroachments that are allowed in specific circumstances.
 - (3) Table 20-2-4 identifies a list of height exceptions that are allowed in specific circumstances.
- (b)** The Administrative Adjustment procedure in LDC Section 20-1605(b) is intended to allow minor modifications or deviations from the dimensional or numeric standards of the LDC where the requested change is required for an unusual site condition or an LDC compliance problem that become apparent following development approval. An applicant for an Administrative Adjustment may request an adjustment to any of the following standards:

Administrative Adjustments			
LDC Standard	Max % Allowable Adjustment	LDC Standard	Max % Allowable Adjustment
Site Standards		Building Standards	
Lot area, min	20	Building height, maximum (excludes WCF)	20
Lot coverage, max	20	Accessory building height, maximum (excludes WCF)	20
Lot Dimensional Standards		Development Standards	
Front setback, minimum	20	Building Orientation	20
Side setback, minimum	20	Architectural Design	20
Rear setback, minimum	20	Sign height, maximum	20
Encroachment into setback	20	Fence or wall height, maximum	20, one foot max
		Minimum landscaping requirements	20, See Section 20-1406(a)(1)(B)












- (c)** For residential development, certain applications may be eligible for lot and dimensional adjustments if they meet the applicable requirements for:
- (1) Cluster Development – Section 20-904(a)
 - (2) Courtyard Development – Section 20-904(b)
 - (3) Local Employee Residence Unit and Affordable Housing – Section 20-04(c)
 - (4) Small Lot Development – Section 20-904(d)
 - (5) Two Principal Detached Dwellings on a Single Lot – Section 20-904(e)

2. Development Application and Review Process

2.1 How do I get my development reviewed?

The table below summarizes the individual development application procedures in this LDC and identifies whether pre-application meetings with staff to review the application, or neighborhood meetings with property owners surrounding your property are required. Exceptions to these general rules apply and may be specified in the regulations for the individual application procedure.

Summary Table of Review Procedures

Application Type	Section	Meetings		Review and Decision-Making Bodies			
		Pre-App	Out-reach Meeting	Staff	PC	GB	BZA
Key	✓ = Required  = Public Hearing SR = Staff Report R = Review & Recommend D = Decide A = Appeal						
Governing Body or BZA Decision							
Appeal of Administrative Decision	20-1604(a)	✓					D 
Planned Development (PD)	20-1604(b)						
Preliminary Development Plan	20-1604(b)(3)	✓	✓	SR	R 	D 	
Final Development Plan	Administrative decision, see below						
Final Development Plan Amendments	20-1604(b)(4)(F)	✓		SR		D	
Special Use	20-1604(c)	✓		SR	R 	D 	
Text Amendment	20-1604(d)	✓		SR	R 	D 	
Zoning Map Amendment (Rezoning)	20-1604(e)	✓		SR	R 	D 	
Zoning Variance	20-1604(f)	✓		SR			D 

*For subdivision applications, reference Article 11, Subdivision Regulations, of the LDC.

Administrative Decision

Administrative Adjustment	20-1605(b)			R, D			A [1]
Administrative Determination	20-1605(c)			R, D			A [1]
Floodplain Development Permit	20-1605(d)			R, D [2]			A [1]
LDC Interpretation	20-1605(f)			R, D			A [1]
Site Plan	20-1605(h)			R, D		A	

Notes

- [1] Appeal of an Administrative Determination Section 20-1604(a)
[2] Floodplain Administrator

2.2 Where can I find applications and forms?

Fee schedules, application submittal deadlines, application submittal checklists, and other planning, building, housing, and code enforcement resources are available at the following link:

<https://lawrenceks.org/pds/forms/>

For Municipal Services and Operations (MSO) technical resources, visit the following link:

<https://lawrenceks.org/mso/technical-resources/>

To submit an application, navigate to the City's Enterprise Permitting and Licensing system and follow the instructions provided at the following link: <https://lawrenceks.org/epl/>

2.3 General Development Review Process

- (a) The LDC includes seven general review procedures that are applicable to multiple or all development applications.

1 Pre-Application Conference	Pre-application conferences provide an opportunity for the applicant and the City to discuss the development concept prior to the application submission for a project or permit. (Section 20-1602(a))
2 Application Outreach Meetings	Application outreach meetings are intended to inform neighboring property owners of the details of a proposed development and allow the applicant to receive preliminary public comment on the proposal. (Section 20-1602(b))
3 Application Submittal	Application submittal standards include requirements for application forms and fees, who can file an application, and when an application is considered complete (Section 20-1602(c))
4 Staff Review & Action	Application review standards include information related to application processing cycles, how staff reviews and receives comments on applications, insufficient application and revisions, and expired applications. (Section 20-1602(d), (e), (f))
5 Public Notice & Hearings	Public notice allows the City to comply with legal requirements for due process (the opportunity to be heard) and identifies opportunities for community input. (Section 20-1602(g))
6 Review, Recommendation & Decision	Review, recommendation, and decision standards include information related to protest petitions, the type of review and action decision-making bodies can make, and how written decisions, findings, and inaction are handled. (Section 12-1602(i))
7 Post-Decision Actions	Post-decision actions include standards for modification or amendments to approved applications, extension and lapsing of approvals, revocation of approvals, appeals, and performance agreements. (Sections 12-1602(j) – (n))

- (b) Public notice requirements for the applicable decision types are listed below. For more information about the content and distribution of each notice types, see Section 12-1603(g).

Summary Table of Notice Requirements			
Specific Procedure	Notice		
	Public hearing notice provided at least 20 days prior to hearing		
	Mailed	News-paper	Posted on Site
Governing Body or BZA Decision			
Appeals of Administrative Decision	✓	✓	
Floodplain Development Permit			
Planned Development (PD)			
Preliminary Development Plan	✓	✓	✓
Final Development Plan	✓		
Final Development Plan Major Amendment	✓	✓	✓
Special Use	✓	✓	✓
Text Amendment		✓	
Zoning Map Amendment (Rezoning)	✓	✓	✓
Zoning Variance	✓	✓	
Administrative Decision			
Administrative Adjustment			
Administrative Determination			
Floodplain Development Permit			
LDC Interpretation			
Planned Development (PD)			
Final Development Plan Minor Amendment			
Site Plan	✓		

2.4 Decision and Appeal Authority by Application Type

This table identifies which body is responsible for reviewing and deciding on the different application types and where an appeal of that decision can be filed.

Administrative	Governing Body (Planning Commission Recommendation Required)	Governing Body	Board of Zoning Appeals (BZA)
Appeal to BZA or GB	Appeal to District Court		
<ul style="list-style-type: none"> Administrative Adjustment Administrative Determination Floodplain Development Permit LDC Interpretation Site Plan (Standard & Major) 	<ul style="list-style-type: none"> Preliminary Development Plan (PD) Special Use Permit Text Amendment Zoning Map Amendment (Rezoning) 	<ul style="list-style-type: none"> Final Development Plan Amendments (PD) Appeal of Site Plan Decision 	<ul style="list-style-type: none"> Appeal of Administrative Decision (excludes Site Plan) Zoning Variance

*For subdivision applications, reference Article 11, Subdivision Regulations, of the LDC.

2.5 Review and Processing Times

The processing time necessary to complete applications varies based on type. The timeframes below are guidelines and should be considered minimums from the time of submittal to the city. They take into account a typical review process of addressing review comments. You should plan for at least the noted time to process your application through the process. Some projects can be completed quicker and some projects can take significantly longer due to unforeseen events associated with the process.

Applications by Approval Type	Typical process times
Administrative <ul style="list-style-type: none"> Final Development Plan Floodplain Permit Minor Subdivision Standard and Major Site Plan Historic Design Review (administrative) 	4-6 weeks 2 weeks 3 weeks 4-6 weeks 2 weeks
Historic Resources Commission <ul style="list-style-type: none"> Design Review 	4-6 weeks
Planning Commission <ul style="list-style-type: none"> Preliminary plat Plat variances 	14-16 weeks 14-16 weeks
Board of Zoning Appeals <ul style="list-style-type: none"> Variance Appeal of administrative determination 	4-6 weeks 4-6 weeks
Planning Commission and City Commission or County Commission <ul style="list-style-type: none"> Rezoning Special Use Permit Preliminary Development Plan Text Amendment Comprehensive Plan Amendment Annexation 	14-16 weeks 14-16 weeks 14-16 weeks 14-16 weeks 20-24 weeks 14-16 weeks

Complete, accurate plans and applications provide the most aid in meeting these goals and ensuring a successful permit process for you, the customer. Items that will facilitate the most expedient permit review and issuance include:

- Submitting a complete permit application
- Maintaining the project design through the review
- Fully addressing all first-round review comments upon resubmitting the revised plan

3. Key Terms

3.1 Development Types

(a) New Development

Development of a site that was previously unimproved (with no existing principal structures or uses).

(b) Infill and Redevelopment

Generally: Infill is development on a vacant or substantially vacant tract of land surrounded by existing development and redevelopment is development on a tract of land with existing buildings where all or most of the existing buildings would be razed and a new building or buildings built.

For determining the applicability of the Residential Infill and Redevelopment Standards (RIRS): infill, redevelopment, and major additions proposed to be constructed in existing neighborhoods in the R-2 and R-3 districts and other areas that meet the following criteria:

1. The general pattern of residential development, including streets, lots, and buildings, was established at least 10 years prior to the Effective Date;
2. The perimeter of the proposed site is within one-half block of developed parcels. In areas without blocks, the perimeter must be within 300 feet of developed parcels, measured in a straight line between the closest property lines;
3. The site can be readily connected to municipal infrastructure;
4. The residential unit type has at least two attached dwellings; and
5. The area is not located within a UC Overlay District or Historic District.

(c) Existing Neighborhood

A geographic and social area with: (1) a general pattern of development that (2) has a similar set of physical features, such as unit spacing, original lot sizes, and mix or style of structure types, (3) is usually arranged around interconnected streets, and (4) that is/was generally developed during the same timeframe.

(d) Reconstruction

Building a structure, building, or site feature again after it has been damaged or destroyed.



Figure 1-1: Example of a new development site



Figure 1-2: Example of a redevelopment site (center house)

3.2 Dwellings

A building, or portion thereof, consisting of self-contained rooms used for residential purposes and containing kitchen and bathroom facilities intended for use of that unit only.

(a) Attached Dwelling

A dwelling unit that is attached to three or more other dwelling units, including townhouses, triplexes, fourplexes, and stacked flats all of which may be located on an individual lot. Accessory dwellings are incidental to the principal attached dwelling and are not considered to be attached dwellings.

(b) Detached Dwelling

A dwelling unit that is not attached to any other dwelling unit and does not meet the definition of an accessory dwelling. A manufactured home is also a detached dwelling.

(c) Interior or Non-ground-floor Dwelling

A residential dwelling that is accessory to a nonresidential use which is located above or below the ground-floor of a structure, or with the nonresidential use between the dwelling and any lot line.

(d) Multigenerational Dwelling

A dwelling unit designed for two or more generations to live together in a single dwelling unit.

(e) Multiunit Dwelling

A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. A multiunit includes structures commonly called garden apartments, apartments, and condominiums.

(f) Small Lot Dwelling

A detached dwelling that meets the standards of Section 20-904(d).

(g) Two-unit Dwelling

A building designed to contain two dwelling units and used for residential purposes. The units may share common walls or common floor/ceilings.

3.3 Environmentally Sensitive Lands

Development shall be designed to protect environmentally sensitive lands that contain natural resources and environmentally sensitive areas. Environmentally sensitive lands are listed below in a priority order for protection:

- (a) Regulatory floodway fringe, designated on the FEMA Flood Insurance Rate Map for Douglas County based on the 100 year storm and identified on the GIS Baseline Environmentally Sensitive Lands Map;
- (b) Jurisdictional wetlands, as determined by the Army Corps of Engineers;
- (c) Stream Corridors as defined in these regulations and identified on the GIS Baseline Environmentally Sensitive Lands Map;
- (d) Native Prairie and Restored Prairie which have been voluntarily listed for protection;

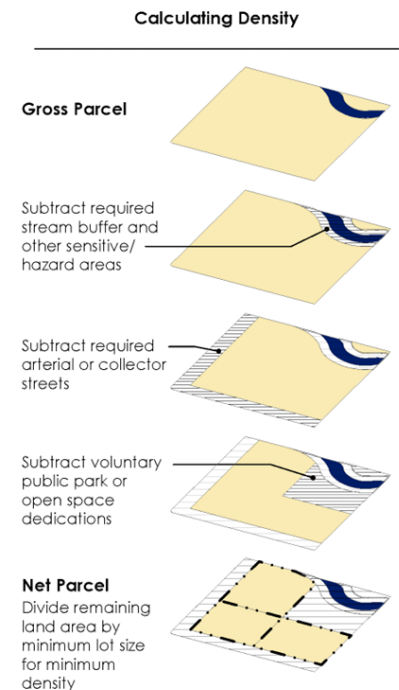
- (e) Stands of Mature Trees, as defined in and identified on the GIS Baseline Environmentally Sensitive Lands Map with priority to Heritage Woodlands (old growth forests); and
- (f) Archaeological or historic sites listed on local, state, or federal registers and identified on the GIS Baseline Environmentally Sensitive Lands Map with priority to heritage woodlands (old growth forests);
- (g) Archaeological or historic sites listed on the local, state, or federal registers and identified on the GIS Baseline Environmentally Sensitive Lands Map;
- (h) Hillsides or ridgelines; and
- (i) Levee critical areas as defined by the US Army Corps of Engineers.

3.4 Net Density

The measurement of density at a parcel level, expressed as a measurement of how many units the specific site allows. Net density is calculated as follows:

1. Gross parcel area less total parcel area that is non-buildable for public purpose or public safety reasons equals net parcel area. Areas that are non-buildable for public purposes or public safety reasons include stream buffers, sensitive and hazardous areas, required arterial or collector street dedications, and voluntary public park or open space dedications.
2. Net parcel area divided by minimum lot size for minimum density equals number of lots on the parcel.

See Section 20-303(b) for more information.



3.5 Occupancy

Residing or sleeping at a dwelling unit the majority of a person's time. Unless otherwise expressly stated in the LDC, all household living uses, as identified in Table 20-8-1: Principal Use Table, shall be limited to one household per dwelling unit. A household is defined as any of the following occupying a dwelling unit:

1. A single person;
2. Any number of people related to each other by blood, marriage or other committed partnership, adoption, fostering, or guardianship; or
3. A maximum of four adults of any relationship in the R-1 and R-2 districts, and a maximum of five adults of any relationship in all other zoning districts that permit residential uses.

4. Detailed Checklist for Staff Review

Application Review Question	Code Section Reference	Notes
Development Procedure		
What type of review is the application?	Table 20-16-3	
Who reviews and makes the final decision on the application?	Table 20-16-3	
Is a pre-application conference required?	Table 20-16-3	
Has the pre-application conference been completed?	Section 20-1603(a)	
Is an applicant outreach meeting required or has the applicant elected to hold one?	Table 20-16-3	
Has the applicant outreach meeting been completed?	Section 20-1603(b)	
Is a public hearing(s) required? If so, what are the public noticing requirements?	Table 20-16-3 and Section 20-1603(g)	
What are the findings for approval?	*See specific procedure in Sections 20-1604, 20-1605, and 20-1606	
Does the application include a request for an Administrative Adjustment?	Section 20-1605(b)	
Use-Specific		
Is the current use of the property conforming, and if not, is the applicant proposing changes that are consistent with the allowed flexibility for nonconformities?	Sections 20-1701 and 20-1702	
Is the proposed use(s) allowed in the zoning district? *If the proposed use is not listed in Table 20-8-1 or 20-8-2, see Section 20-802	Principal Uses: Table 20-8-1 Accessory Uses: Table 20-8-2 Temporary Uses: Section 20-812	
Does the proposed use(s) require use-specific standards? If so, does the application meet those standards?	<ul style="list-style-type: none"> • Principal Uses: Table 20-8-1 • Residential: Section 20-804 • Civic/Institutional: Section 20-805 • Commercial: Section 20-806 • Industrial: Section 20-807 • Wireless: Section 20-808 • Agricultural: Section 20-809 • Accessory Uses: Table 20-8-2 and Section 20-811 • Temporary Uses: Section 20-812 	

Is the proposed use residential? Is the applicant requesting any lot and dimensional adjustments allowed by the LDC?	<ul style="list-style-type: none"> • Cluster Development: Section 20-904(a) • Courtyard Development: Section 20-905(b) • Local Employee Residence Unit (LERU) and Affordable Housing: Section 20-905(c) • Small Lot Development: Section 20-904(d) • Two Principal Detached Dwellings on a Single Lot: Section 20-904(e) 	
Zoning District Specific		
Is the application proposed on a nonconforming lot? If so, is the applicant proposing changes that are consistent with the allowed flexibility for nonconformities?	Section 20-1701 and 20-1704	
If the application proposes to reuse or remodel an existing structure, is that structure conforming, and if not, is the applicant proposing changes that are consistent with the allowed flexibility for nonconformities?	Sections 20-1701 and 20-1703	
If located in a Residential district, does the application meet the generally applicable standards?	<ul style="list-style-type: none"> • Residential District Requirements Minimum and Maximum Density: Section 20-303(b) Dimensional Standards: Section 20-303(c) Environmentally Sensitive Lands: Section 20-303(e) 	
If located in a Mixed/Commercial district, does the application meet the generally applicable standards?	Section 20-403	
Does the application meet the lot and building standards established for the individual district?	<ul style="list-style-type: none"> • Base District Requirements Residential: Sections 20-304 through 20-309 Mixed-Use and Commercial: Sections 20-404 through 20-408 Industrial: Sections 20-503 through 20-505 Special Purpose: Sections 20-603 through 20-606 • General Rules and Exceptions (includes setback encroachments and height exceptions): Section 20-203 • Outdoor Area Standards: Section 20-205 	
If located in a Mixed/Commercial, Industrial, or Special Purpose zoning district on a parcel adjoining or separated only by an alley or a public street from a parcel of land in an R-1 or R-2 zoning district, does the application meet the neighborhood transition standards?	Section 20-303(d)	
Overlay Districts (PD)		

Is the application proposing a new Planned Development?	Sections 20-706 and 20-1604(b)	
If proposing a new PD, does the application meet the base requirements?	Section 20-706(d)(1) and (2)	
If proposing a new PD, which PD district type is the applicant proposing?	Section 20-706(d)(3)	
Is the application proposing changes to an existing Planned Development? If so, does it meet the applicable standards?	<ul style="list-style-type: none"> • Amendments to Rezoning Ordinance: Section 20-1604(b)(D)(i) • Minor Amendments: Section 20-1604(b)(D)(ii) • Major Amendments: Section 20-1604(b)(D)(ii) 	
Overlay Districts (All Other)		
Is the subject property in an overlay district (other than a PD district)?	Maps available on City GIS	
If yes, does the application meet the standards established for the overlay district?	<ul style="list-style-type: none"> • ASO Airspace Overlay District: Section 20-702 • FP Floodplain Management District: Section 20-703 • HD Historic District Overlay District: Section 20-704 • HL Historic Landmark Designation: Section 20-705 • UC Urban Conservation Overlay District: Section 20-706 	
Site and Structure Development Standards		
<p>Is the applicant proposing:</p> <ul style="list-style-type: none"> • New development • Infill, redevelopment, or major additions • Adaptive reuse <p>Does the application meet all applicable standards?</p>	<ul style="list-style-type: none"> • New Residential Development: Section 20-903 Section 20-905(a)-(e), (g), and (h) • Residential Infill, Redevelopment or Major Additions: Section 20-903 per Director/MSO Director Section 20-905(f) • New Mixed-Use and Nonresidential Development: Section 20-903 Section 20-906 • Mixed-Use and Nonresidential Infill, Redevelopment or Major Additions: Section 20-903 per Director/MSO Director Section 20-906 • Adaptive Reuse of Designated Historic Property: Section 20-903 Section 20-907 Chapter 22, Historic Resources • Adaptive Reuse of Commercial Property to Residential: Section 20-903 Section 908 	

Does the application qualify for a lot coverage incentive (historic landmark or preserving undesignated historical resources)?	Section 20-905(i)	
Does the application involve the conversion of a single-unit detached dwelling to a duplex dwelling? If so, does it meet the applicable standards?	Section 20-905(j)	
Do additional Design Guidelines apply based on the proposed location?	<ul style="list-style-type: none"> • Downtown Design Guidelines: Section 20-708 • 8th and Penn Design Guidelines: Section 20-709 • Oread Neighborhood Design Guidelines: Section 20-710 	
Mobility and Connectivity		
Does the application require a Site Plan Review or Subdivision approval? If no, skip this portion.		
Does the application include the construction of streets, sidewalks, or improvements in the public right-of-way? If so, does the application meet the applicable standards?	Municipal Services and Operations Plan Preparation and Design Criteria Manual	
For Site Plan Reviews only, did the applicant include a multimodal circulation plan that meets the standards in the LDC?	Section 20-1003(b)	
Does the application meet the access standards?	<ul style="list-style-type: none"> • Cross Access: Section 20-1004(a)(1) • Individual Lot Access: Section 20-1004(1)(3) 	
If a cul-de-sac or dead-end street is proposed, does it meet the applicable standards?	Section 20-1004(a)(2)	
Does the application meet the sight triangle standards?	Section 20-1004(b)	
Is a Traffic Impact Study required? If so, does it meet the applicable standards?	<ul style="list-style-type: none"> • Section 20-1004(c) • Chapter 16, Article 11, City Code 	
Does the application meet the sidewalk requirements?	Sections 20-1005(a)(1) and (3)	
Does the application include a request for a design variance for sidewalks? If so, does it meet the applicable standards?	Section 20-1005(a)(2)	
Does the application meet the on-site pedestrian connections standards?	Section 20-1005(b)	
Are bicycle facilities required by the Lawrence Bikes Plan? If so, do they meet the applicable standards?	<ul style="list-style-type: none"> • Lawrence Bikes Plan • MSO Technical Documents 	
Parking, Loading, and Access		
What are the minimum and maximum off-street parking requirements for the proposed use(s)? *If the use is not listed, see Section 20-1203(d)	<ul style="list-style-type: none"> • Residential Minimum: Table 20-12-1 • Commercial in Residential Districts Minimum: Table 20-12-2 • Nonresidential Maximum: Table 20-12-3 	

For nonresidential uses, does the application meet any of the requirements to receive an adjustment to the maximum parking allowance?	Section 20-1209	
Does the application include a request to share parking or locate parking off-site? If so, does the application meet the applicable standards?	Section 20-1206	
Does the proposed parking meet the accessibility requirements?	Section 20-1207	
Does the application include 50 or more parking spaces? If so, does the application meet the electric vehicle charging requirements?	Section 20-1208	
Do all proposed parking areas meet the location and design standards	Section 20-1213	
Does the application meet vehicle lot access standards?	Section 20-1214	
Do all proposed loading areas meet the location and design standards?	Section 20-1210	
If the application includes a drive-through facility or an activity that requires stacking spaces, do those areas meet the minimum number and design/layout standards?	Section 20-1211	
For multiunit and nonresidential uses, what are the minimum required bicycle spaces for the proposed use(s)?	Table 20-12-5	
Does all bicycle parking provided meet the location and design standards?	Sections 20-1212(b) and (c)	
If the application includes a request to waive or reduce bicycle parking requirements, does it meet the applicable standards?	Section 20-1212(d)	
Environmentally Sensitive Lands and Natural Resources		
Does the application include any areas containing environmentally sensitive lands?	Section 20-1301(b)(1)	
Does the application include the required determination documentation?	Section 20-1301(b)(2)	
If the application proposes a land disturbance or any activity in a stream channel setback, does it meet the design and site control standards?	Sections 20-1302(b) through (d)	
If the application includes any areas in the Floodplain Management Overlay District, does it meet all required standards?	Section 20-1303	
Does the application meet the stormwater management standards?	Section 12-1304	
Does the application meet the drainage path and site grading and design standards?	Section 12-1305(b) and (c)	

If the application includes a stream channel, does the application meet the stream channel setback standards?	Section 20-1305(d) and (e)	
If the application is for new development of a lot with an average slope of 15% or greater, does the application meet the steep slope development standards?	Section 20-1306	
Landscaping and Buffering		
Is a landscaping plan required for the application? If not, skip this portion.	Sections 20-1402 and 20-1403	
Which types of landscape are required for the proposed development? *Detached/two-unit dwellings that are not part of a proposed subdivision are not subject to landscaping requirements	Table 20-14-1	
What is the minimum required landscaped area for the proposed development?	Table 20-14-2	
(Final Plats Only) Has a Master Street Tree Plan been submitted?		
(Final Plats Only) Does the application meet the minimum size, number, and species diversity street tree requirements?	Section 12-1405(a)	
(Final Plats Only) Does the application meet the street tree planting location and spacing standards?	Section 12-1405(b)	
(Final Plats Only) Does the application meet the requirements to apply credits for existing trees?	Section 12-1405(e)	
If the application includes a parking lot containing 11 or more spaces, does it meet the minimum area, design, location, and arrangement standards for interior landscaping?	Section 20-1406(a)	
If the application includes a parking lot containing 5 or more spaces, increasing the number of existing spaces by 20 percent, or resurfacing the lot, does it meet the minimum trees, screening, location, and arrangement standards?	Section 20-1406(b)	
Does the application meet the requirements for site landscaping?	Section 20-1407	
Does the application meet the bufferyard standards?	Section 20-1408	
Do the proposed landscaping materials included in the landscaping plan meet the applicable standards?	Sections 20-1409 and 20-1410	
If the application includes fences or walls, does the application meet the height, material, and design standards?	Sections 20-1411	

If the application is for a multi-dwelling residential, mixed-use, and nonresidential development and includes service areas, does the application meet the applicable standards?	Section 20-1412(a)	
If the application is for a multi-dwelling residential, mixed-use, and nonresidential development and includes ground- or roof-mounted mechanical equipment, does the application meet the applicable standards?	Section 20-1412(b)	
If the landscaping plan includes mature trees, does the application meet the minimum preservation, removal, and replacement standards?	Sections 20-1413(b) through (d)	
Does the landscaping plan meet the irrigation standards?	Section 20-14-14	
Exterior Lighting		
Is a photometric plan required for the application?	Section 20-1504	
If the application includes proposed exterior lighting fixtures, does the proposed lighting meet the light confinement, LED, fixture, spillover, and control standards?	Section 20-1505	
If the application includes parking lot lighting, does it meet the applicable standards?	Section 20-1506(a)	
If the application includes pedestrian-scale lighting, does it meet the applicable standards?	Section 20-1506(b)	
If the application includes outdoor entertainment or spectator sport lighting, does it meet the applicable standards?	Section 20-1506(c)	
If the application proposes development within or adjacent to protected wildlife habitat or environmentally sensitive lands, does it meet the applicable standards?	Section 20-1506(d)	
Measurements or Calculations		
Setback Averaging	Section 20-203(b)	
Net Density	Section 20-303(b)	
Lot Size Averaging	Section 20-303(c)	
Off-Street Parking	Section 20-1203(a)	
Shared Parking	Section 20-1206(d)	
Building Coverage	Section 20-1902(a)	
Building Height	Section 20-1902(b)	
Distance Between Structures	Section 20-1902(c)	
Floor Area (Gross, Net, and Floor Area Ratio)	Section 20-1902(d)	
Lot Area, Depth, Width, Lines, & Types	Section 20-1902(e)	
Setbacks	Section 20-1902(f)	

Post Decision Considerations

How long is the approval valid?	See specific procedure
If an applicant wants to appeal the decision made on their application, what process do they follow and which decision-making body does the appeal go to?	Process: Section 1604(a) Appeal Body: Table 20-16-3
If an approved application needs to be modified, what process does the applicant follow?	Section 20-1602(j)(1)
Where are the standards for properties that are out of compliance with the Code?	Article 18, Violations and Enforcement