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## Lawrence Land Development Code | Module 1: Zoning Districts & Uses

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This memo provides an overview of the LDC and updates made in Module 1: Zoning Districts and Uses. This memo is designed to accompany the distribution of the Steering Committee review draft of Module 1.

### (a) LDC Update Project Summary

#### (1) Project Goals

Overarching goals for the LDC update include:

- Establishing a simpler and more consistent set of development procedures;
- Identifying opportunities to achieve City goals related to climate change, sustainability, housing, economic development, and other community priorities;
- Making the LDC more user-friendly, searchable, and easy to understand; and
- Creating more predictable development outcomes.

#### (2) Code Assessment and Annotated Outline

The updated LDC organization and key revisions are described in the [Code Assessment](#), available on the project website.

### (b) Steering Committee Input

The role of the Steering Committee in the draft review phase of the LDC update is to:

- Assist with the technical review of the draft Code;
- Provide local knowledge and specialized expertise of specific development topics; and
- Identify policy-level issues for the project team to discuss with elected and appointed officials.

To help focus the Steering Committee on key issues in each draft module, questions have been provided following the Summary of Changes section. If there are concepts or topics that Steering Committee members would like to discuss at their meeting, in addition to the topics identified in the questions below, please summarize them before the meeting and email them to Becky Pepper so they can be distributed to the rest of the Steering Committee members prior to the meeting.

### (c) Summary of Changes in Module 1: Zoning Districts and Uses

#### (1) Contents

Module 1: Zoning Districts and Uses, includes the following Articles:

- Article 2: Zoning Districts General Provisions
- Article 3: Residential Zoning Districts
- Article 4: Mixed and Commercial Zoning Districts
- Article 5: Industrial Zoning Districts
- Article 6: Special Purpose Districts
- Article 7: Overlay Zoning Districts
- Article 8: Uses and Use Standards
- Article 19: Measurements and Definitions (partial)

## (2) General Code Reading instructions

- The LDC content has been edited into more “plain” language, but regulatory drafting still has some legal quirks. If you are unsure of a phrase or term, check the definitions.
- When the LDC refers to “Planning Director” it also includes Community Development staff, the actual Planning Director is not required to do all of the specific tasks identified in the Code.
- The LDC is being drafted in three modules, each containing a number of articles. Earlier articles may be missing cross-references or information available in later articles. The missing cross-references are marked as <> [section number in current LDC] and will be filled-in as part of a later draft.
- Formatting issues, while unintended, may exist in this draft. While the drafting goal is to minimize these issues, they will all be addressed as the draft is revised.

## (3) Summary of Updates

### (i) All Articles

- a. Added more detailed table of contents and page headers/footers to make information easier to find.
- b. Graphics, tables, and flow charts added to summarize information where helpful as a quick reference.
- c. Content that is not relevant to the chapter has been moved to a different location where a Code user is more likely to find it.
- d. Cross-references have been added or updated unless the section being cross-referenced is in a later draft.

### (ii) Articles 2-7: Zoning Districts

#### a. All Districts

1. Reduced the overall number of base zoning districts by evaluating the intended purpose and existing condition of districts as well as guidance from Plan 2040.
2. Added a common page layout with exemplary graphic and dimensional table for each zoning district.
3. Moved the density and dimensional standards from current Section 20-6 into Articles 2-6.
4. Revised and/or removed building and lot standards (e.g. minimum lot frontage and minimum outdoor area per dwelling) to simplify the regulations, reduce buildings costs, and create opportunities for the desired development type (e.g., higher density residential or neighborhood commercial) where appropriate.

#### b. Residential Districts

1. Introduced new minimum lot area standards specific to residential use type (e.g., attached dwelling versus multiunit dwelling)
2. Combined accessory building standards (setbacks, building coverage, and height) with principal building standards for user-friendliness and clarity.

**c. Mixed and Commercial Districts**

1. Consolidated current residential office (RSO and RMO), mixed-use (MU), and commercial districts (CN1, CN2, CO, CS, CC, and CR)) into 3 mixed-use districts, intended to include both nonresidential and residential uses, one commercial district, and maintained the Downtown Commercial district (CD).
2. Removed all design and procedural requirements from district-specific standards. All site and design requirements specific to mixed and commercial districts will be addressed in the site and structure standards in Module 2: Development Standards and procedural requirements in Module 3: Administration and Procedures.

**d. Industrial and Special Purpose Districts**

1. The Industrial Business Park (IBP) district has been retired. This means that any property currently zoned IBP will continue to be conforming to the Code, but rezoning to IBP will not be allowed.
2. The General Public and Institutional (GPI) and Hospital (H) districts have been combined into a new Civic and Institutional district intended to support the development of housing near/on civic and institutional campuses.

**e. Planned Development Overlay District**

1. Increased the minimum area required to request a PD district from ½ an acre to 5 acres.
2. Broadened the approach to standards eligible for modification, but added more significant requirements for the public benefit that must be provided to earn that flexibility.

**Revisions Based on Staff Feedback**

- Further adjusted new proposed Residential zoning districts to consolidate RS10, RS20, and RS40 into R-1 and RS3, RM12, and RM12D into R-2 and added a new 5<sup>th</sup> district (R-5) rather than combine RM24 and RM32 and increase to RM54.
- Added “density” to the Residential district titles.
- Replaced the term “mixed-use” with “mixed” to avoid staff and public confusion with current Mixed-Use (MU) district and its associated requirements.
- Removed the proposed residential component of the proposed “MU-4” district (consolidates current Community and Regional Commercial CC and CR districts) to maintain the districts’ emphasis on commercial and recognizing that residential uses may be more appropriate elsewhere.
- Removed the Major Transportation Corridor Overlay due to lack of implementation.
- Included a specific reference to U-HINU (for Haskell Indian Nations University) as part of the University overlay district to align with the U-KU designation for the University of Kansas.
- Clarified the difference between lot lines and property lines.
- Added minimum density requirements in the Residential districts.

### (iii) Article 8: Uses and Use Standards

Note: it typically takes 2-3 rounds of review across the length of the project to fully revise use permissions and use-specific standards. The way we think about uses changes as the updated Code provisions are drafted.

#### a. Use Table

1. Consolidated current residential and non-residential use tables into one principal use table.
2. Addition and reorganization of use groups and subgroup descriptions.
3. Creation of a separate accessory use table.
4. Addition of PL category that identifies uses allowed only in a specific location, such as residential uses above the ground floor.
5. Changes to use permissions to align with zoning district consolidation (described in the Principal Use Table LDC Update Key row)

#### b. Use-Specific Standards

1. Updates to use-specific standards to remove floorspace size-based limitations.
2. Separation of principal use and accessory use standards

### Revisions Based on Staff Feedback

- Adjustments to use permissions and definitions
- Clarification of definitions

### (iv) Article 19: Measurements and Definitions

The current definitions and measurement instructions have been carried forward and are being updated as needed with each Module. Yellow highlighting indicates those definitions that are relevant to the current Module. All other definitions have not been reviewed and are unchanged from how they appear in the current LDC. Any definitions or measurements included in other sections of the LDC will be moved to this chapter during the drafting process.

## (d) Questions for Discussion

### (1) Zoning Districts

- (i) The draft proposes both minimum and maximum density requirements for all Residential zoning districts to better implement Plan 2040. How can we anticipate this playing out with the community?
- (ii) The intent of the new Mixed zoning districts are to both increase the opportunity to incorporate appropriate scales of residential development in currently commercial areas as well as commercial development in residential areas (e.g., small restaurants or offices). The proposed draft maintains one fundamentally commercial district (a consolidation of CC and CR) where residential uses will not be allowed. The goal is to better distribute basic goods and services throughout Lawrence by expanding the allowances of uses in the Mixed zoning districts. How do you think this approach will work in Lawrence?
- (iii) Should the neighborhood transition standards (i.e., building height "step down" requirements and increased building setbacks) apply to properties that are separated by a public street or should they only be required on abutting properties?



- (iv) What is the right minimum size for a Planned Development (PD) if the City does not want to encourage the creation of PDs but rather the use of base zoning districts?

## **(2) Uses and Use Standards**

- (i) We recommend allowing both one- and two-unit residential structures (single family and duplex) in all low-density districts. Are there additional options for the inclusion of "gentle density" by allowing attached housing (triplex, townhomes) across the residential zone districts?
- (ii) In what range of districts should ADUs be allowed by-right?
- (iii) Are there any uses that should be allowed in more districts or uses that should be allowed in fewer districts?
- (iv) Are gas stations a neighborhood business? What do we speculate will happen to gas stations over the next 20 years as we convert to electric vehicles?

## **(3) Readability and Understanding**

- (i) Did you find Module 1 readable and understandable?
- (ii) Do you have suggestions for making the LDC more accessible to all Code users?