

# ORDINANCE NO. 9514

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, AMENDING CHAPTER 20, ARTICLE 4, SECTION 20-403, AND ARTICLE 17, SECTION 20-1737 AND ENACTING CHAPTER 20, ARTICLE 5, SECTION 20-553, OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2018 EDITION, AND AMENDMENTS THERETO, PERTAINING TO THE LAND DEVELOPMENT CODE, MINI-WAREHOUSE USES IN NON-RESIDENTIAL DISTRICTS, USE STANDARDS, AND DEFINITIONS, AND REPEALING EXISTING SECTIONS 20-403 AND 20-1737.

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

**SECTION 1.** Chapter 20, Article 4, Section 20-403, of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, is hereby amended to read as follows:

## 20-403 NONRESIDENTIAL DISTRICT USE TABLE

| Key:<br><br>A = Accessory<br>P = Permitted<br>S = Special Use<br>* = Standard Applies<br>- = Use not allowed |                                       | Base Zoning Districts |     |                            |               |    |       |    |    |    |     |    |    |    |    |     |    | Use-Specific Standards (Sec.) |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------|-----|----------------------------|---------------|----|-------|----|----|----|-----|----|----|----|----|-----|----|-------------------------------|
|                                                                                                              |                                       | CN1                   | CN2 | MU (PRIMARY/<br>SECONDARY) | MU (TERTIARY) | CO | CD    | CC | CR | CS | IBP | IL | IM | IG | OS | GPI | H  |                               |
|                                                                                                              | RESIDENTIAL USE GROUP                 |                       |     |                            |               |    |       |    |    |    |     |    |    |    |    |     |    |                               |
| Household Living                                                                                             | Accessory Dwelling                    | P*                    | -   | P*                         | P*            | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 534                           |
|                                                                                                              | Attached Dwelling                     | P*                    | -   | P*                         | P*            | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | P*  | -  | 503                           |
|                                                                                                              | Cluster Dwelling                      | -                     | -   | -                          | -             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 702                           |
|                                                                                                              | Detached Dwelling                     | P*                    | -   | -                          | P             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | P*  | A* | 508                           |
|                                                                                                              | Duplex                                | P*                    | -   | P*                         | P*            | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 503                           |
|                                                                                                              | Manufactured Home                     | -                     | -   | -                          | -             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | P   | A  |                               |
|                                                                                                              | Manufactured Home, Residential-Design | P*                    | -   | -                          | P             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 513                           |
|                                                                                                              | Mobile Home                           | -                     | -   | -                          | -             | -  | -     | -  | -  | -  | -   | P  | -  | P  | -  | P   | A  |                               |
|                                                                                                              | Mobile Home Park                      | -                     | -   | -                          | -             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  |                               |
|                                                                                                              | Multi-Dwelling Structure              | -                     | P*  | P*                         | P*            | -  | P*/S* | P* | -  | P* | -   | -  | -  | -  | -  | S   | A  | 517                           |
|                                                                                                              | Non-Ground Floor Dwelling             | P*                    | P*  | P*                         | P*            | -  | P*    | P* | -  | P* | -   | -  | -  | -  | -  | -   | -  | 517/542                       |
|                                                                                                              | Work/Live Unit                        | P*                    | P*  | P*                         | P*            | -  | P*/S* | P* | -  | P* | -   | P* | -  | -  | -  | -   | -  | 517/541                       |
|                                                                                                              | Zero Lot Line Dwelling                | P*                    | -   | P                          | P             | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 531                           |
|                                                                                                              | Home Occupation, Type A or B          | -                     | -   | A*                         | A*            | -  | -     | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 537                           |

| Key:                       |                                   | Base Zoning Districts |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       | Use-Specific Standards (Sec.) |
|----------------------------|-----------------------------------|-----------------------|-------|--------------------------|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------|-------|-------------------------------|
|                            |                                   | CN1                   | CN2   | MU (PRIMARY / SECONDARY) | MU (TERTIARY) | CO    | CD    | CC    | CR    | CS    | IBP   | IL    | IM    | IG    | OS    | GPI          | H     |                               |
| A = Accessory              |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| P = Permitted              |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| S = Special Use            |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| * = Standard Applies       |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| - = Use not allowed        |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| Group Living               | Assisted Living                   | -                     | -     | P                        | P             | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | S            | S     |                               |
|                            | Congregate Living                 | -                     | -     | P*                       | S*            | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -            | -     | 546                           |
|                            | Dormitory                         | -                     | -     | -                        | --            | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -            | A     |                               |
|                            | Fraternity or Sorority House      | -                     | -     | -                        | --            | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -            | -     |                               |
|                            | Group Home, General (11 or more)  | S                     | S     | S                        | S             | S     | S     | S     | S     | S     | -     | -     | -     | -     | -     | <del>S</del> | A     |                               |
|                            | Group Home, Limited (10 or less)  | P                     | -     | P                        | P             | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | <del>P</del> | -     |                               |
| PUBLIC AND CIVIC USE GROUP |                                   |                       |       |                          |               |       |       |       |       |       |       |       |       |       |       |              |       |                               |
| Community Facilities       | College/University                | S                     | P     | P                        | S             | P     | P     | P     | P     | P     | P     | P     | -     | P     | -     | P            | A     |                               |
|                            | Cultural Center/ Library          | S                     | P     | P                        | S             | S     | P     | P     | -     | -     | P     | -     | -     | -     | S     | P            | A     |                               |
|                            | Day Care Center                   | S*                    | P*    | S*                       | S*            | S*    | S*    | P*    | P*    | P*    | P*    | P*    | A*    | P*    | -     | -            | -     | 507                           |
|                            | Day Care Home, Class A            | P                     | P     | A*                       | A*            | -     | P     | P     | -     | P     | -     | -     | -     | -     | -     | -            | -     | 507                           |
|                            | Day Care Home, Class B            | S*/A*                 | P*    | S*                       | S*            | -     | P     | P     | -     | P     | -     | -     | -     | -     | -     | -            | -     | 507                           |
|                            | Detention Facilities              | -                     | -     | -                        | --            | -     | -     | -     | -     | -     | -     | S     | S     | S     | -     | S            | -     |                               |
|                            | Event Center, Small               | S                     | S     | P                        | S             | P     | P     | P     | P     | P     | P     | P     |       |       |       | S            |       |                               |
|                            | Event Center, Large               |                       |       | S                        | --            | S     | P     | P     | P     | P     | P     | P     |       |       |       | S            |       |                               |
|                            | Lodge, Fraternal & Civic Assembly | S*                    | S*    | S*                       | S*            | S*    | P*    | P*    | P*    | P*    | -     | P*    | -     | -     | -     | P*           | -     | 512                           |
|                            | Postal & Parcel Service           | -                     | P     | P                        | --            | P     | P     | P     | P     | P     | P     | P     | P     | P     | -     | P            | -     |                               |
|                            | Public Safety                     | S                     | P     | P                        | S             | P     | P     | P     | P     | P     | P     | P     | P     | P     | -     | P            | -     |                               |
|                            | School                            | P                     | P     | P                        | S             | P     | P     | P     | P     | P     | -     | -     | -     | -     | -     | P            | -     |                               |
|                            | Active Funeral and Interment      | -                     | P*    | -                        | --            | P*    | P*    | P*    | P*    | P*    | P*    | P*    | -     | -     | A*    | -            | -     | 505                           |
|                            | Passive Funeral and Interment     | A*                    | A*    | A*                       | A*            | A*    | A*    | A*    | A*    | A*    | -     | A*    | -     | -     | P*/A* | A*           | -     | 505                           |
|                            | Temporary Shelter                 | S*/A*                 | S*/A* | S*/A*                    | S*/A*         | S*/A* | S*/A* | S*/A* | S*/A* | S*/A* | S*    | S*/A* | -     | S*    | -     | S*           | S*/A* | 544/522                       |
|                            | Social Service Agency             | P                     | P     | P                        | P             | P     | P     | P     | P     | P     | P     | P     | -     | P     | -     | P            | A     |                               |
|                            | Community Meal Program            | S/A*                  | S/A*  | S/A*                     | A*            | S/A*  | S/A*  | S/A*  | S/A*  | S/A*  | S     | S/A*  | -     | S     | -     | S            | S/A*  | 522                           |
|                            | Utilities, Minor                  | P*/S*                 | P*/S* | P*/S                     | P*/S*         | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S* | P*/S*        | -     | 530                           |
|                            | Utilities and Service, Major      | S                     | S     | S                        | S             | S     | S     | S     | S     | S     | S     | S     | P     | P     | S     | P            | -     |                               |
| Medical                    | Community Mental Health Facility  | --                    | --    | --                       | --            | -     | --    | --    | -     | --    | --    | --    | --    | --    | --    | P            | -     |                               |
|                            | Extended Care Facility, General   | -                     | S     | P                        | S             | S     | -     | -     | -     | -     | S     | -     | -     | -     | -     | -            | A     |                               |

| Key:                                                                                             |                                           | Base Zoning Districts |      |                          |               |    |    |    |    |    |     |    |    |    |    |       |    | Use-Specific Standards (Sec.) |
|--------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------|------|--------------------------|---------------|----|----|----|----|----|-----|----|----|----|----|-------|----|-------------------------------|
| A = Accessory<br>P = Permitted<br>S = Special Use<br>* = Standard Applies<br>- = Use not allowed |                                           | CN1                   | CN2  | MU (PRIMARY / SECONDARY) | MU (TERTIARY) | CO | CD | CC | CR | CS | IBP | IL | IM | IG | OS | GPI   | H  |                               |
|                                                                                                  | Extended Care Facility, Limited           | P                     | P    | P                        | P             | P  | -  | -  | -  | -  | -   | -  | -  | -  | -  | S     | A  |                               |
|                                                                                                  | Health Care Office, Health Care Clinic    | P                     | S    | P                        | P             | P  | P  | P  | P  | P  | P   | P  | -  | -  | -  | P     | A  |                               |
|                                                                                                  | Hospital                                  | -                     | -    | -                        | -             | -  | -  | -  | -  | -  | -   | -  | -  | -  | -  | -     | P  |                               |
|                                                                                                  | Outpatient Care Facility                  | P*                    | P*   | P*                       | P*            | P* | P* | P* | P* | P* | -   | -  | -  | -  | -  | P*    | A* | 519                           |
| Recreational Facilities                                                                          | Active Recreation                         | S                     | P    | P                        | S             | S  | S  | P  | P  | P  | P   | P  | -  | S  | S  | A*/S* | A  | 532                           |
|                                                                                                  | Entertainment & Spectator Sports, General | -                     | -    | -                        | -             | -  | P  | P  | P  | P  | -   | -  | -  | -  | -  | S     | -  |                               |
|                                                                                                  | Entertainment & Spectator Sports, Limited | -                     | 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  | -  | -  | -  | A*/S* | -  | 532                           |
|                                                                                                  | Passive Recreation                        | P                     | P    | P                        | P             | P  | P  | P  | P  | P  | P   | P  | P  | P  | P  | P     | A  |                               |
|                                                                                                  | Nature Preserve/ Undeveloped              | P                     | P    | P                        | P             | P  | P  | P  | P  | P  | P   | P  | P  | P  | P  | P     | A  |                               |
|                                                                                                  | Private Recreation                        | P                     | P    | P                        | P             | -  | P  | P  | -  | P  | -   | -  | -  | -  | P  | P     | A  |                               |
| Religious Assembly                                                                               | Campus or Community Institution           | P*                    | P*   | P*                       | S*            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -     | A* | 522                           |
|                                                                                                  | Neighborhood Institution                  | P*                    | P*   | P*                       | P*            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -     | -  | 522                           |
| COMMERCIAL USE GROUP                                                                             |                                           |                       |      |                          |               |    |    |    |    |    |     |    |    |    |    |       |    |                               |
| Animal Services                                                                                  | Kennel                                    | -                     | -    | -                        | -             | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -     | -  |                               |
|                                                                                                  | Livestock Sale                            | -                     | -    | -                        | -             | -  | -  | S  | S  | S  | -   | P  | -  | P  | -  | -     | -  |                               |
|                                                                                                  | Sales and Grooming                        | P                     | P    | P                        | S             | P  | P  | P  | P  | P  | -   | P  | -  | P  | -  | -     | -  |                               |
|                                                                                                  | Veterinary                                | -                     | P    | P                        | P             | P  | P  | P  | P  | P  | P   | P  | -  | P  | -  | -     | -  |                               |
| Eating & Drinking                                                                                | Accessory Bar                             | A*                    | A*   | A*                       | A*            | A* | A* | A* | A* | A* | A*  | A* | -  | -  | -  | -     | -  | 509                           |
|                                                                                                  | Accessory Restaurant                      | -                     | -    | -                        | -             | -  | -  | -  | -  | -  | A   | -  | -  | -  | -  | -     | -  |                               |
|                                                                                                  | Bar or Lounge                             | -                     | P/S* | S*                       | -             | -  | P* | P* | P* | P* | -   | -  | -  | -  | -  | -     | -  | 509                           |
|                                                                                                  | Brewpub                                   | -                     | P*   | S*                       | -             | -  | P* | P* | P* | P* | -   | -  | -  | -  | -  | -     | -  | 509                           |

| Key:                   |                                         | Base Zoning Districts |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    | Use-Specific Standards (Sec.) |
|------------------------|-----------------------------------------|-----------------------|-----|--------------------------|---------------|----|----|----|----|----|-----|----|----|----|----|-----|----|-------------------------------|
|                        |                                         | CN1                   | CN2 | MU (PRIMARY / SECONDARY) | MU (TERTIARY) | CO | CD | CC | CR | CS | IBP | IL | IM | IG | OS | GPI | H  |                               |
| A = Accessory          |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| P = Permitted          |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| S = Special Use        |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| * = Standard Applies   |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| - = Use not allowed    |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
|                        | Fast Order Food                         | P*                    | P*  | P                        | --            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -   | A* | 511/509                       |
|                        | Fast Order Food, Drive-In               | -                     | S   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | -  | -  | -  | -   | -  |                               |
|                        | Nightclub                               | -                     | -   | -                        | --            | -  | P* | -  | P* | P* | -   | -  | -  | -  | -  | -   | -  | 509                           |
|                        | Private Dining Establishments           | P*                    | P*  | P                        | S             | P* | P* | P* | P* | P* | P*  | -  | -  | -  | -  | -   | -  | 539                           |
|                        | Restaurant, Quality                     | P*                    | P*  | P                        | S             | P* | P* | P* | P* | P* | P*  | P* | -  | -  | -  | -   | -  | 524                           |
| Office                 | Administrative and Professional         | P*                    | P   | P*                       | P*            | P  | P  | P  | P  | P  | P   | P  | A  | P  | -  | P   | A  | 518                           |
|                        | Financial, Insurance & Real Estate      | P*                    | P   | P                        | P             | P  | P  | P  | P  | P  | P   | P  | -  | -  | -  | -   | A  | 510                           |
|                        | Payday Advance, Car Title Loan Business | P*                    | P   | P                        | P             | P  | P  | P  | P  | P  | P   | P  | -- | -- | -- | --  | A  | 510                           |
|                        | Other                                   | P                     | P   | P*                       | P*            | P  | P  | P  | P  | P  | P   | P  | A  | P  | -  | -   | -  | 543                           |
| Parking Facilities     | Accessory                               | A*                    | A*  | A*                       | A*            | A* | A* | A* | A* | A* | A*  | A* | A* | A* | A* | A*  | A* | 535                           |
|                        | Commercial                              | -                     | S   | S                        | --            | S  | S  | P  | P  | P  | P   | P  | P  | P  | -  | P   | A  |                               |
| Retail Sales & Service | Agricultural Sales                      | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  |                               |
|                        | Building Maintenance                    | -                     | P   | S                        | --            | -  | P  | P  | P  | P  | -   | P  | P  | P  | -  | A   | A  |                               |
|                        | Business Equipment                      | -                     | P   | P                        | S             | -  | P  | P  | P  | P  | P   | P  | P  | -  | -  | -   | -  |                               |
|                        | Business Support                        | -                     | P   | P                        | S             | P  | P  | P  | P  | P  | P   | P  | P  | P  | -  | -   | A  |                               |
|                        | Construction Sales and Service          | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -   | A  |                               |
|                        | Food and Beverage                       | P*                    | P*  | P*                       | --            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -   | A* | 511                           |
|                        | Mixed Media Store                       | P*                    | P*  | P*                       | --            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -   | -  | 516/528                       |
|                        | Personal Convenience Services           | P*                    | P   | P                        | P             | -  | P  | P  | P  | P  | -   | P  | -  | -  | -  | -   | A  | 520                           |
|                        | Personal Improvement Services           | P*                    | P   | P                        | P             | -  | P  | P  | P  | P  | -   | P  | -  | -  | -  | A   | A  | 521                           |
|                        | Repair Service, Consumer                | P*                    | P*  | P*                       | S*            | -  | P* | P* | P* | P* | -   | P* | -  | -  | -  | -   | -  | 523                           |

| <b>Key:</b><br><br><b>A = Accessory</b><br><b>P = Permitted</b><br><b>S = Special Use</b><br><b>* = Standard Applies</b><br><b>- = Use not allowed</b> |                                     | Base Zoning Districts |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    | Use-Specific Standards (Sec.) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------|-----|--------------------------|---------------|----|----|----|----|----|-----|----|----|----|----|-----|----|-------------------------------|
|                                                                                                                                                        |                                     | CN1                   | CN2 | MU (PRIMARY / SECONDARY) | MU (TERTIARY) | CO | CD | CC | CR | CS | IBP | IL | IM | IG | OS | GPI | H  |                               |
|                                                                                                                                                        | Retail Sales, General               | P*                    | P*  | P*                       | S*            | P* | P* | P* | P* | P* | -   | P* | -  | -  | -  | -   | A* | 525                           |
|                                                                                                                                                        | Retail Establishment, Large         | -                     | -   | -                        | --            | -  | -  | P* | P* | S* | -   | -  | -  | -  | -  | -   | -  | 526                           |
|                                                                                                                                                        | Retail Establishment, Medium        | -                     | P*  | P*                       | --            | -  | P* | P* | P* | P* | -   | -  | -  | -  | -  | -   | -  | 526                           |
|                                                                                                                                                        | Retail Establishment, Specialty     | -                     | P*  | P*                       | --            | -  | P* | P* | P* | P* | -   | -  | -  | -  | -  | -   | -  | 526                           |
| Sexually Oriented Businesses                                                                                                                           | Sexually Oriented Media Store       | -                     | -   | P*                       | --            | -  | -  | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 528                           |
|                                                                                                                                                        | Physical Sexually Oriented Business | -                     | -   | -                        | --            | -  | -  | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 528                           |
|                                                                                                                                                        | Sex Shop                            | -                     | -   | -                        | --            | -  | -  | P* | P* | P* | -   | -  | -  | -  | -  | -   | -  | 528                           |
|                                                                                                                                                        | Sexually Oriented Theater           | -                     | -   | -                        | --            | -  | -  | P* | P* | P* | -   | -  | -  | -  | -  | -   | -  | 528                           |
| Transient Accommodation                                                                                                                                | Bed and Breakfast                   | P*                    | -   | P*                       | S*            | -  | -  | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  | 504                           |
|                                                                                                                                                        | Campground                          | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | -  | -  | -  | S  | -   | -  |                               |
|                                                                                                                                                        | Hotel, Motel, Extended Stay         | -                     | -   | P                        | --            | -  | P  | P  | P  | P  | -   | P  | -  | -  | -  | -   | A  |                               |
| Vehicle Sales & Service                                                                                                                                | Cleaning (Car Wash)                 | -                     | S   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | A  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Fleet Storage                       | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | P  | P  | -  | -   | A  |                               |
|                                                                                                                                                        | Gas and Fuel Sales                  | -                     | S   | S                        | --            | -  | -  | P  | P  | P  | -   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Truck Stop                          | -                     | -   | -                        | --            | -  | -  | -  | S  | -  | -   | -  | -  | S  | -  | -   | -  |                               |
|                                                                                                                                                        | Heavy Equipment Repair              | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Heavy Equipment Sales/Rental        | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Inoperable Vehicles Storage         | -                     | -   | -                        | --            | -  | -  | P  | P  | P  | -   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Light Equipment Repair              | -                     | S   | -                        | --            | -  | S  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  |                               |
|                                                                                                                                                        | Light Equipment Sales/Rental        | -                     | P*  | -                        | --            | -  | S  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  | 545                           |

| Key:                                                                                             |                                         | Base Zoning Districts |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    | Use-Specific Standards (Sec.) |
|--------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|-----|--------------------------|---------------|----|----|----|----|----|-----|----|----|----|----|-----|----|-------------------------------|
|                                                                                                  |                                         | CN1                   | CN2 | MU (PRIMARY / SECONDARY) | MU (TERTIARY) | CO | CD | CC | CR | CS | IBP | IL | IM | IG | OS | GPI | H  |                               |
| A = Accessory<br>P = Permitted<br>S = Special Use<br>* = Standard Applies<br>- = Use not allowed |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
|                                                                                                  | RV and Boats Storage                    | -                     | -   | -                        | -             | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  |                               |
| INDUSTRIAL USE GROUP                                                                             |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| Industrial Facilities                                                                            | Explosive Storage                       | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | -   | -  | -  | P  | -  | -   | -  |                               |
|                                                                                                  | Industrial, General                     | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | -   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                  | Industrial, Intensive                   | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | -   | -  | -  | P  | -  | -   | -  |                               |
|                                                                                                  | Laundry Service                         | -                     | -   | -                        | -             | -  | -  | P  | P  | P  | -   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                  | Maker Space, Limited                    | P                     | P   | P                        | S             | P  | P  | P  | P  | P  | P   | P  | P  | P  | -  | A/S | -  |                               |
|                                                                                                  | Maker Space, Intensive                  | -                     | S   | S                        | -             | S  | S  | S  | S  | S  | P   | P  | P  | P  | -  | A/S | -  |                               |
|                                                                                                  | Manufacturing & Production, Ltd.        | -                     | -   | P                        | S             | -  | S  | S  | S  | S  | P   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                  | Manufacturing & Production, Tech.       | -                     | -   | -                        | -             | -  | S  | P  | P  | P  | P   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                  | Research Service                        | -                     | -   | P                        | S             | S  | S  | P  | P  | P  | P   | P  | P  | P  | -  | -   | -  |                               |
|                                                                                                  | Scrap and Salvage Operation             | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | -   | S* | -  | S* | -  | -   | -  | 527                           |
| Wholesale, Storage & Distribution                                                                | Exterior Storage                        | -                     | -   | -                        | -             | -  | -  | A* | A* | A* | A*  | A* | A* | A* | -  | A*  | A* | 538                           |
|                                                                                                  | Heavy                                   | -                     | -   | -                        | -             | -  | -  | S  | S  | S  | -   | S  | -  | P  | -  | -   | -  |                               |
|                                                                                                  | Light                                   | -                     | -   | -                        | -             | -  | -  | P  | P  | P  | P   | P  | P  | P  | -  | S   | -  |                               |
|                                                                                                  | Mini-Warehouse                          | -                     | -   | -                        | -             | -  | -  | P  | P  | P  | -   | P  | -  | P  | -  | -   | -  |                               |
|                                                                                                  | Mini-Warehouse, Climate Controlled      | -                     | -   | -                        | -             | -  | -  | P  | P  | P  | P   | P  | P  | P  | -  | -   | -  | 552                           |
|                                                                                                  | Mini-Warehouse, Exterior                | -                     | -   | -                        | -             | -  | -  | -  | -  | P  | -   | P  | P  | P  | -  | -   | -  | 552                           |
|                                                                                                  | Mini-Warehouse, Self-Storage Containers | -                     | -   | -                        | -             | -  | -  | -  | -  | P  | -   | P  | P  | P  | -  | -   | -  | 552                           |
|                                                                                                  | Garage Condos                           | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | S   | P  | P  | P  | -  | -   | -  | 552                           |
| OTHER USES GROUP                                                                                 |                                         |                       |     |                          |               |    |    |    |    |    |     |    |    |    |    |     |    |                               |
| Adaptive Reuse                                                                                   | Designated Historic Property            | S*                    | S*  | S*                       | S*            | S* | S* | S* | S* | S* | S*  | S* | S* | S* | S* | S*  | S* | 501                           |
|                                                                                                  | Greek Housing Unit                      | -                     | -   | -                        | -             | -  | -  | -  | -  | -  | -   | -  | -  | -  | -  | -   | -  |                               |

| <b>Key:</b><br><br><b>A = Accessory</b><br><b>P = Permitted</b><br><b>S = Special Use</b><br><b>* = Standard Applies</b><br><b>- = Use not allowed</b> |                                      | <b>Base Zoning Districts</b> |            |                                 |                      |           |           |           |           |           |            |           |           |           |           |            |          | <b>Use-Specific Standards (Sec.)</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------|------------|---------------------------------|----------------------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|------------|----------|--------------------------------------|
|                                                                                                                                                        |                                      | <b>CN1</b>                   | <b>CN2</b> | <b>MU (PRIMARY / SECONDARY)</b> | <b>MU (TERTIARY)</b> | <b>CO</b> | <b>CD</b> | <b>CC</b> | <b>CR</b> | <b>CS</b> | <b>IBP</b> | <b>IL</b> | <b>IM</b> | <b>IG</b> | <b>OS</b> | <b>GPI</b> | <b>H</b> |                                      |
| <b>Urban Agriculture</b>                                                                                                                               | Agriculture, Crop                    | P                            | P          | P                               | P                    | P         | P         | P         | P         | P         | P          | P         | P         | P         | P         | P          | P        | 533, 548                             |
|                                                                                                                                                        | Agriculture, Large Animal            | -                            | -          | -                               | -                    | -         | -         | -         | -         | -         | -          | -         | -         | -         | -         | -          | -        |                                      |
|                                                                                                                                                        | Agriculture, Small Animal            | A*                           | A*         | A*                              | A*                   | A*        | A*        | A*        | A*        | A*        | A*         | A*        | A*        | A*        | A*        | A*         | -        | 533, 547                             |
|                                                                                                                                                        | Farmers Market                       | P                            | P          | P                               | S                    | P         | P         | P         | P         | P         | P          | P         | S         | S         | S         | A          | -        | 549                                  |
|                                                                                                                                                        | On-Site Agricultural Sales           | A*                           | A*         | A*                              | A*                   | A*        | A*        | A*        | A*        | A*        | A*         | A*        | A*        | A*        | A*        | A*         | -        | 550                                  |
|                                                                                                                                                        | Urban Farm                           | -                            | -          | -                               | -                    | -         | -         | -         | -         | -         | -          | P*        | P*        | P*        | -         | -          | -        | 533, 554                             |
| <b>Communications Facilities</b>                                                                                                                       | Amateur & Receive-Only Antennas      | A*                           | A*         | A*                              | A*                   | A*        | A*        | A*        | A*        | A*        | A*         | A*        | A*        | A*        | A*        | A*         | A*       | 536                                  |
|                                                                                                                                                        | Broadcasting Tower                   | -                            | -          | -                               | -                    | -         | S         | -         | -         | -         | P          | P         | P         | P         | -         | -          | A        |                                      |
|                                                                                                                                                        | Communications Service Establishment | P                            | P          | P                               | P                    | P         | P         | P         | P         | P         | P          | P         | -         | P         | -         | P          | A        |                                      |
|                                                                                                                                                        | Wireless Facility - Antenna          | A*                           | A*         | A*                              | A*                   | A*        | S*        | A*        | A*        | A*        | A*         | A*        | A*        | A*        | A*        | A*         | A*       | 529                                  |
|                                                                                                                                                        | Wireless Support Structure           | S*                           | S*         | S*                              | S*                   | S*        | S*        | S*        | S*        | S*        | S*         | S*        | P*        | S*        | S*        | A*         | A*       | 529                                  |
|                                                                                                                                                        | Satellite Dish                       | A*                           | A*         | A*                              | A*                   | A*        | A*        | A*        | A*        | A*        | A*         | A*        | A*        | A*        | A*        | A*         | A*       | 536                                  |
| <b>Mining</b>                                                                                                                                          | Mining                               | -                            | -          | -                               | -                    | -         | -         | -         | -         | -         | -          | -         | -         | S*        | -         | -          | -        | 515                                  |
| <b>Recycling Facilities</b>                                                                                                                            | Large Collection                     | -                            | -          | -                               | -                    | -         | -         | P         | P         | P         | -          | P         | P         | P         | -         | -          | -        | 540                                  |
|                                                                                                                                                        | Small Collection                     | P                            | P          | P*                              | S*                   | P         | P         | P         | P         | P         | P          | P         | -         | P         | -         | A          | A        | 540                                  |
|                                                                                                                                                        | Processing Center                    | -                            | -          | -                               | -                    | -         | -         | -         | -         | -         | -          | S         | S         | S         | -         | -          | -        |                                      |

**SECTION 2.** Chapter 20, Article 5, Section 20-552, of the Code of the City of Lawrence, Kansas, 2018 Edition, and amendments thereto, is hereby enacted to read as follows:

20-552

## **MINI-WAREHOUSE**

(1) **Applicability**

These standards apply to mini-warehouse buildings in any [Base District](#), except that they do not apply to any mini-warehouse use that is contained entirely within an enclosed [Building](#) and that does not include any covered or uncovered Exterior Storage areas for boats, recreational or similar vehicles, or other equipment. Such uses are subject only to the Community Design Manual. Properties that include covered or uncovered Exterior Storage areas or conventional self-storage units, with overhead doors, accessible from access drive aisles, are subject both to these use standards and the Community Design Manual.

(2) **Architectural Standards**

The Community Design Manual shall be applied to all mini-warehouse uses, as follows:

- (i) For any mini-warehouse use located in a commercial zoning district, the building and site shall be subject to the Commercial Design Guidelines.
- (ii) For any mini-warehouse use located in an industrial zoning district, the building and site shall be subject to the Industrial Design Guidelines.

(3) **Building entrances and openings**

- (i) No door openings for any mini-warehouse storage unit shall be constructed facing any public right of way or any residentially zoned and/or used property.
- (ii) All mini-warehouse sites shall include a prominent public entryway oriented to the public street.

(4) **Accessory Exterior Storage**

All uncovered or partially covered storage shall not be visible from any public right of way or residentially zoned and/or used property.

(5) **Screening Required**

- (i) When abutting arterial or collector streets, mini-warehouse uses shall be screened by a solid fence in accordance with the Community Design Manual, based on their [Zoning District](#).
- (ii) When located adjacent to residential uses or residential zoning, additional screening shall be provided for mini-warehouse uses in the form of a solid 8-foot tall fence.

(6) **Surfacing Required**

- (i) In all **Base Districts**, required Parking and Loading Area Design Standards shall be paved in compliance with City Standards.
- (ii) **Exterior Storage** areas located in Industrial **Base Districts** may be located on compacted gravel surfaces. **Driveways** and **Driveway Aprons** providing **Access** to these areas shall be paved in compliance with City Standards.

(7) **Parking**

- (i) Parking shall be provided by parking/driving lanes adjacent to the buildings/units. Such lanes shall be at least twenty-feet (20') wide for one-way access lanes and at least twenty-six-feet (26') wide for two-way access lanes.
- (ii) Required customer/user parking spaces may not be rented or used for the storage of boats, recreational or similar vehicles, other vehicles, or similar uses. See requirements for accessory uses.

(8) **Accessory uses**

- (i) Residential caretaker/on-site manager.
  - (a) This use is permitted only as an accessory use when permitted as part of a site plan or special use permit when allowed in the base district.
- (ii) Uncovered parking of personal recreational vehicles such as boats, recreational vehicles, and similar equipment shall be permitted only in designated storage areas that are shown on approved site plans, when permitted as an approved accessory use, and only when located on paved surfaces.
  - (a) The outdoor storage of boats, recreational vehicles, vehicles, and similar equipment shall, in no case, be displayed or advertised for sale without prior site plan approval. Outdoor storage shall be accessory and subordinate to the site's principal use.
  - (b) Cleaning and washing of boats, recreational vehicles, vehicles, or any other stored material shall be prohibited unless in a designated area meeting all minimum stormwater pollution control/stormwater runoff requirements.

(iii) Accessory/incidental retail sales.

(a) Sales and rental of moving and packing supplies, to include small and medium trucks and trailers, may be permitted with site plan approval.

**SECTION 3.** Chapter 20, Article 17, Section 20-1767, of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, is hereby amended to read as follows:

**20-1767 WHOLESALE, STORAGE, AND DISTRIBUTION**

Wholesaling, storage, distribution, and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:

(1) **Mini-Warehouses Climate-Controlled Mini-Warehouses**

~~Storage or warehousing service within a Building for individuals to store personal effects. Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant; but in no case shall storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business, or service use. Spaces shall not be used for workshops, hobby shops, manufacturing, retail sales or similar uses. Human occupancy shall be limited to that required to transport, arrange and maintain stored materials.~~

A Building or group of buildings containing varying sizes of individual, compartmentalized, and controlled-access stalls, lockers, or units designed for the individual access of storage units from within an access-controlled area, accessed by individuals for the storage of household and personal property within an enclosed building that is climate-controlled with central heating or air conditioning. Storage units shall not be used for workshops, hobby shops, manufacturing, retail sales, or similar uses. Human occupancy shall be limited to that required to transport, arrange, and maintain stored materials.

Storage units are not permitted for human occupancy and shall not be used for commercial activities or for personal and/or commercial transactions. Storage units shall be accessed from interior hallways and shall not be accessed from individual exterior overhead doors. Buildings may or may not be multi-story.

(2) **Exterior Mini-Warehouses**

A Building, or group of buildings containing varying sizes of individual, compartmentalized, and controlled-access stalls, lockers, or units designed for the individual access of storage units from within an access-controlled area, accessed by individuals for the storage of household and personal property. Storage units are not climate-controlled and exclude power and other utility connections. Storage units shall be single story and shall only be accessible from ground-level. Storage units shall not be used for workshops, hobby shops, manufacturing, retail sales, or similar uses. Human occupancy shall be limited to that required to transport, arrange, and maintain stored materials.

- (3) **Self-Storage Containers**  
Containers or a collection of containers placed on a site for more than 30 days as permeant structures intended to be used and accessed by individuals for the storage of household and personal property. Containers are typically shipping containers placed or organized on site to create an appearance of a single building or multiple buildings on a site. Access to individual storage units is accommodated by doors or overhead doors. Storage units shall be single story and only accessible from ground-level.
- (4) **Garage Condos**  
Enclosed storage facility located in a building that is compartmentalized into units intended for individual ownership and used for the storage of personal property with limited ability for personal, residential/hobby type shop tools such as automotive, carpentry, and artist studio. Individual units are not intended to be residentially occupied and do not have sanitary sewer capacity, but may be provided with individual power. Associated site accessory uses may include office support services and other gathering spaces, such as a private clubhouse, for use by the facility's members.
- (2)(5) **Light**  
Wholesaling, storage, and warehousing services within enclosed Structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms. Customer access to stored materials is not generally provided.
- (3)(6) **Heavy**  
Open-air storage, distribution, the handling of materials and equipment or bulk storage of fuel. Typical uses include monument or stone yards, train yards, grain elevators and large-scale fuel storage.

**SECTION 4.** Existing Sections 20-403 and 20-1767 of the Code of the City of Lawrence, Kansas, 2018 Edition and amendments thereto, are hereby repealed in their entirety, it being the intent of the Governing Body that Section 1 and Section 3 of this ordinance supersede them.

**SECTION 5.** If any section, sentence, clause, 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 part of this ordinance.

**SECTION 6.** This ordinance shall take effect and be in force after its passage and publication as provided by law.

**PASSED** by the Governing Body of the City of Lawrence, Kansas, this \_\_\_\_ day of \_\_\_\_\_ 2018.

**APPROVED:**

\_\_\_\_\_  
Stuart Boley  
Mayor

**ATTEST:**

---

Sherri Riedemann  
City Clerk

**APPROVED AS TO FORM:**

---

Toni R. Wheeler  
City Attorney

\*\*\*\*\*

**NOTICE TO PUBLISHER**

Publish once and return one Proof of Publication to the City Clerk and one to the City Attorney.