

20-402 RESIDENTIAL DISTRICT USE TABLE

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
RESIDENTIAL USE GROUP																
Household Living	Accessory Dwelling Unit	A*	A*	A*	A*	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	-	-	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	-	P*	503
	Cluster Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	702
	Detached Dwelling	P*	P*	P*	P*	P/S*	P*	P*	P	P	P	P	P	-	P	508
	Duplex	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	P*	503
	Manufactured Home	-	-	-	-	-	-	-	S	S	S	S	S	-	-	
	Manufactured Home, Residential-Design	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	513
	Mobile Home	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	514
	Multi-Dwelling Structure	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	517
	Non-Ground Floor Dwelling	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Work/Live Unit	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Zero Lot Line Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	531
	Home Occupation, Type A or B	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	537
Group Living	Assisted Living	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	Congregate Living	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Group Home, General [11 or more]	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Group Home, Limited [10 or fewer]	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
PUBLIC AND CIVIC USE GROUP																
Community Facilities	Adult Day Care Home	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	College/University	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	School	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Cultural Center/ Library	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Day Care Center	S*/A	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*/A*	S*	507
	Day Care Home, Class A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	507

	Base Zoning Districts														Use-Specific Standards (Sec. 20-)	
	RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO		
Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed																
Day Care Home, Class B	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	-	S*	507	
Detention Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Event Center, Small	S	S	S				S					S		S		
Event Center, Large	S	S	S				S					S		S		
Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	512	
Postal Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Public Safety	S	S	S	S	S	S	S	S	S	S	S	S	P	S		
Active Funeral and Interment	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	505	
Passive Funeral and Interment	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	505	
Temporary Shelter	A*	A*	A*	A*	A*	A*	S*/A*	A*	A*	A*	A*	A*	A*	S*/A*	544	
Social Service Agency	--	--	--	--	--	--	P	--	--	--	--	--	--	P		
Community Meal Program	A*	A*	A*	A*	A*	A*	S/A*	A*	A*	A*	A*	A*	A*	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*	530	
Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	S	S	-	S		
Medical Facilities	Community Mental Health Facility	--	--	--	--	--	--	--	--	--	--	--	--	--		
	Extended Care Facility, General	-	-	-	-	-	S	P	P	P	P	P	P	P		
	Extended Care Facility, Limited	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Health Care Office, Health Care Clinic	-	-	-	-	-	-	P	-	-	-	-	-	P		
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Outpatient Care Facility	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	519
Recreational Facilities	Active Recreation	S	S	S	S	S	S	S	S	S	S	S	-	S		
	Entertainment & Spectator Sports, General	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Entertainment & Spectator Sports, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Nature Preserve/Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
	Private Recreation	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
	Participant Sports & Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Participant Sports & Recreation, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
Religious Assembly	Campus or Community Institution	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	522
COMMERCIAL USE GROUP																
Animal Services	Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Livestock Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Sales and Grooming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Veterinary	-	-	-	-	-	-	P	-	-	-	-	-	-	P	
Eating & Drinking Establishments	Accessory Bar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Bar or Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Brewpub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Fast Order Food	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Fast Order Food, Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Nightclub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Private Dining Establishments	S*	S*	S*	S*	S*	-	S*	-	-	-	-	-	-	S*	539
	Restaurant, High-turnover	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant, Quality	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Office	Administrative and Professional	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	518
	Financial, Insurance & Real Estate	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
	Payday Advance, Car Title Loan Business	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
	Other	-	-	-	-	-	-	P	-	-	-	-	-	P	P	543
Parking Facilities	Accessory	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	-	-	-	-	-	S	-	-	-	-	-	-	-	
Retail Sales & Service	Agricultural Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Building Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Business Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Business Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

	Base Zoning Districts														Use-Specific Standards (Sec. 20-)
	RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
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	Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Food and Beverage	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mixed Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Personal Convenience Services	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*
	Personal Improvement Services	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*
	Repair Service, Consumer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail Sales, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail Establishment, Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail Establishment, Medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail Establishment, Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Sex Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Sexually Oriented Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transient Accommodation	Short-Term Rental	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	P*
	Bed and Breakfast	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	-	P*
	Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Elderhostel	-	-	-	-	-	-	-	-	-	-	-	-	S	-
	Hotel, Motel, Extended Stay	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Sales & Service	Cleaning (e.g., car wash)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fleet Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas and Fuel Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heavy Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heavy Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Inoperable Vehicles Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Light Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Light Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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RV and Boats Storage		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL USE GROUP																
Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Maker Space, Limited	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Maker Space, Intensive	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Laundry Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Manufacturing & Production, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Manufacturing & Production, Technological	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Research Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Salvage Operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale, Storage & Distribution	Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER USES GROUP																
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	501
Urban Agriculture	Agriculture, Crop	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	533, 548
	Agriculture, Large Animal	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	502
	Agriculture, Small Animal	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	533, 547
	Farmers Market	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	549
	On-Site Agricultural Sales	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	550
	Urban Farm	S*	S*	S*	S*	-	-	-	-	-	-	-	-	-	-	533, 551
Communications Facilities	Amateur and Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	536
	Broadcasting Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Communications Service Establishment	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-
	Wireless Facilities - Antenna	A*	A*	A*	A*	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*	S*	S*	S*	529

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	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities	Large Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Small Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

20-403 NONRESIDENTIAL DISTRICT USE TABLE

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts																Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU (PRIMARY / 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
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	-	-	-	-	-	S	A	
	Group Home, Limited (10 or less)	P	-	P	P	-	-	-	-	-	-	-	-	-	-	P	-	
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	-	

	Base Zoning Districts																Use-Specific Standards (Sec. 20-)	
	CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H		
Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed																		
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/A*	S/A*	-	S/A*	S*/A*	544	
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 Facilities	Community Mental Health Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-		
	Extended Care Facility, General	-	S	P	S	S	-	-	-	S	-	-	-	-	-	A		
	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	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	-	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	

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		CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
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*	-	-	-	-	-	-
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 Establishments	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	-
	Accessory Restaurant	-	-	-	-	-	A	A	A	A	A	-	-	-	-	-	-	-
	Bar or Lounge	-	P/S*	S*	-	-	P*	P*	P*	P*	-	-	-	-	-	-	-	-
	Brewpub	-	P*	S*	-	-	P*	P*	P*	P*	-	-	-	-	-	-	-	-
	Fast Order Food	P*	P*	P	-	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	A*
	Fast Order Food, Drive-In	-	S	-	-	-	-	P	P	P	-	P	-	-	-	-	-	-
	Nightclub	-	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	-	-
	Private Dining Establishments	P*	P*	P	S	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-
	Restaurant, Quality	P*	P*	P	S	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-
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	

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		CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI		H
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
	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	Short-Term Rental	P*	P*	P*	P*	-	P*	P*	-	P*	-	P*	-	P*	-	P*	P*	553
	Bed and Breakfast	P*	-	P*	S	-	-	-	-	-	-	-	-	-	-	-	-	504
	Campground	-	-	-	--	-	-	P	P	P	-	-	-	-	S	-	-	

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		CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	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
	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	-	

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		CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Mini-Warehouse, Climate Controlled	-	-	-	-	-	-	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	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*	501	
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Urban Agriculture	Agriculture, Crop	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	
Communications Facilities	Amateur & Receive-Only Antennas	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*	536	
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	515	
Recycling Facilities	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

	Base Zoning Districts															Use-Specific Standards (Sec. 20-)	
	CN1	CN2	MU (PRIMARY / SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI		H
Processing Center	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	

Key:
 A = Accessory
 P = Permitted
 S = Special Use
 * = Standard Applies
 - = Use not allowed

20-534 **ACCESSORY DWELLING UNITS** (Permitted only in RS40, RS20, RS10, RS7, MU and CN1)

(1) Purpose

Accessory Dwelling Units are allowed in certain situations to:

- (i) create new housing units while preserving the look and **Scale** of single-**Family Detached Dwelling** neighborhoods; subject to the procedures established in Section 20-534(2)(xi);
- (ii) allow more efficient use of the City's existing housing stock and **Infrastructure**;
- (iii) provide a mix of housing types that responds to changing **Family** needs and smaller households;
- (iv) provide a means for residents, particularly seniors, single parents, and couples, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- (v) provide a broader range of accessible and more affordable housing.

(2) Design Standards

(i) Purpose

These design standards are intended to ensure that **Accessory Dwelling Units**:

- a. are compatible with the desired character and livability of the **Zoning Districts**;
- b. respect the general **Building Scale** and placement of **Structures** to allow sharing of common space on the **Lot**, such as **Driveways** and **Yards**; and
- c. are 960 square feet or smaller in size.

(ii) Generally

The design standards for **Accessory Dwelling Units** are stated in this section. If not addressed in this section, the **Base District** standards apply.

(iii) Methods of Creation

An **Accessory Dwelling Unit** may only be created through one of the following methods:

- a. converting existing living area within a **Detached Dwelling, Attached Dwelling** (e.g., attic, **Basement** or attached garage); or
- b. adding **Floor Area** to an existing **Detached Dwelling, Attached Dwelling** or detached garage; or
- c. constructing a new **Detached Dwelling, Attached Dwelling** or detached garage with an internal **Accessory Dwelling Unit**.

(iv) Owner Occupancy Required in RS Districts

Either the principal **Dwelling Unit** or the **Accessory Dwelling Unit** must be occupied by one or more of the persons who is/are the record **Owner** of the **Premises**.

If at any time, neither of the **Dwelling Units** in a **Building** that contains an **Accessory Dwelling Unit** is the principal residence of one of the **Owner** of the property, then the property shall be considered a **Duplex**. If a **Duplex** is not permitted in the **Zoning District** in which the property is located, the **Owner** shall be subject to penalties for a zoning violation and to an abatement order requiring restoration of the **Premises** to lawful status, conforming with the uses permitted in the **Zoning District**.

(v) Number of Residents

The total number of individuals that reside in both units (principal + accessory) may not exceed Occupancy Limit established for the Principal Building in Section 20-601(d), plus one additional person.

(vi) Other Uses

An **Accessory Dwelling Unit** is prohibited in a house with a Type B **Home Occupation**.

(vii) Location of Entrances

- a. Only one entrance to the **Principal Building** may be located on the front **Facade** that faces the Street, unless the **Principal Building** contained an additional Street-facing entrance before the **Accessory Dwelling Unit** was created.
- b. When the **Accessory Dwelling Unit** is located behind the rear wall of the **Principal Building**, the accessory **Dwelling** entrance shall face the **Front Lot Line**.
- c. An exception to subsection (b), above, is **Dwelling Units** that do not have **Access** from the ground such as **Dwelling Units** with entrances from balconies or elevated decks.

(viii) Parking

The following Parking requirements apply to **Accessory Dwelling Units**.

- a. Lots containing **Accessory Dwelling Units** shall contain a minimum of two off-Street **Parking Spaces**.
- b. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is at least 27 feet wide, no additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- c. If the **Lot** containing the **Accessory Dwelling Unit** abuts only a **Local Street** and the pavement of the **Local Street** is less than 27 feet wide, or if the **Accessory Dwelling Unit** is created at the same time as the principal **Dwelling Unit**, one additional **Parking Space** is required for the **Accessory Dwelling Unit**.
- d. One additional **Parking Space** is required for the **Accessory Dwelling Unit** if the **Lot** containing the **Accessory Dwelling Unit** abuts only a Collector or **Arterial Street**.

(ix) Size

The maximum size of an [Accessory Dwelling Unit](#) may be no more than (33%) of the living area of the [Detached Dwelling](#) or [Attached Dwelling](#), or 960 square feet, whichever is less.

(x) Floor Area Additions

[Accessory Dwelling Units](#) created through the addition of habitable [Floor Area](#) to an existing [Structure](#) shall comply with the following standards:

- a. the exterior finish material shall be the same or visually match in type, size and placement, the exterior finish material of the house or existing [Structure](#);
- b. the roof pitch shall be the same as the predominant roof pitch of the house or existing [Structure](#);
- c. trim on edges of elements on the addition shall be the same in type, size and location as the trim used on the rest of the house or existing [Structure](#);
- d. windows shall match those in the house in proportion (relationship of width to [Height](#)) and orientation (horizontal or vertical);and
- e. eaves shall project from the [Building](#) walls the same distance as the eaves on the rest of the house or existing [Structure](#).

(xi) Registration; Affidavit

- a. [Accessory Dwelling Units](#) shall be registered with the [Planning Director](#) prior to their establishment. The requirement for registration is intended to ensure that the applicant is aware of the provisions of this Development Code governing [Accessory Dwelling Units](#); that the City has all information necessary to evaluate whether the [Accessory Dwelling Unit](#) initially meets and continues to meet Development Code requirements; and that the distribution and location of [Accessory Dwelling Units](#) is known.
- b. At the time of registration, the applicant shall submit an affidavit pledging agreement to the [Accessory Dwelling Unit](#) standards of this section. The affidavit shall specify which of the [Dwelling Units](#) will be occupied by an [Owner](#) of the property; if at any time such [Owner](#) moves to the other [Dwelling Unit](#), the [Owner](#) shall be responsible for filing an updated affidavit, recording such change.
- c. Permits for [Accessory Dwelling Units](#) may be issued after the [Planning Director](#) determines that the proposal complies with all applicable Development Code requirements.

20-1701 GENERAL TERMS

Term	Definition
Access	A way or means of approach to provide vehicular or pedestrian physical entrance to a property.
Access, Cross	A service drive providing vehicular Access between two or more contiguous sites so the driver need not enter the public Street system.
Access Management	The process of managing Access to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.
Accessory Dwelling Unit	A Dwelling Unit that is incidental to and located on the same Lot as the Principal Building or use, when the Principal Building or use is a Dwelling .
Accessory Structure	A subordinate Structure , the use of which is clearly incidental to, or customarily found in connection with, and located on the same Lot as the Principal Building or use.
Accessory Use	A use that is clearly incidental to, customarily found in connection with, and (except in the case of off- Street Parking Space) located on the same Lot as the Principal Use to which it is related.
Access Drive	A drive that connects the Driveway with the parking area and allows circulation between rows of parking and throughout the parking area.
Adult Care Home	See Group Home
Affordable Dwelling Unit	A Dwelling Unit is affordable when a household spends no more than 30% of their monthly household income on rent/mortgage plus utilities. For rental units – A Dwelling Unit with monthly rent and utilities not exceeding 110% of the HUD defined Fair Market Rent, as determined yearly by the Lawrence Douglas County Housing Authority. For owner-occupied units – A Dwelling Unit where the monthly mortgage cost and utilities are affordable for those owners earning up to 80% of Median Family Income, as established yearly by HUD for Lawrence, KS Metropolitan Statistical Area.
Agent (of Owner or Applicant)	Any person who can show certified written proof that he or she is acting for the Landowner or applicant.
Airport/Lawrence Municipal Airport	The location from which take-offs and landings may be made by any manned aircraft, excluding free balloons, within the corporate limits of the City of Lawrence, Kansas.
Airport Hazard	Any Structure or tree or use of land that obstructs the airspace required for the flight of aircraft in landing or taking off at any Airport or is otherwise hazardous to such landing or taking off of aircraft.
Alley	A public or private way not more than 20 feet wide primarily designed to serve as a secondary means of Access to abutting property.
Antenna	Any system of wires, poles, rods, reflecting discs or similar devices used for the reception or transmission of electromagnetic waves which system is attached to an Antenna support Structure or attached to the exterior of any Building . The term includes devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotated through a vertical mast, tower or other Antenna support Structure .
Antenna, Receive-Only	An Antenna capable of receiving but not transmitting electromagnetic waves, including Satellite Dishes .
Antenna, Amateur Radio	An Antenna owned and utilized by an FCC-licensed amateur radio operator or a citizens band radio Antenna .
Arterial	A Street classified as an Arterial in the Lawrence/Douglas County MPO Transportation Plan, as amended.
Arterial Street, Minor	A Street which is anticipated to have 2-4 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Arterial Street, Principal	A Street which is anticipated to have 4-6 travel lanes designed for speeds ranging from 30-45 mph and which is defined specifically as such on the Major Thoroughfares Map of the City.
Assisted Living	Building or group of Buildings containing Dwellings designed for occupancy by persons 55 years or older where the Dwelling Units are independent but include special support services such as central dining and limited medical or nursing care.
Basement	Any floor level below the first Story in a Building , except that a floor level in a Building having only one floor level shall be classified as a Basement unless such floor level qualifies as a first Story as defined herein.

rehabilitation, testing and analysis of medical conditions. Services provided in these facilities are typically rendered and completed in three (3) hours or less.

20-1733 HOSPITAL

Hospital means an institution that: (1) offers services more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care of illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses.

20-1734 HOUSEHOLD LIVING

Residential occupancy of a [Dwelling Unit](#) by a household with tenancy arranged on a month-to-month or longer basis.

(1) Accessory Dwelling

A [Dwelling Unit](#) that is incidental to and located on the same [Lot](#) as the Principal Building or use -- when the Principal Building or use is a [Dwelling](#) -- and that [Dwelling Unit](#) complies with the standards and provisions of Section 20-534.

(2) Attached Dwelling

A [Dwelling Unit](#), located on its own [Lot](#), that shares one or more common or abutting walls with one or more [Dwelling Units](#). An [Attached Dwelling](#) does not share common floor/ceilings with other [Dwelling Units](#). An [Attached Dwelling](#) is also called a townhouse or a row house.

(3) Cluster Dwelling

A subdivision or development project containing [Detached Dwellings](#) where some or all [Lots](#) are smaller than the required minimum [Lot Area](#) and width requirements but the overall project complies with the maximum [Density](#) requirements of the applicable Base and [Overlay Zoning Districts](#).

(4) Detached Dwelling

A [Dwelling Unit](#) that is not attached to any other [Dwelling Unit](#) and does not meet the definition of an Accessory Dwelling or a Manufactured Home. A Residential Design Manufactured Home is also a Detached Dwelling.

(5) Duplex

A single [Structure](#) that contains two (2) primary [Dwelling Units](#) on one (1) [Lot](#). The units may share common walls or common floor/ceilings.

(6) Manufactured Home

Any [Structure](#) that is manufactured to the standards established in the National [Manufactured Home Construction and Safety Standards Act of 1974](#), codified as amended at 42 U.S.C. § 5401 *et seq.*, and federal regulations promulgated thereunder, but does not comply with the standards and provisions of Section 20-513 of the City Code, as amended, and is not a Mobile Home, as defined in this Article.

(7) Manufactured Home, Residential Design

Any [Structure](#) that is manufactured to the standards established in the National [Manufactured Home Construction and Safety Standards Act of 1974](#), codified as amended at 42 U.S.C. § 5401 *et seq.*, and federal regulations promulgated