

# Connery Associates

July 22, 2002

## Memorandum

Attached please find copies of a proposed zoning amendment. The language and format necessarily conforms to the protocols of the current City Zoning Ordinance. However, to assist in our discussion I have prepared the following summary.

### 1.0 Overview

- The amendment establishes a Reviviendo Gateway Overlay District that permits development flexibility in order to unlock the value of existing buildings and infrastructure, while also addressing issues such as housing diversity, affordable housing, parking, and regulatory clarity.
- The underlying or current zoning is not changed. The new regulations are applicable only if the property owner chooses to use the RGO regulations. However, once the RGO is chosen, all RGO regulations will apply to the property.
- Adoption will require a two-thirds vote of the City Council.

### 2.0 Key Terms

- *As of Right*, a zoning term indicating that the owner has a right to use property for a particular use, without further public hearings or a vote from a public body. The owner, however, remains subject to all environmental, health, public safety and building regulations.
- *Special Permit*, a zoning term indicating the owner has a right to develop only at the discretion of the Lawrence City Council or other appropriate public body. To secure the right to build, a two-thirds vote is required and additional conditions may be added to the special permit. Both the owner and the parties of interest have a right to seek redress in the court system if they are not in agreement with the special permit decision

## **2.0 Summary of Key Changes**

### **For property zoned Residential-3**

- Permits rehabilitation of multi-family by right, currently special permit.
- Permits new multi-family development by right, currently by special permit.
- Permits town houses as a form of single-family development, currently not permitted.
- Reinstates 5,000 square feet as the minimum residential lot size.
- Reinstates the traditional density of 1 dwelling unit per 2,500 square feet of lot area.
- Makes changes to lot coverage requirements that permit logical and normal residential development options.
- Maintains building height for new development at 3 stories and 45 feet.
- Requires a 10% affordable housing requirement for residential developments over 20 units.

### **For property zoned Business 2 and 3**

- Permits rehabilitation of multi-family by right.
- Allows rehabilitation of commercial and mixed-use development by right.
- Allow for new mixed-use development (including residential) by right.
- Requires a 10% affordable housing requirement for residential developments over 20 units.

### **For property zoned Industrial-2**

- Permits research, laboratory, and biotech uses by right, and without restrictive floor space requirements.
- Permits publishing, printing, and sign making by right.
- Permits restaurants by right in existing buildings but prohibits stand-alone fast food restaurants and drive through facilities.
- Permits a bar or lounge as part of a restaurants by right.
- Permits outdoor cafes by right.
- Permits rehabilitation of commercial and mixed-use buildings by right.
- Permits mixed-use with residential uses by right.
- Permits Artist live / work space by right.
- Requires a 10% affordable housing requirement for residential developments over 20 units.

### **For all residential development**

- The RGO generally reflects current parking regulations but amends parking regulations to encourage adaptive reuse of buildings and reinvestment into existing residential properties.

### **Final Comment**

- The zoning proposal is designed to address the specific land use and development issues germane to the Gateway Area, it does not effect the current zoning regulations for the remainder of the community.