

Memorandum

City of Lawrence

Planning & Development Services

TO: Scott McCullough, Director, Planning & Development Services

FROM: Michelle Leininger, Area/Neighborhood Planner

CC: Lynne Braddock Zollner, Historic Resources Administrator
Dan Warner, Long-Range Planner

Date: February 19, 2009

RE: RD District vs. RM32 District

There has been many comments about the city-wide zoning change upon the adoption of the current *Land Development Code* when many properties in the Oread Neighborhood changed from the previous RD (Residence-Dormitory) District designation to the current RM32 (Multi-Dwelling Residential) District designation. The tables below compare the density and dimensional standards and the permitted uses for the two districts.

In summary, the uses that were permitted in the previous RD District, that are no longer permitted, are dorms, fraternity, sororities and some community facility type uses. The intensity, as far as density permitted, in the RD District was higher than the current RM32. 54 units per acre vs. 32 units per acre respectively but the lot configuration minimums are less in the RM32 District. This allows for development on smaller lots at a higher density. The parking required is relatively unchanged.

Density and Dimensional Standards										
	Min. Lot Area	Min. Lot Area/ Dwelling	Max Dwellings/ Acre	Min. Lot Width	Min. Frontage	Min. Front Setback	Min. Side Setback (exterior)	Min. Side Setback (interior)	Min. Rear Setback	Max Height
RD District	6,000	800	54	100'	50'	25'	25'/10'	5'	20'/25'	4 stories or 45'
RM32 District	6,000	--	32	50'	50'	25'	25'/10'	5'	20'/25'	45'

Uses		
	RD District	RM32 District
Residential Uses (Permitted)	<ul style="list-style-type: none"> - Single-Family detached - Group homes of more than 10 - Manufactured homes - Multi-family, including duplex - Rooming and/or boarding houses - Single-family attached dwelling - Bed and breakfast - Apartment hotel - Dormitory-type residence hall - Fraternity - Sorority - Accessory uses 	<ul style="list-style-type: none"> - Attached dwellings - Cluster dwelling - Duplex - Multi-dwelling structure - Zero lot line dwelling - Assisted living - Boarding house - Group home (10 or less) - Accessory uses - Bed and breakfast
Residential Use (With special use permit/UPR)	<ul style="list-style-type: none"> - Mobile home park - Accessory uses 	<ul style="list-style-type: none"> - Detached dwelling - Manufacture home - Mobile home - Mobile home park - Group home (11 or more)
Community Facilities/ Public and civic uses	<ul style="list-style-type: none"> - Art gallery or museum - Cemetery, columbarium, or mausoleum 	<ul style="list-style-type: none"> - Adult daycare home - Cemeteries

(permitted)	<ul style="list-style-type: none"> - Child care home - occupant primary provider - Church or other place of worship, including student center - Community building, public - Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course - Library or museum: public or private, open to public without charge - Monastery, convent or similar institution of religious training - Mortuary, funeral parlor, or undertaking establishment - Parish house, nunnery, rectory, etc. - Park, playground, or playfield, public - Swimming pool, accessory 	<ul style="list-style-type: none"> - Utility, minor - Extended care facility, general - Extended care facility, limited - Passive recreation - Nature preserve/ undeveloped park - Private recreation - Campus or community religious institution - Neighborhood religious institution
Community Facilities/ Public and civic uses (With special use permit/UPR)	<ul style="list-style-type: none"> - Adaptive reuse of properties listed as a landmark on the Lawrence, State or National Registers of Historic Places or included in the Lawrence or National Register of Historic Districts - Child care center - Child care home - non-occupant primary provider - Club or lodge, private, except those whose chief activity is carried on as a business - Communication Towers - Halfway house or service-oriented rehabilitation center or residence - Health center, government operated - Hospital, general, not including animal 	<ul style="list-style-type: none"> - College/university - School - Cultural center/library - Day care center - Day care home class B - Lodge, fraternal & civic assembly - Public safety - Utility, minor - Utility and service, major - Active recreation

	<ul style="list-style-type: none"> - Institution for children and aged, nonprofit - Nursing home or rest home - Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments) - Rehabilitation center for persons with disabilities - Sanitarium - School, public, parochial, or private, non-profit:(a) Grades nine and below including kindergarten (b) Grades ten and above - Studio for professional work or for teaching of any form of fine arts - Theatre, live (if indoors) - Gas regulator station - Radio or television transmitter or tower - Sewage disposal plant, private - Telephone exchange, but not including garage, shop, or service - Water filtration plant, pumping station, elevated storage or reservoir - Electrical substation 	
Other permitted uses	- Agricultural uses	- Agriculture, crop
Other uses with special use permits		<ul style="list-style-type: none"> - Telecommunication towers - Adaptive reuse of designated historic properties