

Memorandum

City of Lawrence

Planning and Development Services

TO: David L. Corliss, City Manager

FROM: Michelle Leininger, AICP, Planner II

CC: Scott McCullough, Planning and Development Services Director
Sheila Stogsdill, Assistant Planning Director

Date: April 23, 2013

RE: Initiation of a Text Amendment to the Land Development Code
Regarding Accessory Dwelling Units in the RS5 District

A request for initiation of a text amendment to the *Land Development Code* has been submitted to the Planning Office to add the Accessory Dwelling Unit use as an accessory use to the RS5 (Single-Dwelling Residential) District. Currently Accessory Dwelling Units are permitted as an accessory use in the RS40, RS20, RS10, and RS7 Districts.

An Accessory Dwelling Unit is a dwelling unit that is incidental to and located on the same lot as the principal dwelling. With the adoption of the *Land Development Code* in 2006, this new use was introduced as an accessory use in the RS40, RS20, RS10, and RS7 Districts. The Code includes design standards for this use that regulate the methods of creation; occupancy and number of residents, including a requirement that one structure must be owner occupied; parking; size; and registration/affidavit process. The use gives the potential to increase density while preserving the character of existing and planned neighborhoods. The Accessory Dwelling Unit is a way to offer housing to a family member or affordable housing options to others while maintaining the single-family look and feel of a neighborhood.

The City Commission is not taking action to amend the *Land Development Code* with the initiation. If initiated, the request will be scheduled for a future Planning Commission hearing and their recommendation will be forwarded to the City Commission for a final decision.

Action Requested:

Initiate a text amendment to the *Land Development Code* to permit the Accessory Dwelling Unit use as an accessory use in the RS5 District, for consideration at a future public hearing at the Planning Commission.