

**Development Patterns** - The existing grid layout of streets and alleyways and other development patterns such as zero-building set back were established early in Lawrence's development and are very important to the character of the Downtown. Over time, the City of Lawrence has established additional development patterns that contribute to the character of Downtown such as the landscaping pattern along Massachusetts Street. Retention of these established patterns is important in maintaining the visual character and identity of Downtown Lawrence.

### **Guidelines**

- Existing street patterns and layout shall be maintained. Closure of existing streets shall not be permitted.
- Alleyways shall be maintained for vehicular and/or pedestrian traffic.
- Buildings fronting Massachusetts Street shall be constructed to zero front and side lot lines.

Exceptions may be made for architectural features such as recessed/projecting entries and balconies.

- Buildings fronting Massachusetts Street should have a commercial/retail component at the storefront level.
- Buildings fronting Massachusetts Street should reflect the party-wall construction pattern with adjacent buildings sharing a common party-wall.
- New infill buildings should be multistory in height.
- Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.

Buildings adjacent to historic structures listed on a register, such as the English Lutheran Church, shall respect the historic property by providing a transition between the proposed development and the historic property. The use of additional setback, green space and/or building height reduction are examples of appropriate transition elements.

Exceptions may be made for architectural features such as recessed/projecting entries and balconies.

Exceptions may be made for detached building forms which are traditionally set back from the property line.

- Buildings fronting Numbered Streets (7<sup>th</sup>, 8<sup>th</sup>, etc.) shall be constructed to zero front and side lot lines.

Exceptions may be made for architectural features such as recessed/projecting entries and balconies.

Exceptions may be made for detached building forms which are traditionally set back from the property line.