

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT - Concept Design 06/2023	PROPOSED DEVELOPMENT - Schematic Design 11/2023	PROPOSED: ZONING FOR PROJECT (SRB, GR uses and Multi-Family Dwelling)	A-1 DISTRICT (Single Family, Two-Family, Multi-Family)
ZONING DISTRICT	SRB, GR District	(existing is non-conforming -- approved via four variances 1958-1970)				
USES	Detached single family or duplex	Elderly and Disabled Housing	Elderly and Disabled Housing	Elderly and Disabled Housing		
ZONING DIMENSIONAL ANALYSIS						
Gross Lot Area (Acres)		11.03	11.03	11.03	-	-
Minimum Lot Size (sq.ft.)	10,000	480,563	480,563	480,563	20,000	20,000
Frontage	80 ft	898 ft	898 ft	898 ft	150 ft	120 ft
# of Dwelling Units	-	152	252	247	-	0.5 max.
Front yard	20 ft	20 ft	20 ft	88 ft	40 ft	25 ft
Side Yard	14 ft	35 ft	35 ft	85 ft	25 ft	20 ft
Rear Yard	20 ft	30 ft	43 ft	36 ft	25 ft	20 ft
Height, Sloped Roof	35 ft	-	62 ft	53 ft	58 ft	40 ft
Height, Flat Roof	35 ft	25 ft	48 ft	43 ft	43 ft	40 ft
Mechanical Height	NR	none	none	10 ft	15 ft	NR
Mechanical Roof Coverage	NR	none	15%	30%	33%	NR
Stories	2.5	2	3 and 4	4	4	3
FAR	0.36-0.38	0.22	0.45	0.42	0.5	0.5
Units per Acre	NR	13.8	22.8	22.4	25	18
Lot Coverage	25-35%	16%	14%	11%	20%	NR
Parking Spaces	1.5/unit	.55/unit	0.5/unit	0.5/unit	0.5/unit	1.5 / unit
Parking Lot Illumination	1 fc	-	1 fc	1 fc	per 5.1.3 (a)	per 5.1.3 (a)
Loading Requirement	Off-Street Loading	-	-	-	per 5.1.3 (b)	per 5.1.3 (b)
Handicapped Parking	per MAAB	6	5	5	per 5.1.3 (c)	per 5.1.3 (c)
Driveway Openings	Minimize conflict with Street Traffic	-	18 ft	18 ft	per 5.1.3 (d)	per 5.1.3 (d)
Compact Cars	Up to 50% maybe compact	-	-	-	per 5.1.3 (e)	per 5.1.3 (e)
Parking Space Size	9'x18.5'	9'x18.5'	9'x18.5'	9'x18.5'	per 5.1.3 (f)	per 5.1.3 (f)
Bumper Overhang	1 ft Front and Rear	-	-	-	per 5.1.3 (g)	per 5.1.3 (g)
Parking Space Layout	No Movement of other vehicles required	-	-	-	per 5.1.3 (h)	per 5.1.3 (h)
Width of Maneuvering Aisle	see 5.1.3(j)	-	24 ft	24 ft	per 5.1.3 (i)	per 5.1.3 (i)
Parking Setbacks	20 ft front, 5 ft side and rear	14 to 30	25 ft	25 ft	per 5.1.3 (j)	per 5.1.3 (j)
Landscape Areas	4' wide planting strip; 10% landscape	<5%	10% and 25%	10% and 25%	per 5.1.3 (k)	per 5.1.3 (k)
Trees	1 per 10 parking spaces	7	TBD	TBD	per 5.1.3 (l)	per 5.1.3 (l)
Location	same lot	same lot	same lot	same lot	per 5.1.3 (m)	per 5.1.3 (m)
Bicycle Racks	1 per 20 parking spaces	none	TBD	TBD	per 5.1.3 (n)	per 5.1.3 (n)