

| Avery Square                                                                                                                                                                                              |                 |                                                                                                                                                                         |                 |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
| Zoning Standards                                                                                                                                                                                          | Existing Zoning | Overlay District                                                                                                                                                        | Base Compliance | Housing Plan |
| Minimum Lot Size                                                                                                                                                                                          | 10,000 SF       | 10,000 SF                                                                                                                                                               | 10,000 SF       | 10,000 SF    |
| Height (Stories)                                                                                                                                                                                          | 2.5             | 4 <sup>1</sup>                                                                                                                                                          | 3               | 3            |
| Floor Area Ratio (FAR)                                                                                                                                                                                    | 0.70            | 1.1                                                                                                                                                                     | 1.3             | 1.3          |
| Max Lot Coverage                                                                                                                                                                                          | N/A             | N/A                                                                                                                                                                     | N/A             | N/A          |
| Max Dwelling Units per Acre                                                                                                                                                                               | 18              | 18                                                                                                                                                                      | 44              | 44           |
| Parking per Unit                                                                                                                                                                                          | 1.5             | (1) For Independent Living: 1<br>(2) For Assisted Living units and Alzheimer's/Memory Loss units: 1 / every two beds, plus 1 / each two employees on the largest shift. | 1.0             | 1.0          |
| Under the Base and Neighborhood Housing Plan, the zoning would allow 4 stories, an FAR of 1.7 and a density greater than 44 units per acre by Special Permit. It would only apply to the 100 West parcel. |                 |                                                                                                                                                                         |                 |              |
| <sup>1</sup> Under existing overlay zoning 4th story limited to 35% of total roof area.                                                                                                                   |                 |                                                                                                                                                                         |                 |              |

| Business                                                                                                                                                                                                                                                                |                 |                 |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|--------------|
| Zoning Standards                                                                                                                                                                                                                                                        | Existing Zoning | Base Compliance | Housing Plan |
| Minimum Lot Size                                                                                                                                                                                                                                                        | 10,000 SF       | 10,000 SF       | 10,000 SF    |
| Height (Stories)                                                                                                                                                                                                                                                        | 3               | 3               | 4            |
| Floor Area Ratio (FAR)                                                                                                                                                                                                                                                  | N/A             | N/A             | 2.0          |
| Max Lot Coverage                                                                                                                                                                                                                                                        | 25%             | 25%             | N/A          |
| Max Dwelling Units per Acre                                                                                                                                                                                                                                             | N/A             | N/A             | 48           |
| Parking per Unit                                                                                                                                                                                                                                                        | 1.5             | 1.0             | 1.0          |
| Under existing zoning, multi-family housing is not allowed in this district.<br>Under the Neighborhood Housing Plan:<br>4.5 stories allowed as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI. |                 |                 |              |

| Apartment-1                 |                 |                 |              |
|-----------------------------|-----------------|-----------------|--------------|
| Zoning Standards            | Existing Zoning | Base Compliance | Housing Plan |
| Minimum Lot Size            | 20,000 SF       | 20,000 SF       | 20,000 SF    |
| Height (Stories)            | 3               | 3               | 4            |
| Floor Area Ratio (FAR)      | 0.50            | 0.50            | 1.0          |
| Max Lot Coverage            | N/A             | N/A             | N/A          |
| Max Dwelling Units per Acre | 18              | 18              | 36           |
| Parking per Unit            | 1.5             | 1.0             | 1.0          |

| Chestnut Street                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                           |                 |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|-----------------|---------------------------------|
| Zoning Standards                                                                                                                                                                                                                                                                                                                                                                                                                           | Existing Zoning | Existing Zoning - Overlay | Base Compliance | Housing Plan                    |
| Minimum Lot Size                                                                                                                                                                                                                                                                                                                                                                                                                           | 10,000 SF       | 15,000 SF                 | 10,000 SF       | 10,000 SF                       |
| Height (Stories)                                                                                                                                                                                                                                                                                                                                                                                                                           | 2.5             | 4                         | 3               | 3 (East/<br>Garden)<br>4 (West) |
| Floor Area Ratio (FAR)                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.70            | 2.0                       | 0.70            | 2.0                             |
| Max Lot Coverage                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A             | N/A                       | N/A             | N/A                             |
| Max Dwelling Units per Acre                                                                                                                                                                                                                                                                                                                                                                                                                | 18              | N/A                       | 18              | N/A                             |
| Parking per Unit                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.5             | 1.5                       | 1.0             | 1.0                             |
| Under the Neighborhood Housing Plan: <ul style="list-style-type: none"> <li>Chestnut East and Chestnut/Garden Street – 3.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.</li> <li>Chestnut West – 4.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.</li> </ul> |                 |                           |                 |                                 |

| Hillside Ave Business       |                 |                 |              |
|-----------------------------|-----------------|-----------------|--------------|
| Zoning Standards            | Existing Zoning | Base Compliance | Housing Plan |
| Minimum Lot Size            | 10,000 SF       | 10,000 SF       | 10,000 SF    |
| Height (Stories)            | 2.5             | 3               | 3            |
| Floor Area Ratio (FAR)      | 0.70            | 0.70            | 1.0          |
| Max Lot Coverage            | N/A             | N/A             | N/A          |
| Max Dwelling Units per Acre | 18              | N/A             | 24           |
| Parking per Unit            | 1.5             | 1.0             | 1.0          |

| Industrial                  |                     |                 |                                     |
|-----------------------------|---------------------|-----------------|-------------------------------------|
| Zoning Standards            | Existing Zoning     | Base Compliance | Housing Plan                        |
| Minimum Lot Size            | Housing not Allowed | 10,000 SF       | 10,000 SF                           |
| Height (Stories)            |                     | 3               | 3                                   |
| Floor Area Ratio (FAR)      |                     | 0.50            | 0.75 in Crescent<br>1.0 in Hillside |
| Max Lot Coverage            |                     | N/A             | N/A                                 |
| Max Dwelling Units per Acre |                     | N/A             | 24                                  |
| Parking per Unit            |                     | 1.0             | 1.0                                 |

Note: Denmark Lane Industrial Subdistrict becomes Apartment A1 under the Neighborhood Housing Plan.