

ZONING ANALYSIS TABLE

ZONING DISTRICT	EXISTING ZONING: BUSINESS 1 AND BUSINESS 2 PROPOSED ZONING: MIXED USE 4 (MU-4)		
ZONE CRITERIA	REQUIRED / ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED
MINIMUM LOT AREA	10,000 SF	N/A	123,956 SF
MINIMUM LOT AREA PER UNIT	1,000 SF PER UNIT	LESS THAN 1,000 SF PER UNIT	725 SF PER UNIT
MINIMUM LOT FRONTAGE PER STREET	80 FT	N/A	278.62' WASHINGTON TERRACE 445.20' WASHINGTON STREET 275.66' WALNUT STREET
MAX. F.A.R.	1.5 *	2.5	1.92
MIN. FRONT SETBACK	0 - 10 FT	MORE THAN 10 FT	0 FT
MIN. SIDE SETBACK	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT **	LESS THAN 20 FT	46.0 FT
MAX. BUILDING HEIGHT / # OF STORIES	36 FT / 3 STORIES *	60 FT / 5 STORIES	60 FT / 5 STORIES
MIN. BENEFICIAL OPEN SPACE	5%	N/A	10.7%
GROSS FLOOR AREA	<20,000 SF	≥ 20,000 SF	238,075 SF
PARKING STALLS	SEE PARKING CALCULATION	SEE PARKING CALCULATION	346
ACCESSIBLE PARKING SPACES	9 STALLS	N/A	12 ***
BICYCLE PARKING	30	N/A	30
LOADING BAYS	2	LESS THAN 4	1

N/A - NOT APPLICABLE

* WHEN INCLUDING RESIDENTIAL

** WHEN ABUTTING A RESIDENTIAL DISTRICT

*** 5 AT GRADE, 7 SUBGRADE