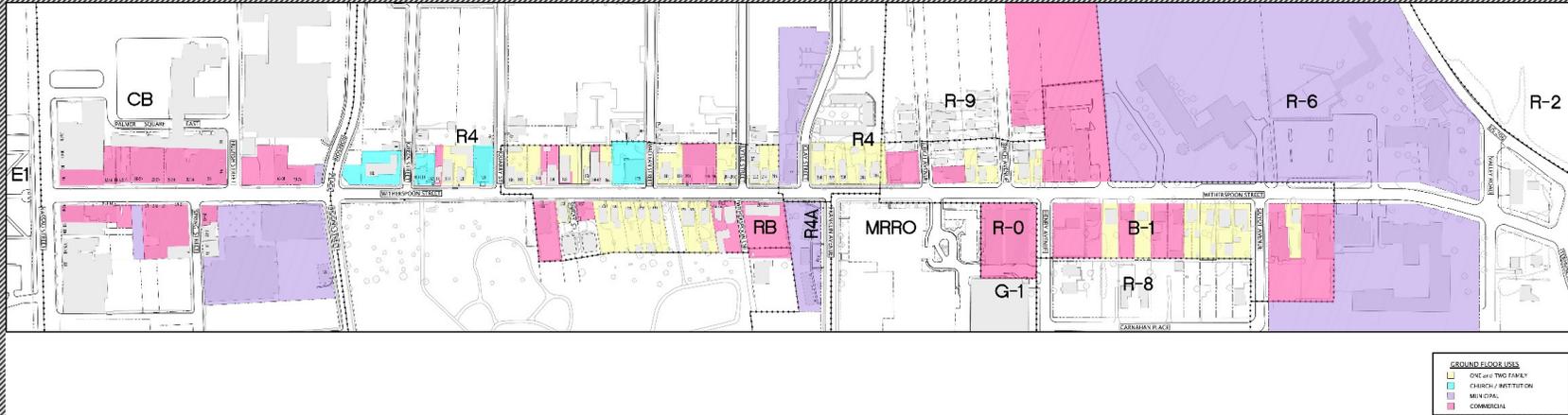


Witherspoon Corridor Zoning Capacity Analysis

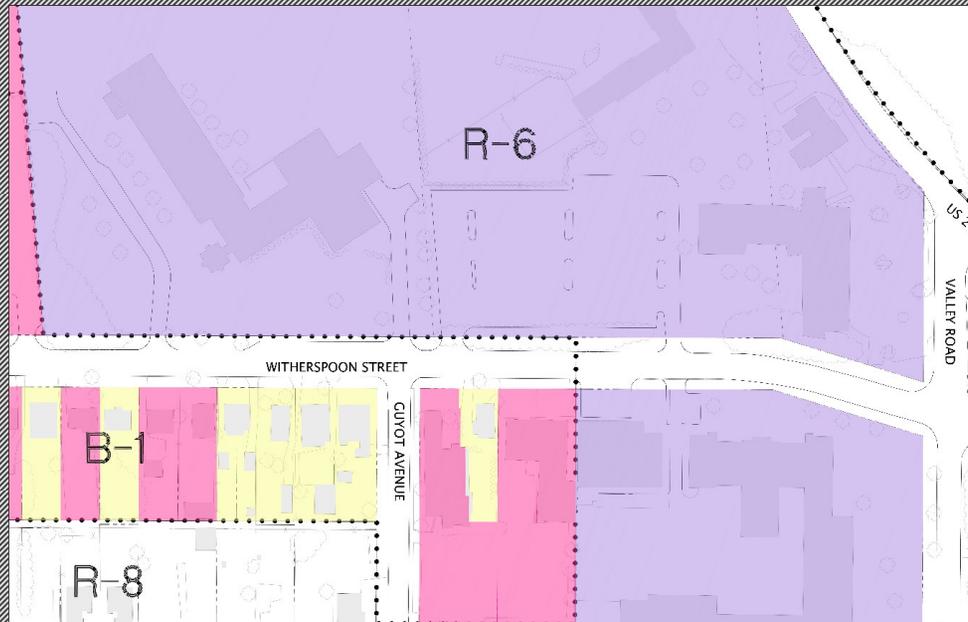


Witherspoon Corridor

Capacity Analysis

- Zone by zone review along Witherspoon Street
- Existing development information from Tax Assessor Office
- Calculate maximum building size by starting with a vacant lot
- Provide test fit, taking into account parking requirements and setbacks
- Analyzed small, medium & large lots in each zone

R-6 Zone



R-6 Zone

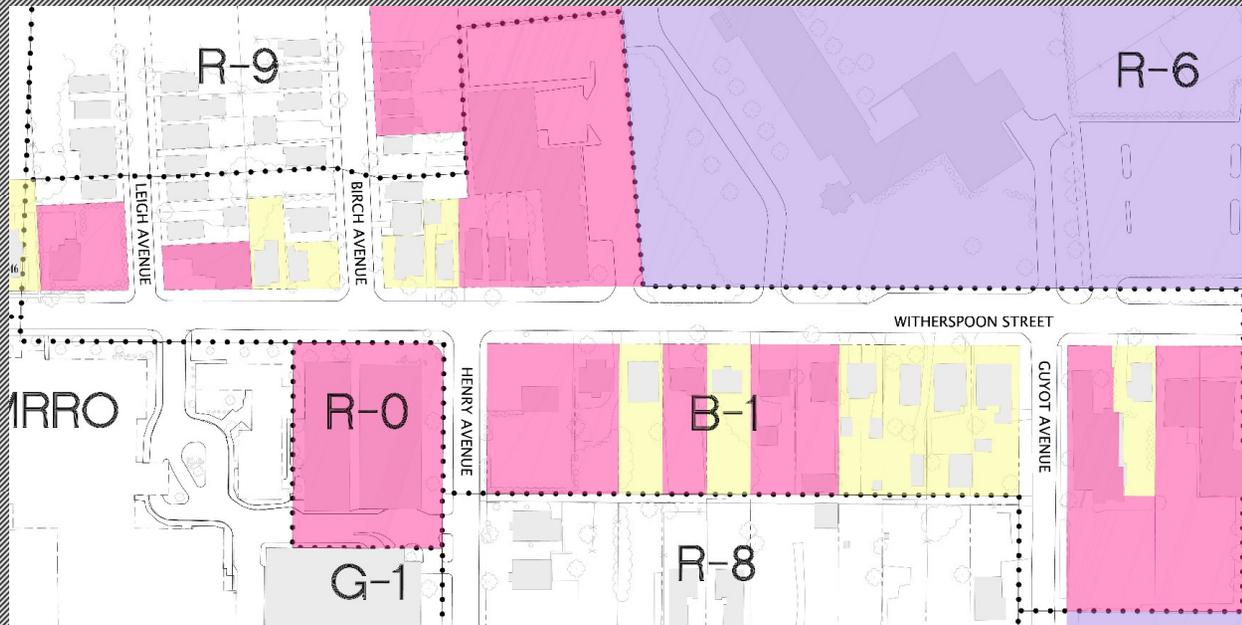
Permitted Uses

- Single family homes
- Conditional uses
 - Facilities owned & operated by the municipality

Know about the zone

- Consists of 5 parcels
- Totals approximately 44 acres, all either municipal or school board owned property

B-1 Zone



B-1 Zone

Permitted uses:

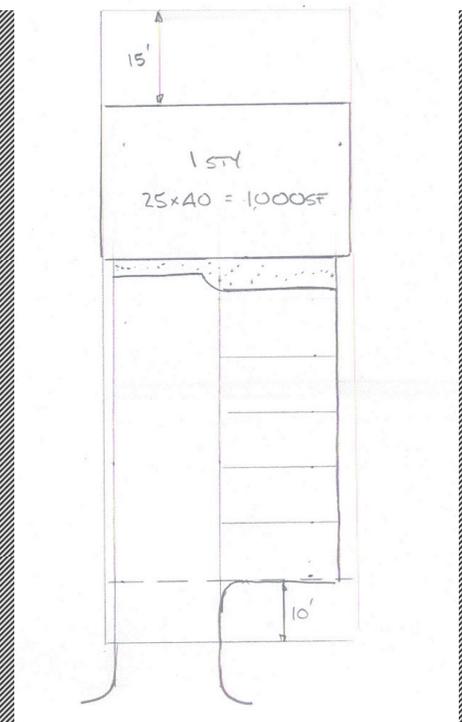
- Single family
- Office
- Retail services
- Restaurants
- Banks
- Mixed Use

Known about the zone

- 27 parcels in the area - 12 residential, 15 business
- Totals approximately 6 acres
- Existing buildings area approximately 85,600 sf
- FAR permits maximum bldg. of 150,528 for business - requiring 752 parking spaces
- FAR permits maximum bldg. of 62,729 sf for residential

Development	Existing	Maximum Permitted - Business	Maximum Permitted - Residential
Lot area	4,141 sf	60% FAR	25% FAR
Existing building	1,670 sf		
Max. FAR		2,485 sf	* 1,035 sf
3 story footprint		828 sf	* 345 sf
Required parking		(12 spaces) 3,600 sf	• (2 spaces) 400 sf
Total ground area		4,428 sf	* 745 sf
TEST FIT			
Max. FAR - 24%		1,000 sf	*
Building footprint		1,000 sf	*
Required parking		(5 spaces) 1,500 sf	*
Total ground area		2,500 sf	*

B-1 Zone 272 Witherspoon Lot area: 4,141 sf



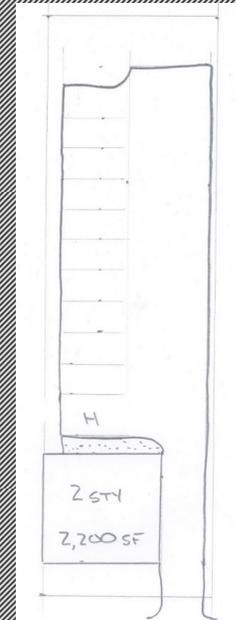
* no change

B-1 Zone

291 Witherspoon

Lot area: 8,500 sf

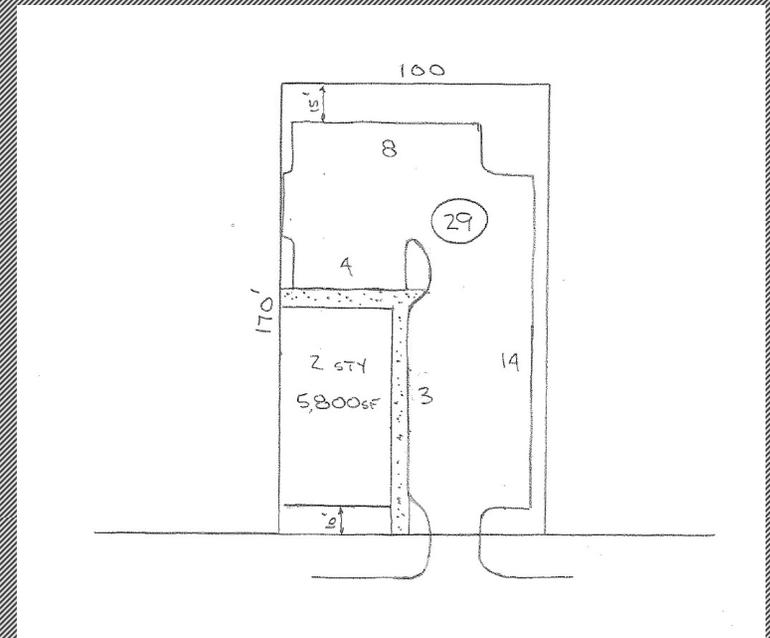
Development	Existing	Maximum - Permitted Business	Maximum - Permitted Residential
Lot area	8,500 sf	60% FAR	25% FAR
Existing Building	1,632 sf		
Max. FAR		5,100 sf	* 2,125 sf
3 story footprint		1,700 sf	* 708 sf
Required parking		(26 spaces) 7,800 sf	* (2 spaces) 400 sf
Total ground area		9,500 sf	* 3,233 sf
TEST FIT			
Max. FAR - 26%		2,200 sf	*
Building footprint		1,100 sf	*
Required parking		(11 spaces) 3,300 sf	*
Total ground area		4,400 sf	*



* no change

Development	Existing	Maximum Permitted - Business	Maximum Permitted - Residential
Lot area	16,999 sf	60%	25%
Existing building	1,176 sf		
Max. FAR		10,199 sf	* 4,250 sf
3 story footprint		3,399 sf	* 2,125 sf
Required parking spaces		(51 spaces) 15,300 sf	• (2 spaces) 400 sf
Total ground coverage		18,699 sf	* 2,525 sf
TEST FIT			
FAR - 34%		5,800 sf	*
Building footprint		2,900 sf	*
Required parking spaces		(29 spaces) 8,700 sf	*
Total ground coverage		11,600 sf	*

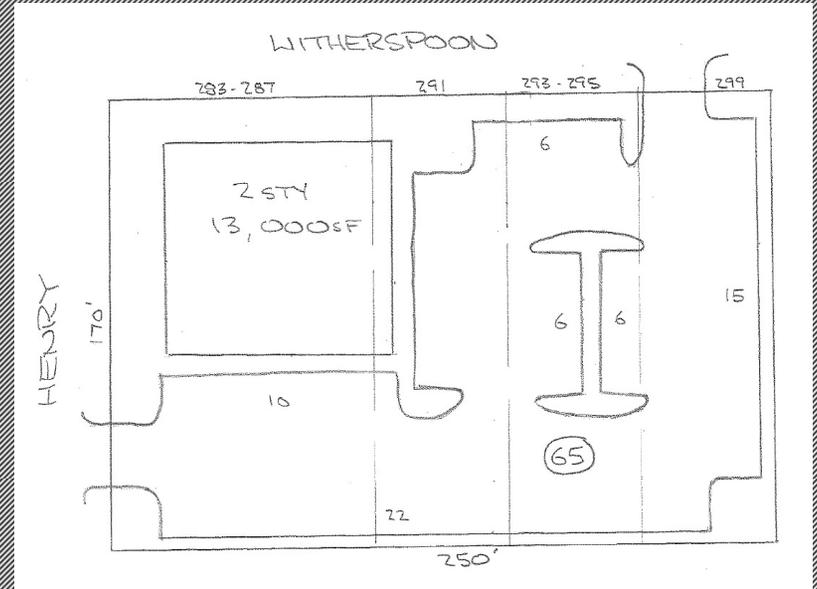
B-1 Zone
 283-287 Witherspoon
 Lot area: 16,999 sf



* no change

B-1 Zone - combined lots

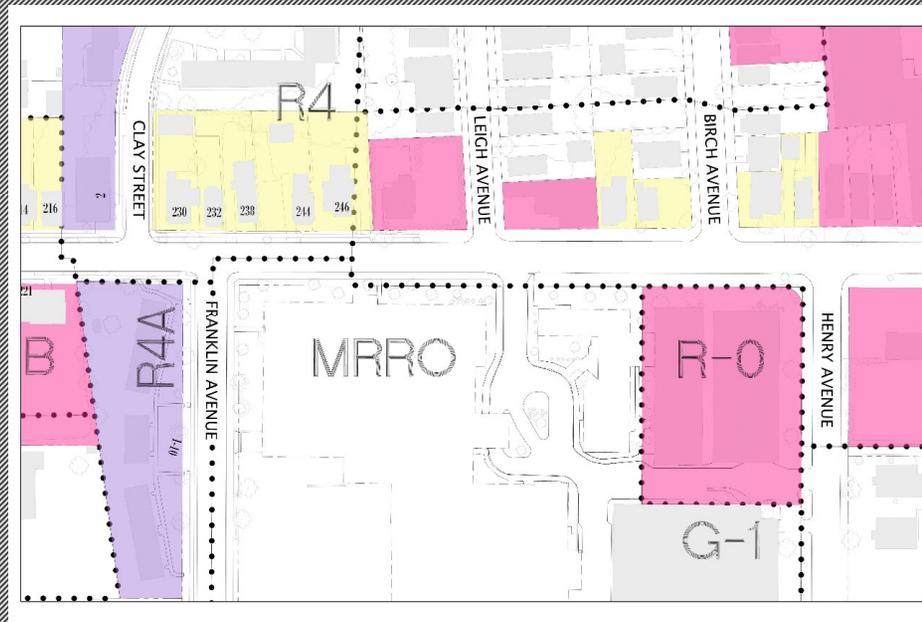
283-299 Witherspoon
 Lot area: 42,500 sf



* no change

Development	Existing	Maximum Permitted - Business	Maximum Permitted - Residential
Lot area	42,500 sf	60% FAR	25% FAR
Existing building	5,322 sf		
Max. FAR		25,500 sf	* 10,625 sf
3 story footprint		8,500 sf	3,542 sf
Required parking		(128 spaces) 38,400 sf	• (2 spaces) 400 sf
Total ground area		46,900 sf	* 3,942 sf
TEST FIT			
Max. FAR - 31%		13,000 sf	*
Building footprint		6,500 sf	*
Required parking		(65 spaces) 19,500 sf	*
Total ground area		26,000 sf	*

RO, MRRO, R-4A Zones



RO Zone

Permitted Uses:

- Office
- Retail
- Services
- Restaurants
- Banks
- Hospital related

Known about the zone

- Single parcel
- Approximately 0.9 acres
- Existing office building area, approx. 60,000 sf
- FAR permits 53,128 sf
- Site currently built out

MRRO Zone

Permitted uses

- Single & two family
- Attached multi-family
- Mixed use
- Office
- Retail
- Service
- Restaurants
- Banks
- Hospital

Known about the zone

- Approximately 5.6 acres
- Existing approval in place to construct 280 residential units

R-4A Zone

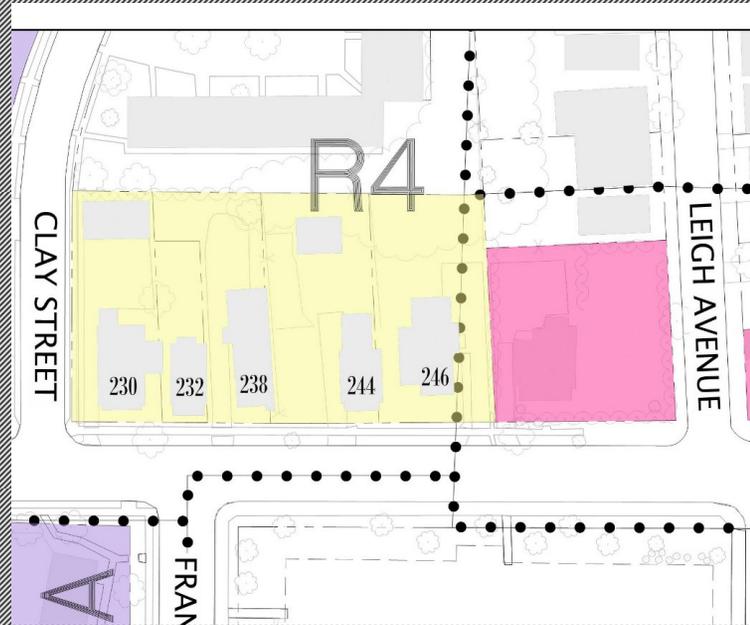
Permitted uses

- Single family residences
- Two family residences
- Attached dwellings
- Multi-family dwellings
- Public parks & playgrounds

Known about the zone

- Consists of 2 parcels, total area: 1.4 acres
- Parcel adjacent to Witherspoon is owned by the Housing Authority - 20 units existing in Maple & Franklin Terrace
- Maximum residential - 27,810 sf

R-4 Zone



R-4 Zone

Permitted uses

- Single family residential
- Two family residential
- Attached dwellings
- Multi-family

Known about the zone

- Consists of 12 parcels - 2 separate areas
 - 5 Churches/institutions/municipal
 - 6 residential
 - 1 residential/office
- Approximately 1.7 acres
- Existing building area: 33,758 sf
- Maximum FAR:
 - Single family - 29,538 sf
 - Multi-family - 30,188 sf
- All residential - properties are built out

R-4 Zone

- New construction is constrained due to setbacks requirements (20' combined side yard)
- Narrow lots present design challenges in providing adequate parking and circulation
- Multi-family & attached units must provide usable open space in addition to setback requirements
- Multi-family & attached units are limited to 3 units per structure
- Zone permits both multi-family and attached dwellings which may change the character of the existing R-4 zone

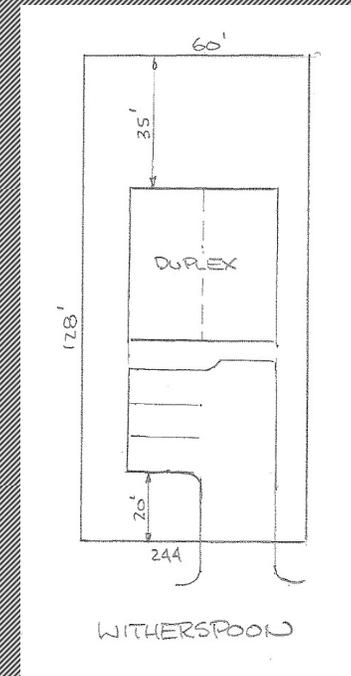
R-4 Zone

232 Witherspoon
Lot area: 2,502 sf

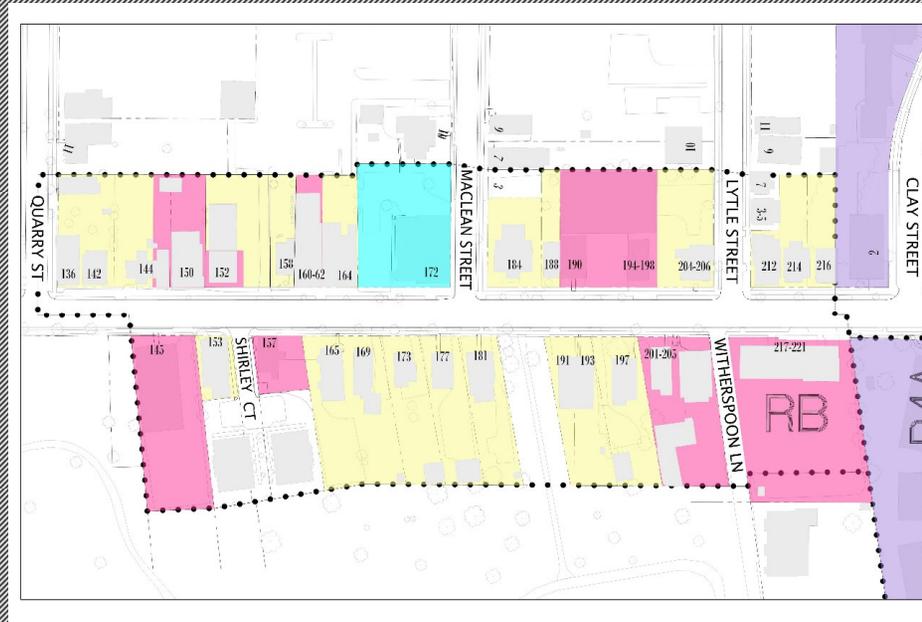
Development	Existing	Single family	Multi-family
Lot area	2,502 sf	40% FAR	45% FAR
Existing building	1,168 sf		
Max. FAR		1,001 sf	1,126 sf
3 story footprint		--	--
Required parking		(2 spaces) 600 sf	(3 spaces) 900 sf
Total ground area		1,600 sf	2,026 sf

Development	Existing	Single family	Multi-family
Lot area	7,677 sf	40% FAR	45% FAR
Existing building	1,355 sf		
Max. FAR		3,071 sf	3,454 sf
3 story footprint			1,151 sf
Required parking		(2 spaces) 400 sf	(9 spaces) 2,700 sf
Total ground area		3,471 sf	3,851 sf
TEST FIT			
Max. FAR 42%			3,200 sf
Building footprint			1,600 sf
Required parking			(3 spaces) 900 sf
Total ground area			2,500 sf

R-4 Zone
244 Witherspoon
Lot area: 7,677 sf



RB Zone



RB Zone

Permitted uses

- Single family residential
- Two family residential
- Attached residential
- Multi-family
- Mixed use/joint occupancy
- Office
- Retail
- Service
- Restaurants

Known about the zone

- Contains 29 parcels
 - 18 residential
 - 10 business
 - 1 institution/church
- Approximately 4.5 acres
- Existing building area, approx. 83,800 sf
- Maximum FAR
 - Multi-family - 177,900 sf
 - Joint occupancy - 118,700 sf

RB Zone

- New construction is constrained due to existing setback requirements
- Narrow lots present design challenges in providing adequate parking, circulation & meeting side yard setback

RB Zone

177 Witherspoon - Lot area: 6,567 sf

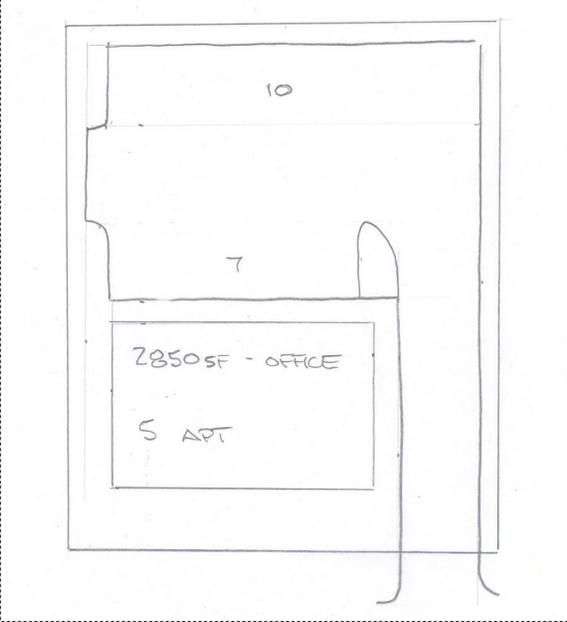
160-162 Witherspoon - Lot area: 3,429 sf

Development	Existing	Joint occupancy	Multi-family	Existing	Joint occupancy	Multi-family
Lot area	6,567 sf	60% FAR	90% FAR	3,429 sf	60% FAR	90% FAR
Existing building	1,916 sf			3,570 sf		
Max. FAR		3,940 sf	5,910 sf		2,057 sf	3,086 sf
3 story footprint		1,313 sf	1,970 sf		686 sf	1,029 sf
Required parking		(13 spaces) 3,900 sf	(15 spaces) 4,500 sf		(5 spaces) 1,500 sf	(8 spaces) 2,400 sf
Total ground area		5,213 sf	6,470 sf		2,185 sf	3,429 sf

RB Zone

190-198 Witherspoon
 Lot area: 12,940 sf

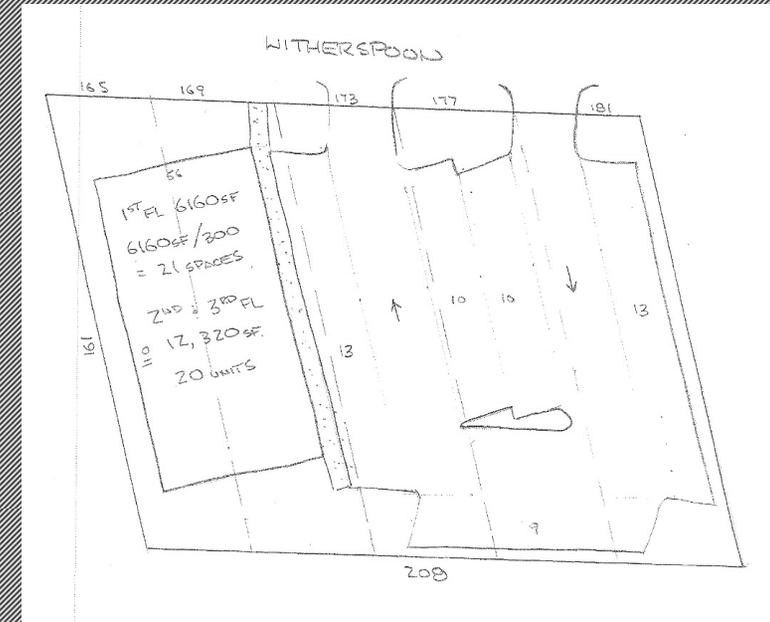
Development	Existing	Joint Occupancy	Multi-Family
Lot area	12,940 sf	60% FAR	90% FAR
Existing building	5,520 sf		
Max. FAR		7,764 sf	11,646 sf
3 story footprint		2,588 sf	3,882 sf
Required parking		(26 Spaces) 7,800 sf	(30 Spaces) 9,000 sf
Total ground area		10,388 sf	12,882 sf
TEST FIT			
Max. FAR 44%		5,700 sf	5,700 sf
Building footprint		2,850 sf	2,850 sf
Required parking		(17 spaces) 5,100 sf	(15 spaces) 4,500 sf
Total ground area		7,950 sf	7,350 sf



RB Zone - combined lots

165-181 Witherspoon
 Lot area: 33,317 sf

Development	Existing	Joint Occupancy	Multi-family
Lot area	33,317 sf	60% FAR	90% FAR
Existing building	8,412 sf		8,412 sf
Max. FAR		19,990 sf	29,985 sf
3 story footprint		6,663 sf	9,995 sf
Required parking		(55 spaces) 16,500 sf	(75 spaces) 22,500 sf
Total ground area		23,163 sf	32,495 sf
TEST FIT			
Max. FAR 55%		18,420 sf	
Building footprint		6,160 sf	
Required parking		(53 spaces) 15,900 sf	
Total ground area		22,060 sf	



CB Zone



CB ZONE

Permitted uses

- Single family residences
- Two family residences
- Attached dwellings
- Multi-family dwellings
- Rooming houses
- Churches & other places of worship
- Public schools, non-profit private schools
- Parks, playgrounds & public buildings
- Office buildings
- Banks
- Parking garages/off-street parking
- Hotels
- Theaters
- Medical/dental offices
- Mixed use/joint occupancy
- Planned commercial developments

CB Zone

Known about the area

- Consists of 20 parcels
 - 18 business or mixed use
 - 2 municipal owned
- Approximately 2.1 acres
- Existing building area approximately 174,00 sf
- Maximum FAR permits 141,145 sf
- All lots are built out
- Historic district overlay - prevents tear downs
- Parking requirement also limits development