

9. Zoning Requirements:

R-5 Residential

The project is located within the R-5 Residential Zone District subject to following Dimensional and Use requirements:

Sec. 14-117. Permitted Uses.

The project is proposed to be reviewed as a Planned Residential Unit Development (PRUD) as defined in Sec. 14-117(a).3. Planned residential unit development (PRUD). Note no dimensional Requirements contained in 14-120 shall apply with respect to such development, except those requirements specifically denoted for PRUD.

Sec. 14-120. Overall Dimensional requirements.

<i>Criteria</i>	<i>Required</i>	<i>Proposed</i>
1. Minimum Lot Size:	2 acres gross are	171,341 sf (3.93 ac)
2. Minimum Lot Area Per Dwelling Unit:	1,500 sf *	1730 SF/ DU
3. Minimum Street Frontage:	None *	1158.87 ft
4. Minimum Yard Dimension:	None *	
a. Front yard:	none *	10.0 ft
b. Rear and side yard:	none*	99.0 ft
c. Side yard on side street:	none *	12.2 ft
5. Maximum lot coverage:	40%	28.2%
6. Minimum Lot Width:	None*	100.0 ft
7. Maximum Building Height:	35 ft	35 ft.
8. Maximum #of units in a building (PRUD):	none *	12 DU
9. Maximum length of building (PRUD):	none *	183.0 ft
10. Maximum length of accessory garage structure (PRUD): Sixty (60) feet.		
	Not Applicable	
11. Minimum setback from external subdivision property lines (PRUD):		
a. Building length <(100) feet:	10 feet.*	10.0 ft
b. Building length > (100) feet:	10 feet.*	12.2 ft
12. Min recreation open space area (PRUD):	200 sf/ DU*	200 sf/ DU
13. Below Grade Habitable space	0 sf	0 sf

* Per Sec 14-488 Low Income & Workforce Housing Dimensional Bonuses as adopted September, 2017

Dimensional Requirements Per Building

	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	BUILDING #5	BUILDING #6
Minimum Yard Dimension:						
front yard:	12 ft	12 ft	12 ft	12 ft	10 ft	18.83 ft
side yard:	191.87 ft	NA	12.17 ft	173.46 ft	26 ft	57 ft
rear yard:	NA	134.61 ft	NA	NA	101.17 ft	126.25 ft
Maximum Building Height:	34.42 ft	34.25 ft	34.32 ft	33.72 ft	33.51 ft	33.21 ft
Maximum Number of Units in a Building (PRUD):	15	13	19	13	19	20
Maximum Length of Building (PRUD):	158 ft	112 ft	170 ft	112 ft	166 ft	152 ft
Below Grade Habitable Space:	0	0	0	0	0	0

Sec. 14-121. Other requirements.

(a) *Off-street parking: Off-street parking is required as provided in division 20 (off-street parking) of this article.*

Criteria	Required	Proposed
1. <i>Off Street Parking</i>	99 PS (1 PS/D)	102 PS (1.03 PS/DU)
2. <i>Bicycle Parking</i>	40 (2.0/ 5 DU)	50

DIVISION 30. AFFORDABLE HOUSING

The project is subject to Division 30 Affordable Housing Requirements and Standards as defined below:

Eligibility.

The project envisions replacement of 50 existing affordable apartments with a total of 99 new apartments. The apartments will contain a total of 79 affordable units and 20 market rate apartments, based on the following breakdown:

- **65% of the units will be for households making at or below 50% of the Area Median Income (about \$41,500 for a family of 4).**
- **Of the 65%, half of the units (28) will have Project Based Rental Assistance.**
- **15% of the units would be for households earning up to 60% AMI.**
- **20% of the units would be market rate.**
- **10% of the units will have a set-aside for homeless households**
- **Another 10% of the units will have a preference for homeless or disabled households**

Sec. 14-486. Reduction of fees.

The proposed Project contains approximately 80% affordable apartments and is therefore is eligible for reduction of Development and Building Permit Fees as described in the following Table:

Percentage of new units that are low-income or workforce units	Percentage discount of development fees	Cost of Work (Building Permit) Fees in lieu of Section 617 (a) 1 & 3
5% up to but not including 10%	5% reduction	\$10.50 per \$1,000
10% up to but not including 15%	10% reduction	\$9.90 per \$1,000
15% up to but not including 20%	15% reduction	\$9.35 per \$1,000
20% up to but not including 25%	20% reduction	\$8.80 per \$1,000
25% or more	25% reduction	\$8.25 per \$1,000

Sec. 14-487. Ensuring Workforce Housing.

The proposed Project meets all criteria and requirements in Sec 14-487.

Sec. 14-488. Density, parking and dimensional bonuses and reductions.

The proposed Project is eligible for the following Dimensional Bonuses as described in Sec 14-488:

1. Eligible Projects

Percentage Low Income Units for Sale/Rent	Percentage Workforce Units for Sale/Rent	Density Permitted*	Additional Height Permitted	Setback Reductions **
10%	20%	1.1 x base	N/A	N/A
20%	40%	1.2 x base	10 feet	N/A
30%	60%	1.3 x base	10 feet	5'
50%	100%	2.0 x base	15 feet	5'
75%	N/A	2.5 x base	25 feet	10'

2. Planned Residential Unit Developments

The Proposed Project is considered a PRUD containing 80% affordable units and is therefore eligible for the following dimensional bonuses and changes:

- a. Minimum Lot Area reduced by 50%
- b. Max number of units and length of building do not apply and are set by Planning Board.
- c. Minimum Building Setbacks can be reduced to 10 ft.
- d. PRUD can cross public right-of ways.
- e. Minimum Recreation Open Space is reduced to 200 sf/ DU and size/ configuration dimensions do not apply.

These bonuses are reflected in the proposed dimensional requirements indicated above.

All other requirements of this Section are met with this proposed Project.