

Zoning Compliance

| | allowed | proposed |
|---|-----------|-----------|
| Section 9.2 Distreict Establishment | | |
| 9.2.E Multifamily Housing Overlay District (MOZ-5B) | | |
| MOZ-5B Apartments And Condominium with ground story commercial option (stories max) | 5.5 | 5 |
| Section 9.5.A Site Dimension Standards | | |
| Lot Area (min) | 20,000 sf | 25,522 sf |
| Lot Frontage (min) | 50' | 178.51' |
| Open Space (min) | 20% | 20.20% |
| Front setback (min) | None | 24.8' |
| Side Setback (min) | None | 5.8' |
| Side Setback abutting residential (min) | 20' | 93.1' |
| Rear Setback (min) | 6' | 11' |
| Façade Build Out Ratio (min) | | |
| Primary Front Lot Line (75% of front lot line) 75%x145.03' | 108.77' | 147.67' |
| Parking ratio (0.25 sp/unit + 1 sp/350 sf ground Story Retail) | 11 | 36 |
| Section 9.5.B Building Dimension Standards | | |
| Building Footprint (max) | 15,000 | 9,079 |
| # stories (max) | 5.5 | 5 |
| Height (max) | 65' | 55.3' |
| Ground Story Height (11' min, 15' max) | | 12'4" |
| ½ story Height | 17' | N/A |
| Ground Story Fenestration (non-reidential uses - 70% min) | | |
| Articulation (length of continouous façade - 65' max) | 65' | 58.67' |
| Use and Occupancy | | |
| dwelling Units /Lot | N/A | 44 |
| Parking Design | | |
| Bicycles | | |
| Short term Parking (min) 0.6 space / dwelling unit | 27 | min 27 |
| Long term Parking (min) 0.1 space / dwelling unit | 5 | min 5 |
| Handicap Parking | | |
| 521 CMR 23.00 26-50 spaces | 2 | 2 |