

B-3/UMUD/O Rezoning

Proposed residential restrictions

Amendment

“A. Residential Uses,

USES	B-3
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE NOT MORE THAN 4 UNITS	\$- -
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE 5 OR MORE UNITS	\$- -

And; revising footnote numbers [9] and [23] to read as follows:

[9] Provided that the lot contain at least six hundred (600) square feet for each dwelling unit and that each dwelling unit contain at least six hundred (600) square feet of gross floor area, **and that dwelling units are allowed only in the second story or higher of a structure. Units must be contained within an existing structure.**

[23] Provided that the lot contain at least five thousand (5,000) square feet for each dwelling unit, **and that dwelling units are allowed only in the second story or higher of a newly constructed structure.**

Current/Proposed B-3

Current Regulations

- Conversions for one (1) unit to four (4) or more units with special exception is allowed.
- Multi-family is allowed with special exception, and may be on the first floor.

Proposed Regulations

- Conversions are not allowed to create more than two (2) units.
- Multi-family is allowed with special exception, however, dwelling units are allowed only in the second story or higher of a newly constructed structure.

B-3 Zoned areas:

- Dover Point Road (Weathervane)
- Dover Point Road (Thornewood Lane to Constitution)
- Central Avenue (Exit 7 interchange)
- Silver Street (Exit 8 interchange)
- Portland Avenue (Opposite Guppy Park)
- Broadway (Railroad Bridge – Oak Street)
- Oak and Central Ave
- Central Avenue (Miracle Mile)
- New Rochester Road (Strafford Farms – Long Hill)

Current/Proposed UMUD

Current Regulations	Proposed Regulations
<ul style="list-style-type: none">• Multi-family is allowed and may be on the first floor.	<ul style="list-style-type: none">• Multi-family is allowed with, however, dwelling units are allowed only in the second story or higher of a newly constructed structure.

UMUD Zoned areas:

- Charles/Mill Streets (Sawyer Mills)
- Main Street (Pacific Mills)

Current/Proposed O

Current Regulations

- 3 to 4 units are allowed provided there is 5000 s.f. per unit on the lot.

Proposed Regulations

- 3 to 4 units are allowed provided there is 5000 s.f. per unit on the lot and dwelling units are allowed only in the second story or higher of a newly constructed structure.

O Zoned areas:

- Silver/Locust Streets (Belknap to St Thomas)
- Central/Locust Street/Stark Ave (Opposite Exit 7)
- Central Avenue (Sixth Street to Merry St)
- New Rochester Road (Weeks Crossing – North)

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