

Zoning Summary

Clearly you can see that the half court-sized multipurpose room is driving the overall SF. Essentially, I took the size of a full court with a 10 FT runout and reduced it to a half court accordingly.

The site at .59 acres totals 25,700 SF (1AC is 43,560 SF x .59). With the setbacks, it will be difficult to get the program that I drafted onto this site with parking too. But that is an over simplification of the big picture.

The parcel is conveniently located in two zones. The portion abutting West St is in the Residential Office Commercial (ROC) District allowed uses include community center, recreation indoor, and community center, office, among other uses. Although this use is permitted, it still requires site plan review.

Dimensional standards:

- Maximum lot coverage 60% = 15,420 SF of the whole lot. Need to breakdown between the two zones, it's a little difficult from the parcel zoning info to get the exact areas in each zone (need to confirm if this is building only or includes paving)
- Front yard setback 35 FT
- Side/Rear yard setback 10 FT
- Maximum Height 35 FT
- Footprint/structure 20,000 SF Max.

The northerly portion of the site is in the High Density Residential (HDR) district. Allowed uses are educational facility, community center. Conditional use is Recreation, Indoor.

Dimensional standards:

- Maximum lot coverage 50%, need to breakdown between the two zones.
- Front yard setback NA
- Side/Rear yard setback 15 principal structure 10 FT accessory (NA)
- Maximum Height 35 FT
- Footprint/structure 5,000 SF Max.