

Comprehensive Land Use Planning and Policy Development



Information Technology – GIS and Permit Management System

Current Planning - Zoning Review and Permitting

Zoning Permit

(Dept. of Planning & Zoning)



Construction Permit

(Inspection Services Div., Dept. of Public Works)

Certificate of Occupancy

(Code Enforcement Office)

Applications Under Review

Map Legend for Applications Under Review

Legend: **Z** Permit, Determination, Sketch Plan, or Appeal
Z Nonapplicability (Permit Not Required) [Click Z Card for Project Info](#)

85 NORTH AVENUE

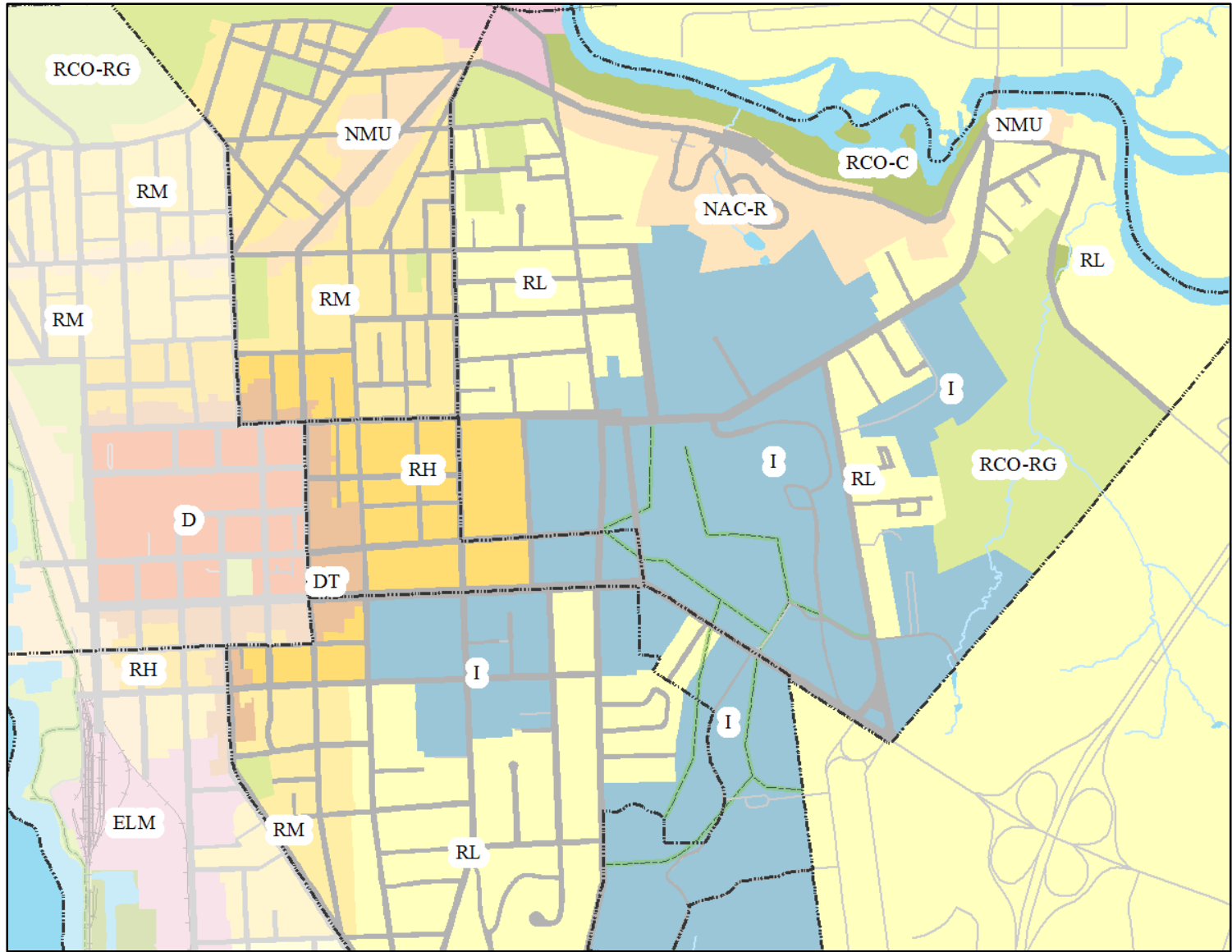
Request: Certificate of Appropriateness and Conditional Use

Description: Construction of a 43-unit residential building with associated parking and site improvements.

Status: In Review

ZP# 17-0825CA/MA
 Review By: Development Review Board
 Application Date: Feb 27 2017
 Decision Date: TBD
 Appeal Period Ends: TBD





Zoning Standards:

District	Density	Lot Coverage	Residential Parking	Functional Family
RH	40 du/ac (MF only)	80%	2/du	Since 12/26/12
RM	20 du/ac (SF, Duplex & MF)	40%	2/du	Since 11/22/00
RL	7 du/ac (SF & Duplex)	35%	2/du	Since 11/22/00
I	20 du/ac (SF, Duplex & MF)	40%	1/du (MF) 2/du (SF & Duplex)	n/a

Entire area is subject to Design Review

Many buildings are in a historic district or are at least eligible for state or national listing



Zoning Permits:

Since July 2015:

- 269 zoning permits issued
 - 149 involved façade and/or site improvements only
 - 2 involved a change in parking (+1-2 spaces)
 - 38 involved new/expanded living space (14%)
 - 9 involving creation of new units
 - 6 actually built (2%)
 - 232 units at 140 Grove St (PUD)
 - 12 units at 289 College St (RH)
 - 2 accessory apartments
 - Conversion of SF to duplex
 - Boarding house reconfiguration (+1 unit)



IF one goal is to increase owner occupancy, a number of factors are conspiring to undermine this:

- Long-standing City development policy seeks to encourage greater density of residential use in a portion of this area.
 - The RH District was created in 1973 (area previously zoned medium-density (R-25)). Only pre-existing SF dwellings were permitted similar to today.
 - Remains good smart-growth policy today (sprawl, climate change, demographics, etc.)
- City development policy in other areas seeks to retain and conserve the existing pattern and scale of development (RL and RM)
- Throughout these neighborhoods the current building stock, development pattern, and zoning regulations (and resulting economics) incentivize the retention (or creation where possible) of larger dwelling units with multiple bedrooms and maintaining the status quo – both good and bad.
 - Density limits, lot coverage limits, on-site parking requirements and unrelated persons limits all create significant non-conformities which in most cases result in a significant incentive to retain the status quo.



HOWEVER, if the goal is to:

- *increase the diversity of housing and household types,*
- *expand opportunities for home ownership, and as a result*
- *efforts to improve residential quality of life,*

there are a few things that can be done.

- Rezone residential areas to mirror the current desired development pattern and intensity thus providing conformity under the regulations and thereby making some degree of change favorable and practical.
 - Density, lot coverage, setbacks and heights all need to change to reflect what is actually there today
- Calculate on-site parking based on # of bedrooms to dis-incentivize creation of larger units and incentivize smaller units to create more diversity of unit and household types.

