

- **#1: 196-198 Pearl** is a two-story mixed use building with street level retail and 3 rental apartments built close to or on the Frontage Line and the western side yard line. The building is non-conforming to the current standards of the RH district for encroachment into the front and side yard setbacks, and the non-residential uses are permitted as Neighborhood Commercial Uses given the age and format of the building type but are very restricted in how they can change to another use as they are not otherwise permitted in a residential zoning district.



With the exception of compliance with the minimum building height (3-stories), this is a good example of a Mixed-Use Building Type with a Sideyard Yard Type and a Shopfront Frontage Type meeting the development standards of FD5 as proposed. Including this property in FD5 provides greater consistency between the existing condition and the zoning requirements by eliminating the front and side yard non-conformities and enabling greater flexibility in the modification of the non—residential uses for this commercial building type.

- **#2: 200 Pearl** is a two-story residential building with 4 rental apartments set back substantially (~58-ft) from the Frontage Line. The building is non-conforming to the current standards of the RH district for encroachment into a side yard setback.



This is a good example of a Multi-Family Small Building Type with a Sideyard Yard Type and a Projecting Porch Frontage Type meeting the development standards of FD5 as proposed. Including this property in FD5 provides greater consistency between the existing condition and the zoning requirements by eliminating the side yard non-conformity.

- **#3: 8 Clarke Street** contains two, 2-story residential buildings with a total of 14 units. The buildings are non-conforming to the current standards of the RH district for encroachment into a side yard and rear setbacks, lot coverage, and density (units per acre).



With the exception of compliance with the minimum ground floor height, this is an example of a Multi-Family Large building type, with a Doorway Frontage Type, and Rear Yard Type. Including this property in FD5 provides greater consistency between the existing conditions the zoning requirement by eliminating the side yard and density non-conformities.

- **#4: 157-159 S Union** is a two-story residential building with 6 apartments built close to or on the Frontage Line and the northern side yard line. The building is non-conforming to the current standards for the RH district for encroachment into the front and side yard setbacks, and the number of units exceeds the permitted density.



This is an excellent example of a Multi-Family Small Building Type with a Rear Yard Type and an Integral Porch Frontage Type. Including this property in the FD5 provides greater consistency between the existing condition and the zoning requirements by eliminating the front and side yard and density non-conformities.

- **#5: 187-189 Church Street** contains two adjacent historic structures, each three stories, housing a 22-unit community house, built on or close to the Frontage Line and the side yard lines. The northern building is an example of a Mixed Use Building Type with a Shopfront Frontage Type. The southern building is an example of a Large Multi-Family Building Type with a Projecting Porch Frontage Type.



- **#6: 97 King Street** is a 10-unit residential building. The building is non-conforming to the current standards of the RH district for encroachment into side yards and lot coverage.



This is a good example of a Multi-Family Large Building Type with a combination of the Lightwell & Landing and Projecting Front Porch Types projecting into the First Lot Layer. Including this property in the FD5 provides greater consistency between the existing condition and the zoning requirements by eliminating the side yard non-conformity.

- **#7: 75 Maple Street** is a mixed use building with retail and 4 residential units, built on or close to the Frontage Line and side yard lines. The building is non-conforming to the current standards of the RM district for encroachment into the front and side yard setbacks, building height, and the non-residential uses are permitted as Neighborhood Commercial Uses given the age and format of the building type but are very restricted in how they can change to another use as they are not otherwise permitted in a residential zoning district.



The building is a good example of a Mixed Use Building Type with an Officefront Frontage Type meeting the development standards of Form District 5. Including this property in FD5 provides greater consistency between the existing condition and the zoning requirements by eliminating the front and side yard and height non-conformities and enabling greater flexibility in the modification of the non—residential uses for this commercial building type.