

# 'PRE-ZONING' NEIGHBORHOODS



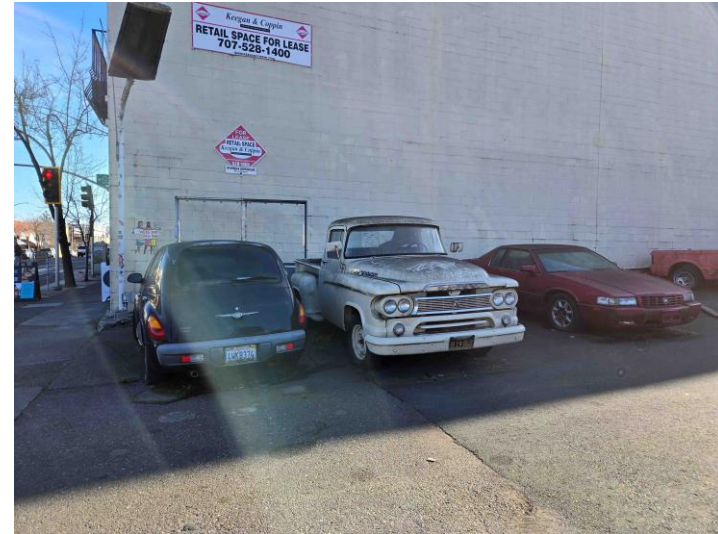
# HIGH/WILTON - TRIPLEX



- CD zoning district – requires Use Permit for 100% residential
- 3 off-site parking spaces do not meet parking minimums
- This type of building, single-family scaled triplex, could be allowed in any residential zoning district



# MAIN/WILTON – REDEVELOPMENT POTENTIAL



- CD zoning district
- Parking will dictate what can happen with this property if there is an opportunity to redevelop in the future
- Discussed possible ordinance prohibiting junk cars/boats

# MAIN STREET



- CD zoning district
- Parking minimums make buildings like this unable to be redeveloped into more intense uses
  - A parking lot the size of the current building would be required to meet the current parking requirements for the building.



# CALDER/MAIN – 6-PLEX



- CO zoning district – requires Use Permit for 100% residential
- 3 off-site parking spaces do not meet parking minimums (12 would be required)
- CO zoning district allows max 15 dwelling units/acre; this property is 26 du/acre

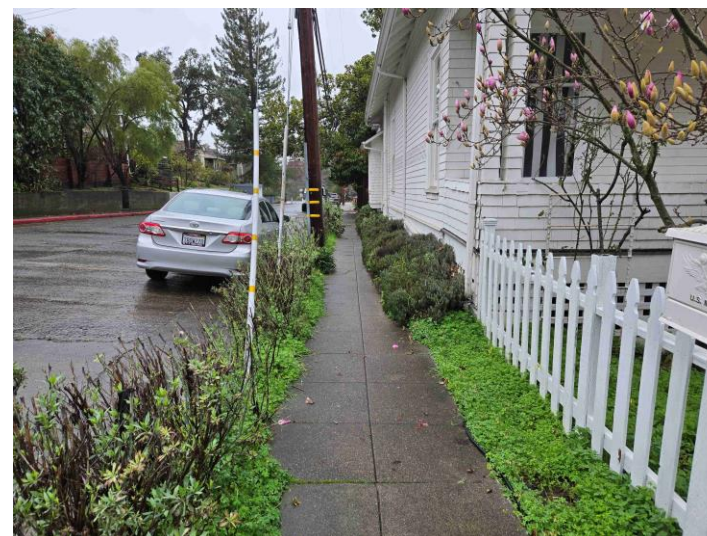


# CALDER/VINE – 4-PLEX



- R-4 zoning district – only 1 single-family unit allowed
- 4 units would require 4-8 on-site parking spaces (dependent upon number of bedrooms); existing parcel has 2-car garage at back of sidewalk which is not currently used for parking.
- This type of building, single-family scaled 4-plex, could be allowed in any residential zoning district
- Vine setback is required to be min. 10' and as much as 20' depending upon adjacent property; currently about 18''

# HIGH/CALDER



- R-4 zoning district
- Minimum lot size is 6,000 sf; this property is 4,356 sf
- Street side yard setback is 10' min; this property is about 12''



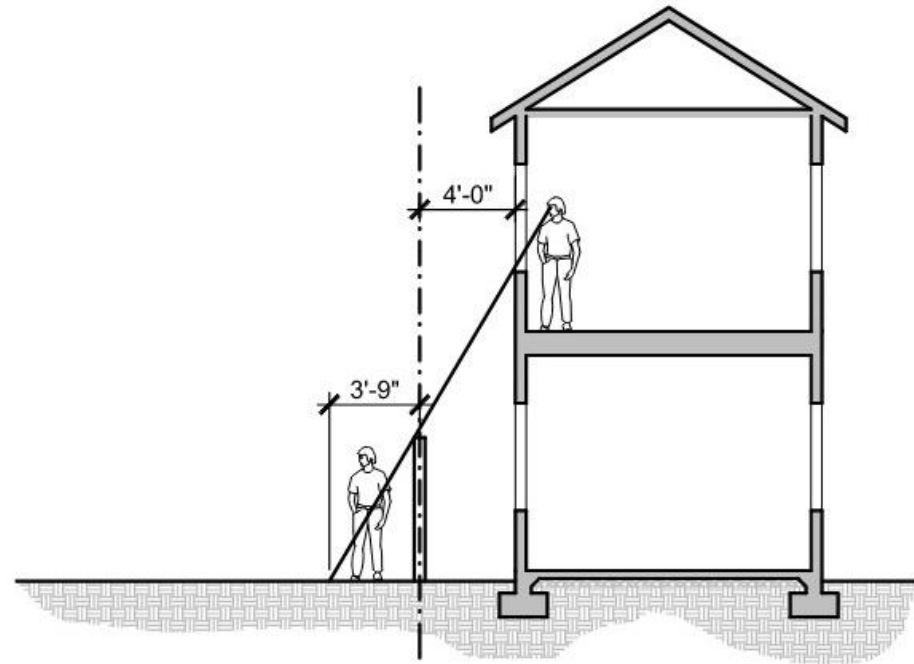
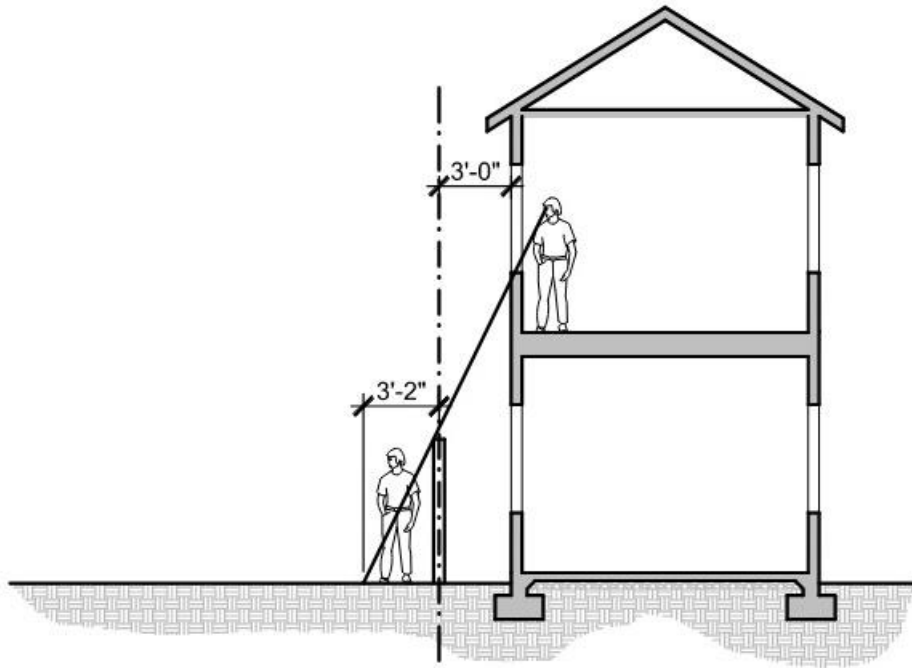
# HIGH STREET BETWEEN WILLOW AND CALDER



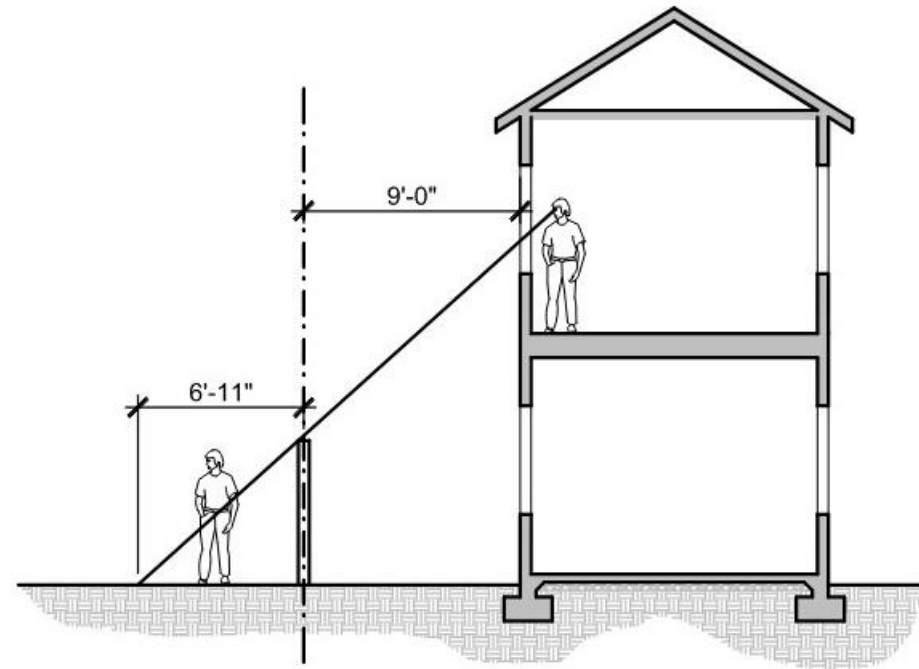
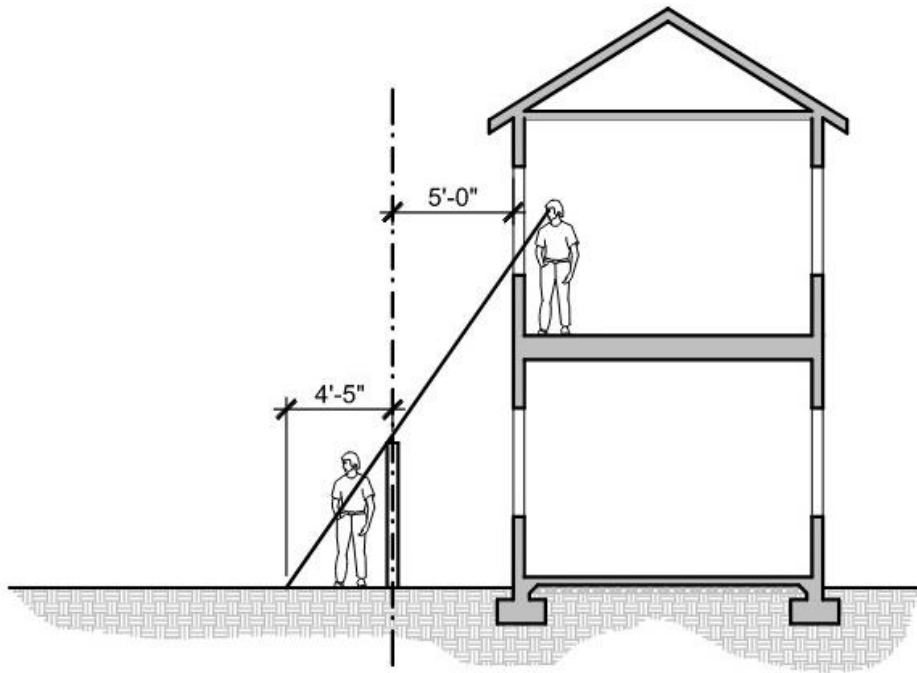
- R6 zoning district
- Generally multi-family zoning district, but single-family is allowed.
- Minimum lot size is 4,000 sf; the property on the right is less than the minimum lot size
- 15' minimum front setback; these properties have setbacks from 6.5' to 8'



# SETBACK EXHIBITS



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