

NOTE 4 HUNTER STREET OVERLAY DISTRICT

A. Purpose

The intent of the Hunter Street Overlay District is to provide regulations and guidelines for the development of a multi-family townhouse project on lands located in a residential area that were formerly occupied by non-conforming manufacturing uses.

B. Boundaries

The Hunter Street Overlay District encompasses parcels identified on the Gloucester City Tax Map as:

Block 80	Lots 1-12, 22-28, 39, 45 and 46
Block 86	Lots 1-26, 42 and 43
Block 94.01	Lots 1, 7-22

C. Conditions for Development

All development shall maintain the existing pattern of surrounding residential units and shall be designed and constructed with the building front oriented to existing city streets surrounding the site.

D. Permitted Uses

1. Principal uses

- a. Townhouses
- b. Flats (Apartments)

2. Accessory uses

- a. Community building primarily serving the needs of residents of the development and containing; office space and one dwelling unit for a full time on site resident manager, office space for the tenant organization, community laundry facilities, meeting space, and other facilities to serve the needs of residents.
- b. Parks/recreation areas (public and private).
- c. Sheds and garages used by project management for the storage of maintenance equipment and supplies.

NOTE 4 HUNTER STREET OVERLAY DISTRICT (Cont'd)

E. Area and Bulk Requirements

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| 1. Maximum Density | 18.5 Units/Acre |
| 2. Minimum average lot area/unit | 2,400 sq. ft.. |
| 3. Minimum unit width | 18 ft. |
| 4. Minimum setbacks | |
| a. Residential building | |
| (1) front yard | 10 ft. |
| (2) Side yard | 25 ft. |
| (3) Rear yard | 45 ft. |
| (4) Building edge - parking | 20 ft. |
| (5) Between buildings
(end wall-end wall) | 25 ft. |
| b. Accessory structures and uses | |
| (1) Community building | 25 ft. on all sides |
| (2) Other accessory structures
and uses | 10 ft. on all sides |
| c. Parking areas | 10 ft. from all property lines |
| 5. Maximum building height | 2½ stories/35 ft. |
| 6. Maximum impervious coverage | 60% |

NOTE 4 HUNTER STREET OVERLAY DISTRICT (Cont'd)

F. Parking and Circulation

1. The following standards shall apply to parking for development in the Hunter Street Overlay District:

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| a. Age restricted (Senior citizen) units | 0.5 spaces/unit |
| b. Income restricted (Low income) units | 1.0 spaces/unit |
| c. Handicapped units | 1.0 spaces/unit |
| d. Community building | |
| (1) Site management office | 1 space/full time employee |
| (2) Resident manager unit | 1 space |
| (3) Site maintenance | 1 space |
| (4) Meeting/assembly area | 1 space/4 persons based on maximum occupancy |
| (5) Other use area (excluding laundry) | 1 space/250 sq. ft. of floor area |

2. With the exception of the parking space allocations (above), parking areas shall be designed in conformance with Note 9 PARKING DESIGN STANDARDS.

G. Landscaping

All area not covered by buildings or impermeable surfaces shall be landscaped pursuant to the standards in Note 5 for residential development.