

GLOUCESTER CITY MASTER PLAN

HOUSING AND LAND USE REPORT

ZONES 8 THROUGH 10

ANALYSIS ZONE 8

Bounded by...The West Jersey and Seashore Railroad on the west; Little Somerset and Somerset Street on the south; Hudson Street and Nicholson Road on the north, and South Branch Newton Creek on the east.

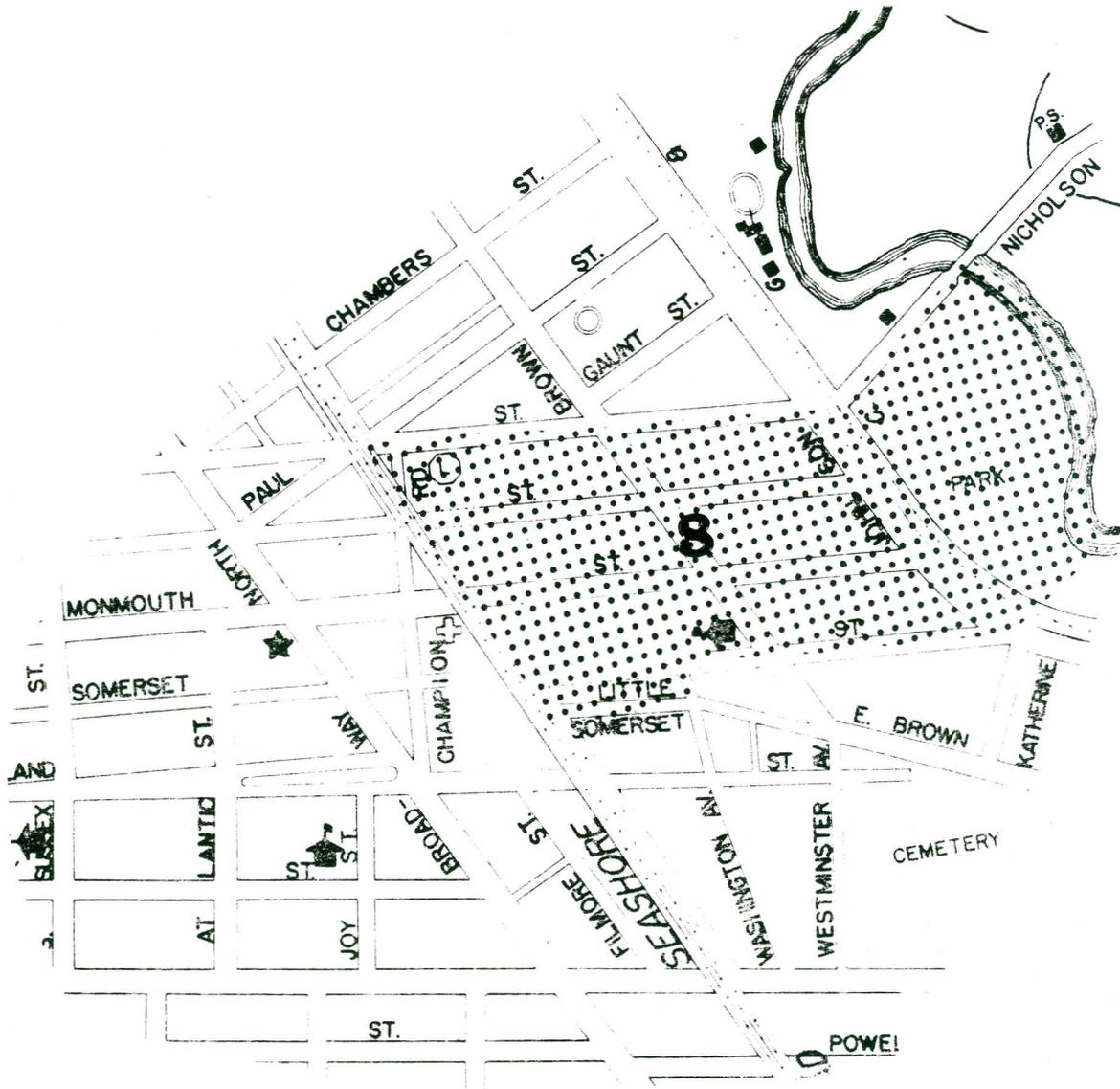
ZONING - R-1 Residential and E-1 Environmental

	DWLNGS	CMRCL	PUBLIC	PARK	VACANT	TOTAL
No.	168	6	2	2	11	189
%	89%	3%	1%	1%	6.0%	100%

Analysis Zone 8 is primarily residential, similar to Zone 7, but with some older and more densely developed dwellings. Although there are several unattached homes, there are many semi-detached and row homes as well. The City Library and the Brown Street Elementary School are located within this zone. There are marshes and two baseball diamonds located along Newton Creek, and one retail concern, a small print shop, located along Johnson Blvd. Although there is no food store within the zone, the nearby Kim's Variety Store in Zone 9 provides for the non-driving population's food needs. There is little, if any, landuse conflict in this zone.

ASSETS

This zone contains a pleasant neighborhood with well-kept homes. There are a few potentially historic homes on Little Somerset Street, which are in a state of disrepair. The baseball diamonds and open space areas provide for ample outdoor activities. The neighborhood environment is satisfactory except for the area immediately adjacent to the railroad.



ANALYSIS ZONE # 8

LIABILITIES

The older historic homes are in disrepair. The adjacent railroad is a source of hazard from possible derailment.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	<u>70</u>	<u>41.67</u>
Twin	<u>83</u>	<u>49.40</u>
Row	<u>15</u>	<u>8.93</u>
Apt.	<u>0</u>	<u>-----</u>
TOTAL	168	100.00

RECOMMENDATIONS

1. Maintain the R-1 Zoning regulations for this area.
2. The Planning and Zoning Boards should discourage any non-residential uses in this neighborhood.
3. The city should maintain a frequent housing inspection program for this neighborhood to prevent any incursion of blight into the area.