

ANALYSIS\_ZONE\_12

Bounded by the South Branch Newton Creek on the north; Rt. 130, Rt. 42 & the PSEG power line right-of-way on the west; Market Street on the south; and the creek and lake line passing through census blocks 121, 122 and 129 that produces the demarcation of zone 9 on the west.

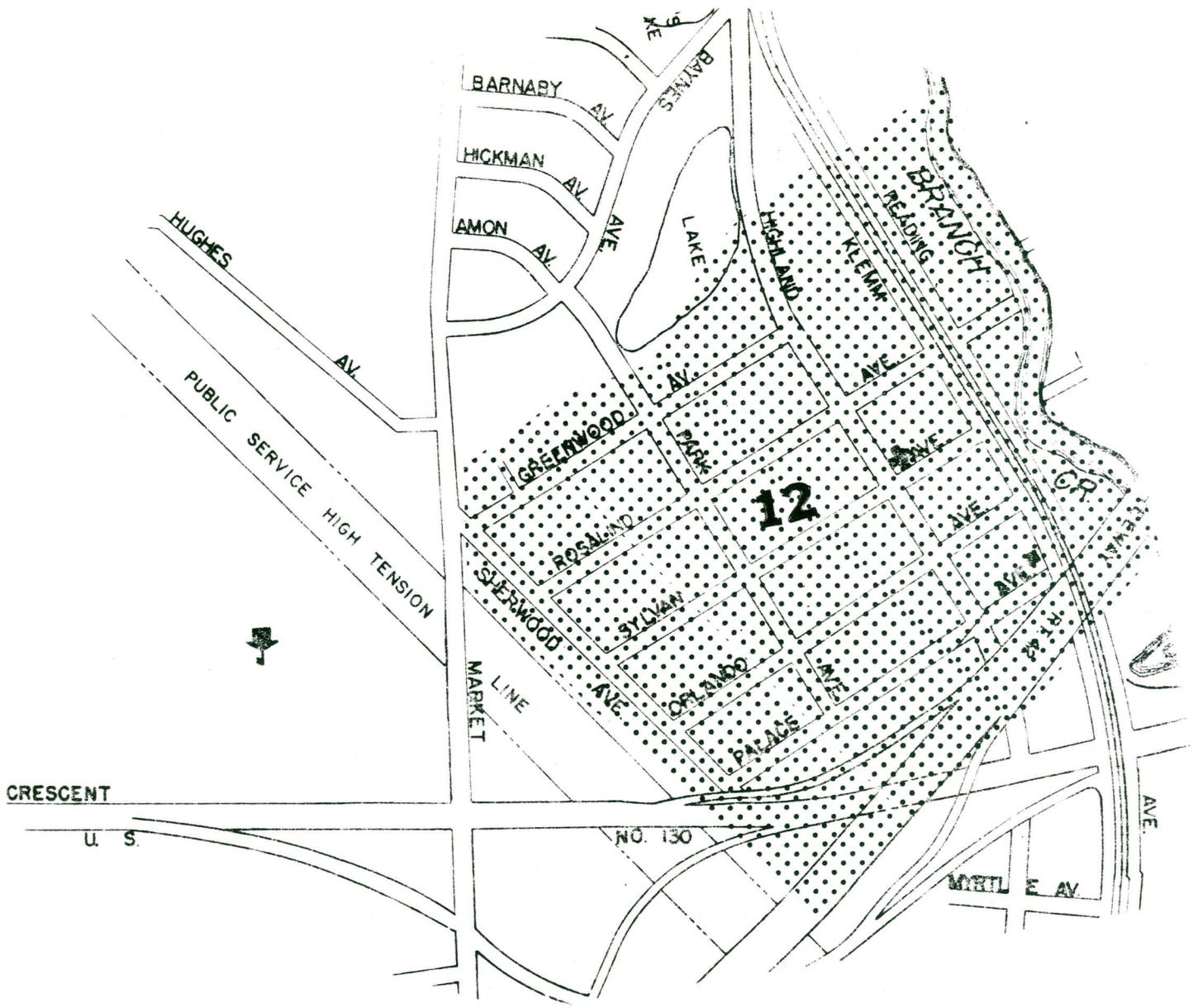
ZONING - The vast majority of this parcel is zoned R-1 Residential while a small strip along the South Branch Newton Creek is zoned E-1 Environmental.

	<u>DWLNGS</u>	<u>CMRCL</u>	<u>PUB</u>	<u>VAC</u>	<u>TOTAL</u>
No.	195	6	2	15	218
%	89%	3%	1%	7%	100%

Analysis Zone 12 is another distinct neighborhood. It is surrounded by Rt. 42, RT. 130, Market Street and the South Branch of the Newton Creek. It is a newer section of the city, built largely in the first half of this century. It is almost entirely residential, and has a very low proportion of renter occupied housing at approximately 6.5%. Dwellings are almost all unattached with a few semi-detached dwellings. There is a volunteer fire company as well as a two churches in Zone 12. There are few, if any, incompatible landuses in this zone.

ASSETS

Zone 12 is a pleasant neighborhood with well-kept homes. There are a few historic homes, most notably a Second Empire twin. There is, however, no potential for an historic district. On the western edge of the zone is a pond, and on the northern edge a field-park bordering Newton Creek with a jogging track which offer recreational possibilities. Roads in this section are in good condition. There is also vacant city land near Rt. 42 that could be developed as future housing.



ANALYSIS ZONE # 12

## LIABILITIES

Weaknesses include noise and pollution caused by Rt. 42 and RT 130. There are no commercial establishments in zone 12 so residents must drive out of the zone for their shopping needs. This is partially mitigated by the closeness of a WAWA on Market Street as well as a few other stores.

## 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>186</u>	<u>95.38</u>
Twin	<u>6</u>	<u>3.28</u>
Row Apt.	<u>3</u>	<u>1.54</u>
TOTAL	195	100.00

## RECOMMENDATIONS

1. The R-1 zoning should be maintained and enforced.
2. Non-residential uses should be discouraged from locating or expanding in this zone.
3. The City should formally request the erection of "Noise Barriers" along Rt. 42 by the State Department of Transportation.