

ANALYSIS ZONE 17

Bounded by... Market Street on the north; Rt. 42 on the east; vacant and floodplain areas of zone 14 in the south and the Crescent Trailer Park in the west.

ZONING - This area is zoned R-1 Residential.

	<u>DWLNGS</u>	<u>CMRCL</u>	<u>PUB</u>	<u>PARK</u>	<u>VAC</u>	<u>TOTAL</u>
No.	185	4	1	1	8	200
%	92%	2%	1%	1%	4%	100%

Analysis Zone 17 is almost entirely residential. Detached dwellings predominate, and there is a very low proportion--approximately 2.1%--of renter occupied housing. It is ringed by Market St., Rt. 42, Kings Highway and the mobile home park in Zone 14. The area is isolated from the rest of Gloucester City. There are two backyard businesses--tool sharpening and a beer distributor. There is little vacant land with development potential. Only noise from Rt. 42 is an incompatibility.

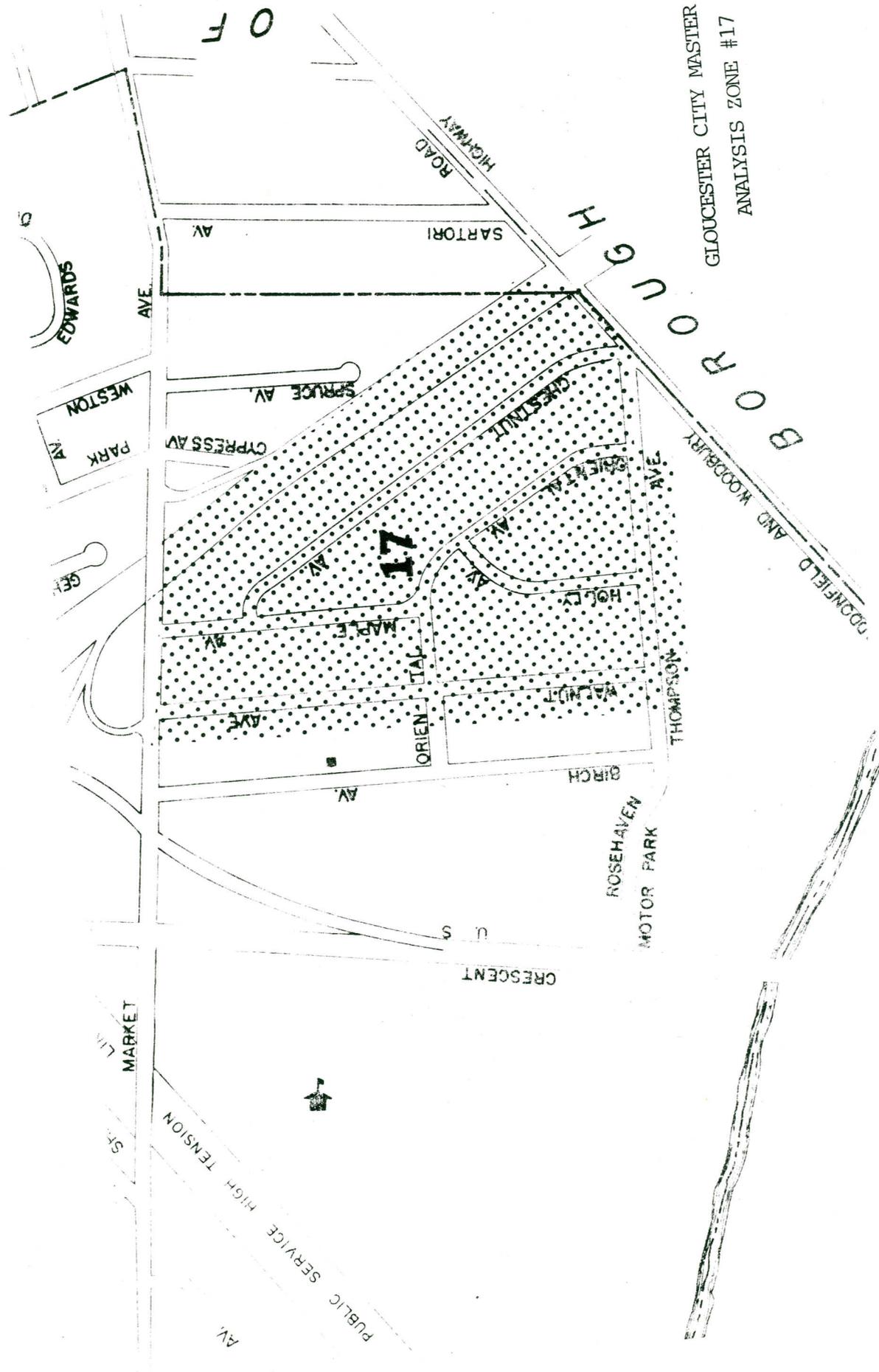
ASSETS

This is a pleasant neighborhood with well-kept newer dwellings. There is a playground for children and all roads are in good condition. There is a large marsh area along the Little Timber Creek with conservation potential.

LIABILITIES

Noise and pollution from Rt. 42 detract from living conditions. Stores are distant.

GLOUCESTER CITY MASTER PLAN
ANALYSIS ZONE #17



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>182</u>	<u>98.38</u>
Twin	<u>2</u>	<u>1.08</u>
Row	<u>1</u>	<u>0.54</u>
Apt.	<u>1</u>	<u>0.54</u>
TOTAL	185	100.00

RECOMMENDATIONS

1. The present R-1 zoning for this area should be retained and strictly enforced.
2. The City should petition the State Department of Transportation to erect noise barriers along Rt. 42 to protect the adjacent homes from vehicular noise.