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

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:

   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.