

Cindy Petkac, AICP Director of Planning & Zoning

## **MAC Maple Avenue Commercial Zoning District Application Checklist**

Propused Use(s): Choose an item. Choose and antition in the in	Project Information				
Address Range: 100, 102 and 112 Maple Avenue East	•				
Existing Zoning C-14 Special Commercial C-2 General Commercial Area:  Existing Office C-2 General Commercial Area:  Setbacks and Building Height  Front Yard Setback on Maple Avenue:  Front Yard Setback on Maple Avenue:  Front Yard Setback on Side Street(s):  Side Yard Setback on Side Street(s):  Encroachments into Required Yard Setbacks:  Encroachments into Required Yard Yard Yard Yard Yard Yard Yard Yar					
Parcel ID(s): 0384 02 0125A	Project File: PF-59-18-MAC		Date Submitted: 9/27/2018		
Existing Land Use(s):  Proposed Choose an item. Choose an item	Zoning District(s):	C-2 General Commercial Choose an item.	Parcel ID(s): 0384 02 0125A		
Existing Land Use(s):  Proposed Retail sales Choose an item. C	Total Site Area:	·		Missad Han	
Propused   Choose an item.   Conditional   Use(s):   Choose an item.   Choose an i	_	Choose an item.		Choose an item.	
Commercial Area:  Area:  Area:  Area:  10,980 sf  Rinimum: 20 Feet Maximum: 64 Feet Proyesed: 20.0 Feet Provided: 61.1 Feet (Center Street)  Rinimum: 15 Feet Provided: 10.5 Feet Provided	Permitted	Choose an item.	Conditional	Choose an item.	
Setbacks and Building Height	Commercial	N/A	Commercial	, ,	
Minimum: 20 Feet   Maximum: 64 Feet   Proposed: 20.0 Feet   Maximum: 64 Feet   Proposed: 20.0 Feet   Maximum: 15 Feet   Provided: 16.1 Feet (Center Street)   Minimum: 15 Feet   Provided: 16.1 Feet (Center Street)   Minimum: 15 Feet   Provided: 10.5 Feet   Provid	_	10,980 sf	Number of	0	
Front Yard Setback on Maple Avenue:  Proposed: 20.0 Feet Minimum: 15 Feet Minimum: 15 Feet Provided: 16.1 Feet (Center Street)  Minimum: 8 Feet Provided: 10.5 Feet Maximum: 8 Feet Provided: 10.5 Feet Provid	Setbacks and Building Height				
Provided: 16.1 Feet (Center Street)   Side Yard Setback (s):   Minimum: 8 Feet   Provided: 10.5 Feet	Front Yard Setback on Maple Avenue:		Maximum: 64 Feet Proposed: 20.0 Feet		
Encroachments into Required Yard Setbacks:  Encroachments into Required Yard Setbacks:  Building Height  Building Height  Functional or Decorative Elements above Maximum (2.1 Feet Provided: 54 Feet Provided: 54 Feet Provided: 54 Feet Provided: 2-5 foot parapets above 54 feet Provided: 2-7 foot parapets above 54 feet Provid	Front Yard Setback on Side Street(s):		Provided: 16.1 Feet (Center Street)		
Building Height  Building Height  Building Height  Functional or Decorative Elements above Maximum (to top of roof): 54 Feet Provided: 54 Feet Maximum (Building Height:  Off-Street Parking  Wes: Commercial (7,700 sf) Minimum Required: 39 spaces (1 space per 200 sf)  Wes: Assisted Living Minimum Number of Parking Spaces Required:  Minimum Number of Parking Spaces Required:  Minimum Number of Parking Spaces Required if 15% Reduction Incentive is Utilized:  Minimum Required: None listed in Town Code Total Required: 73 spaces (using applicant's parking calculations for assisted living) Total Provided: 74 (with modification of requirement & incentive bonus); 70 (without modification)  Minimum Number of Parking Spaces Required if 15% Reduction Incentive is Utilized:  Minimum Required: N/A Number with 15% Reduction: N/A  Number of Structured Parking Spaces: 52 standard spaces + 4 compact spaces + 4 tandem spaces Number of Spaces with 1.25 Bonus Applied: 65 (with modification): 74  Open Space and Impervious Area  Open Space Provided:  Minimum: 15% (4,820 sf) Provided: 21.9% (7,050 sf)  Total Area and Percent of Required Streetscape, Setbacks and Landscaping: 3,785 sf (11.8%) Total Area and Percent of Side Pocket Park: 3,265 (10.1%)  Impervious Area Provided:  Maximum: 80% Provided: 87.7%	Side Yard Setback(s):		Provided: 10.5 Feet		
Functional or Decorative Elements above Maximum Building Height:  Off-Street Parking  Use: Commercial (7,700 sf) Minimum Required: 39 spaces (1 space per 200 sf)  Use: Assisted Living Minimum Number of Parking Spaces Required:  Minimum Number of Parking Spaces Required:  Minimum Number of Parking Spaces Required if 15% Reduction Incentive is Utilized:  Minimum Required: N/A Number of Structured Parking:  Number of Structured Parking:  Minimum Required: N/A Number of Structured Parking Spaces (with modification)  Number of Structured Parking Spaces: 52 standard spaces + 4 compact spaces + 4 tandem spaces Number of Spaces with 1.25 Bonus Applied: 65 (with modification): 74  Open Space and Impervious Area  Open Space Provided:  Minimum: 15% (4,820 sf) Provided: 21.9% (7,050 sf)  Total Area and Percent of Required Streetscape, Setbacks and Landscaping: 3,785 sf (11.8%) Total Area and Percent of Side Pocket Park: 3,265 (10.1%)  Maximum: 80% Provided: 87.7%			Provided: Encroaches 6 Feet (may require modification)		
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Structured Parking:  Spaces per Space for Structured Parking:  Spaces + 4 compact spaces + 4 tandem spaces Number of Spaces with 1.25 Bonus Applied: 65 (with modification): 74  Open Space and Impervious Area  Minimum: 15% (4,820 sf) Provided: 21.9% (7,050 sf)  Total Area and Percent of Required Streetscape, Setbacks and Landscaping: 3,785 sf (11.8%) Total Area and Percent of Side Pocket Park: 3,265 (10.1%)  Impervious Area Provided:  Maximum: 80% Provided: 87.7%	Required if 15% Reduction Incentive is		Number with 15% Reduction: N/A		
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Breakdown of Types of Open Space:  Breakdown of Types of Open Space:    Description					
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Provided: 87.7%	Breakdown of Types of Open Space:		Setbacks and Landscaping: 3,785 sf (11.8%) Total Area and Percent of Side Pocket Park: 3,265 (10.1%)		
Impervious Area Incentives Utilized: Incentive Used: 10% reduction	Impervious Area	Provided:			
· · · · · · · · · · · · · · · · · · ·	Impervious Area Incentives Utilized:		Incentive Used: 10% reduction		