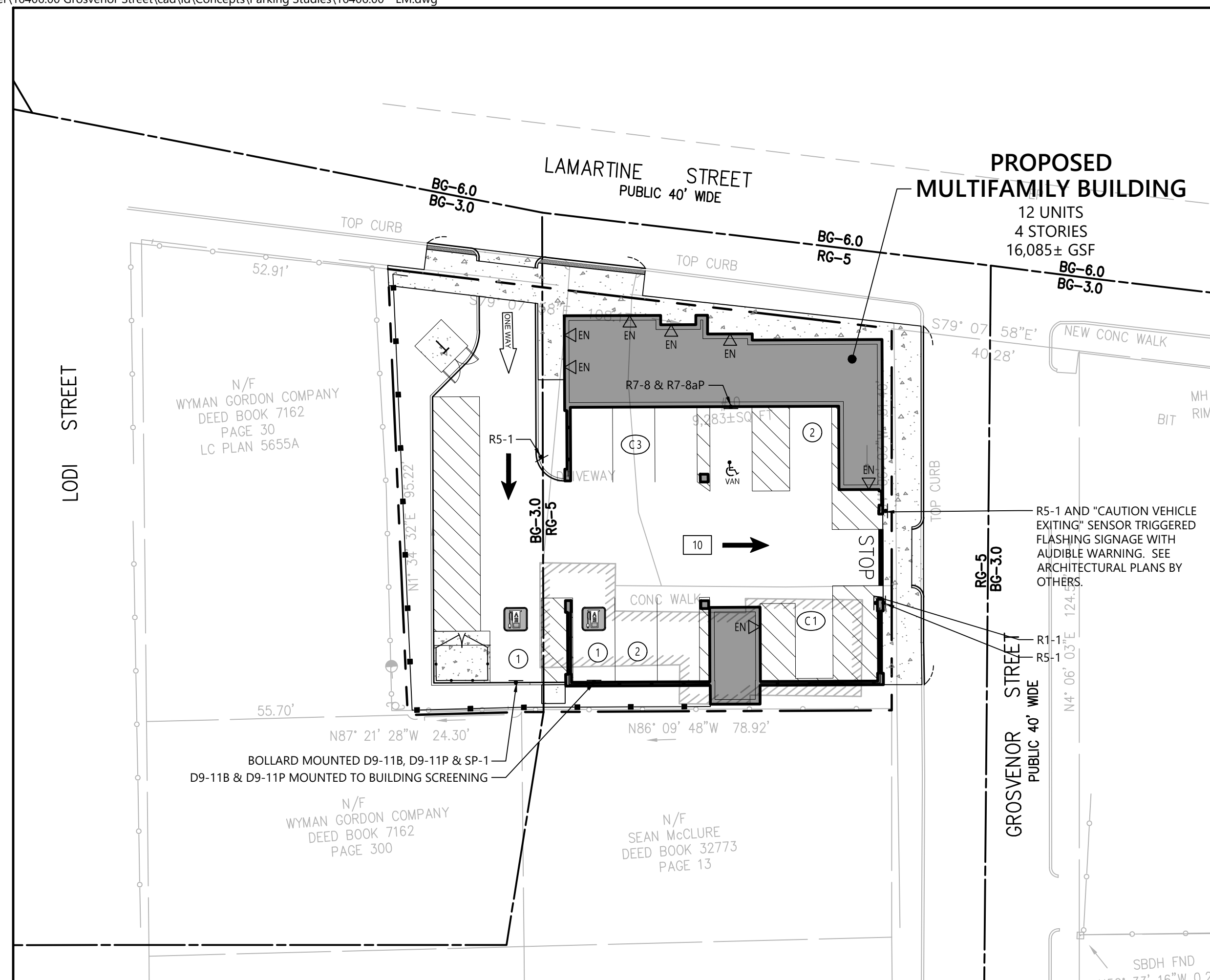




120 Front Street
Suite 500
Worcester, MA 01608
508.752.1001



Layout and Materials Plan

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
D9-11B	12"	18"	ELECTRIC VEHICLE CHARGING
D9-11BP	12"	12"	ELECTRIC VEHICLE CHARGING
SP-1	12"	6"	USE LAST

Zoning Summary Chart

Zoning District(s):	Residence, General (RG-5), & Business, General (BG-3.0)		
Overlay District(s):	N/A		
Zoning Regulation Requirements	Required (RG-5) ¹	Eligible Development Reduction ²	Provided
MINIMUM LOT AREA	13,250 SF ³	11,262.5 SF ⁴	9,283± SF
MINIMUM FRONTAGE ⁵	100 Feet ⁶	96 Feet ⁷	81.4 Feet
FRONT YARD SETBACK ⁵	7.67 Feet ⁸	-	1.4 Feet ⁹
EXTERIOR SIDE YARD SETBACK ⁵	10 Feet	-	1.1 Feet ⁹
SIDE YARD SETBACK ⁵	10 Feet	-	2.7 Feet ⁹
MAXIMUM BUILDING HEIGHT	90 Feet	-	49 Feet 10 Inches
MAXIMUM BUILDING HEIGHT	8+ Stories	-	4 Stories
MAXIMUM FRONT YARD IMPERVIOUS AREA	50 %	-	93 %
MAXIMUM EXTERIOR SIDE YARD IMPERVIOUS AREA	50 %	-	90 %

- Zoning regulation requirements as specified in the City of Worcester Zoning Ordinance, dated April 2, 1991 as amended through May 9, 2023.
- The project is an Eligible Development per Article VII Section 6, and can reduce the dimensional requirements by 15% in RG-5 districts.
- Within the RG-5 district, required lot area based on 12 dwelling units is 13,250 SF, (5,000 SF + (750 SF x 11 DU) = 13,250 SF).
- With the Eligible Development Reduction (15%), required lot area based on a 15% reduction of 13,250 SF is 11,262.5 SF, (13,250 x 0.85 = 11,262.5 SF).
- The lot is a corner lot has identified Grosvenor Street as its front lot line. Lamartine St. is considered an exterior side lot line.
- Within the RG-5 district, required frontage based on 12 dwelling units is 100 Feet (50 Feet + (5 Feet x 11 DU) = 105 Feet) which exceeds the 100 feet limitation from Table 4.2 of the Zoning Ordinance.
- With the Eligible Development Reduction (15%), required frontage based on a 15% reduction of the total number of dwelling units is 96 Feet, (12 DU x 0.85) = 10.2 DU, 50' + (9.2 DU x 5') = 96'
- The required front yard setback is based on Note 6 of Table 4.2 which provides that the average front yard setback of the existing buildings fronting on the same street and block within 150 feet shall be the required front yard setback. (12 Grosvenor St. = 5.75'; 16 Grosvenor St. = 3.75'; 20 Grosvenor Street = 13.5'; 5.75' + 3.75' + 13.5' = 23' ± = 19.7').
- No building is proposed within the BG-3.0 District. As such, only the RG-5 required setbacks apply.
- Regularly Factor for 10 Grosvenor Street = (16 x 9,283 sf) + 388.02' = 0.987

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Existing	Required
STANDARD SPACES	9 x 18	9 x 18	2	-
COMPACT SPACES (25% ALLOWED, 50% WITH SP)	8 x 16	8 x 16	-	-
STANDARD ACCESSIBLE SPACES ¹	8 x 18	-	-	4
VAN ACCESSIBLE SPACES ²	8 x 18	9 x 18	-	1
STANDARD ELECTRIC VEHICLE SPACES ³	9 x 18	9 x 18	-	1
ELECTRIC VEHICLE SPACES (DESIGNED TO BE ACCESSIBLE) ⁴	11 x 18	11 x 18	-	1
TOTAL SPACES			2	12

Parking Requirements:

RESIDENTIAL 12 UNITS x 2 SPACES / 1 UNIT = 24 SPACES

15% DENSITY BONUS REDUCTION - 3 SPACES

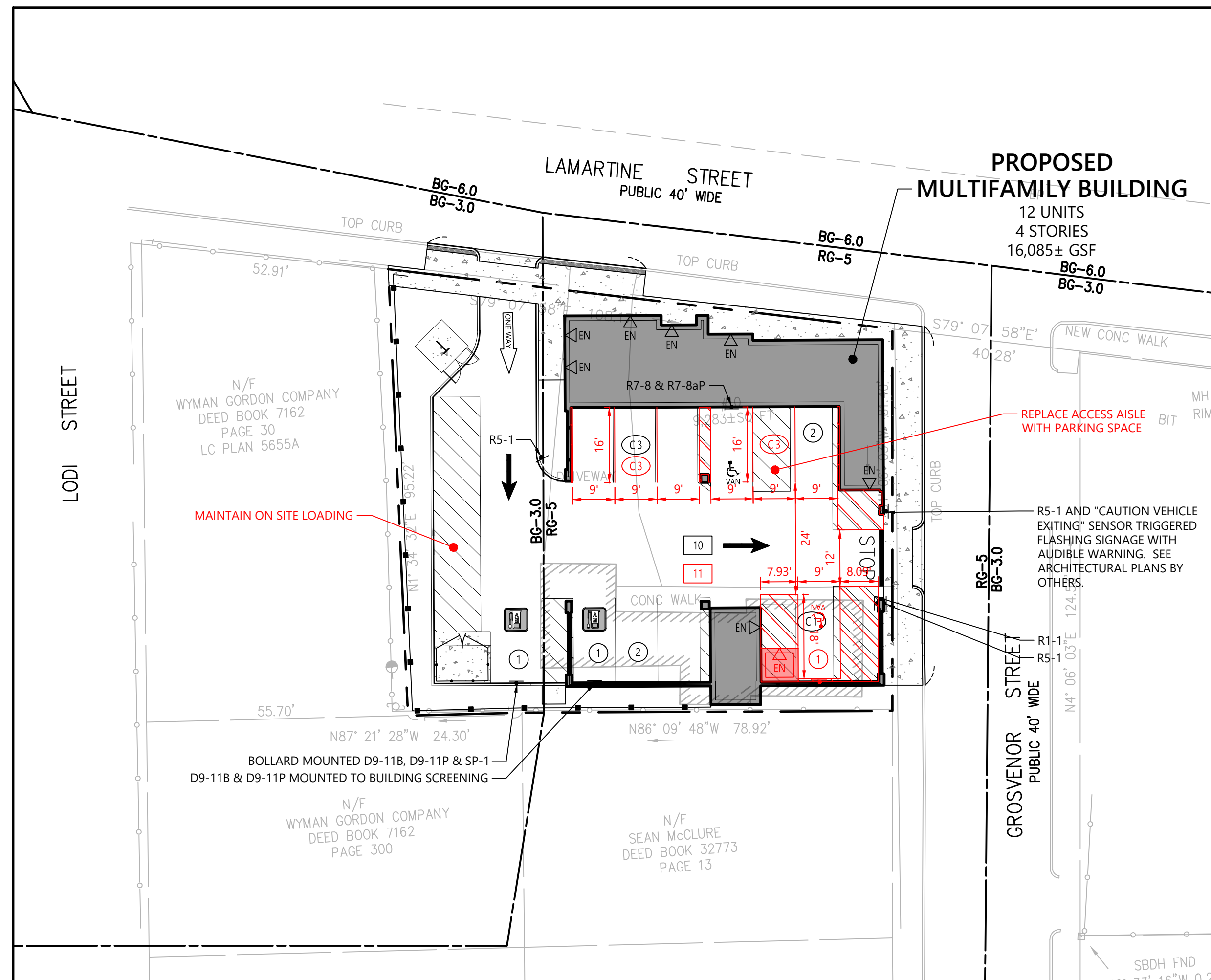
25% ELIGIBLE DEVELOPMENT REDUCTION - 5 SPACES

50% SPECIAL PERMIT REDUCTION * - 4 SPACES

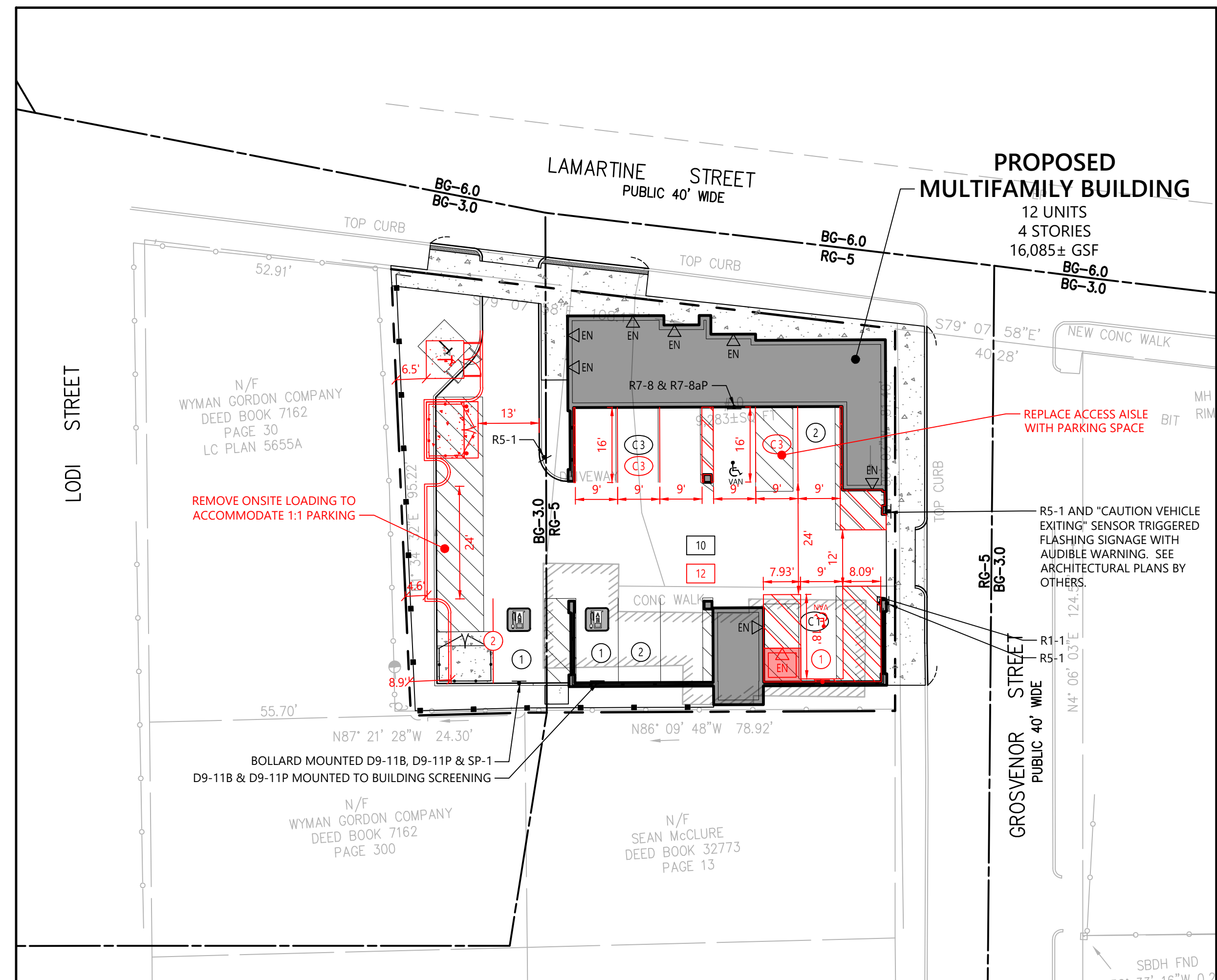
TOTAL PARKING REQUIRED = 12 SPACES

* THE 50% SPECIAL PERMIT REDUCTION OF 4 SPACES IS BASED ON A TOTAL SPACES REQUIRED BEING 24 SPACES, WHICH ALLOWS A TOTAL REDUCTION OF 12 SPACES.

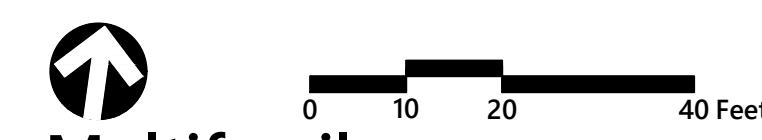
- REQUIRED ACCESSIBLE SPACES IS BASED ON 10 TOTAL SPACES PROVIDED PER MAAB (1 ACCESSIBLE SPACE REQUIRED)
- REQUIRED ACCESSIBLE VAN SPACES IS BASED ON 1 TOTAL ACCESSIBLE SPACES PROVIDED. (ONE IN EVERY EIGHT SPACES SHALL BE A DESIGNATED VAN ACCESSIBLE STALL PER MAAB = 1 SPACE)
- REQUIRED ELECTRIC VEHICLE SPACES IS BASED ON 10 TOTAL SPACES PROVIDED. (20% OF 10 SPACES = 2 SPACES REQUIRED TO BE ELECTRIC VEHICLE SPACES)
- REQUIRED ELECTRIC VEHICLE SPACES DESIGNED TO BE ACCESSIBLE IS BASED ON 2 TOTAL ELECTRIC VEHICLE SPACES PROVIDED. (2 TOTAL SPACES = 1 ACCESSIBLE SPACE PER MAAB)



Layout And Materials Plan - Option 1
Maintain On-Site Loading & Increase Parking From 10 To 11 Spaces



Layout And Materials Plan - Option 2
Remove On-Site Loading & Increase Parking From 10 To 12 Spaces (1:1)



Multifamily Development
10 Grosvenor Street
Worcester, MA

No.	Revision	Date	Appr.

Designed by: CSH Checked by: BMG
Issued for: Date: July 11, 2024

Local Approvals

Not Approved for Construction

Drawing Title: **Site Plan**

Drawing Number: **C2.01**