

ZONING DATA CHART

COTTAGES AT WIRE MILL

Zoning Section Reference		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
4.E	Lot Size	1 Acre	2.2059 Ac	2.2059 Ac	Complies
	Street Frontage	75 ft	581.17 ft	581.17 ft	Complies
	Lot coverage (Area and %)	N/A	21,383 sf 22.2%	41,544 sf 43.2%	Complies
	Building Coverage (Area and %)				Complies. Independent Living Units (IDU) are excluded in building coverage. IDU's are limited by allowable floor area.
	Gross Floor Area	28,826 sf	4,166 sf	25,934.57 sf	Complies
	Zoning Floor Area				
		Residential	0.0 sf	21,768.57 sf	Complies
		Commercial	4,166 sf	4,166 sf	Legally Non-conforming
		Total	4,166 sf	25,934.57	Complies
	F.A.R.				
		Residential	0.0000	0.2265	Complies
		Commercial	0.0434	0.0434	Complies
		Total		0.2699	Complies
	Number of units	14	0	9	Complies
	BMR Units (# and %)	1.4 if > 10 units	0	0	Complies
	Density				Complies
	Building Height (Feet)	30 ft	N/A	28'-4"	Complies
	Number of Stories	2 1/2	2 1/2	2 1/2	Complies
	Yards				Complies
	Front (Streetline)	40 ft	10.4 ft	60 ft	Complies (10.4 = ex. Building)
	Front (Centerline)	65	35.4	85	Complies (35.4 = ex. Building)
	Front (Curbline)	N/A	N/A	N/A	
	Rear	N/A	N/A	N/A	Corner Lot - Residential
	Side	10 ft	80.6 ft	18.1	Complies
	Parking setback/buffer				
	Light and Air	N/A			
	Usable Open Space	N/A			
	Publicly Accessible Amenity Space	N/A			
	Sidewalk width	N/A			
	Street Trees	N/A			
	Fence height	N/A			

PARKING CHART

Parking Category -

Zoning Section Reference	Use	Number	Rate	Required	Provided
	Residential (By unit type)	N/A			
	Studio (Market rate)	N/A			
	One Bedroom (Market rate)	N/A			
	Two Bedroom (Market rate)	N/A			
	Three Bedroom (Market rate)	1	1 space/unit	9	27 includes 9 garaged
	Studio (BMR)	N/A			
	One Bedroom (BMR)	N/A			
	Two Bedroom (BMR)	N/A			
	Three Bedroom (BMR)	N/A			
	Total Residential				
	Commercial				
	Retail	N/A			
	Office	4,166 sf	3 spaces /1,000 sf	13 spaces	19 includes ex. 2-car garage
	Other	N/A			

	Total Commercial	4,166 sf		22 spaces	46 spaces
	Total parking (All Uses)				
	Bicycle Parking				
	Class A (Residential)	N/A			
	Class B (Residential)	N/A			
	Class A (Commercial)	N/A			
	Class B (Commercial)	N/A			
	EV parking	N/A			
	PAAS parking	N/A			

updated 3/27/2025
21VS DS&E File