

Port Chester - For Sale

**A 19,438 SF DEVELOPMENT SITE IN THE CD4 ZONE
WITH EXISTING AUTO SALES AND SERVICE
PLUS A RESIDENCE WITH OFFICE AND 2 APTS**

Opportunity to build high density residential

**314 WILLETT AVENUE
Port Chester, NY**

- ★ **Great Location!**
- ★ **Walk to Train**
- ★ **Downtown shops**
- ★ **Restaurants.**

Buildings

A single story 4 bay garage of 1,584 SF constructed in 1960 used as automobile sales and service.

A 2 ½ story house of 1,900 SF constructed in 1920 with office and 2 apartments.

Land

A 19,438 SF rectangular parcel in the CD4 zone with 151 feet of frontage along Willett Avenue. Utilities include electric, gas and town sewer. Onsite parking for 20+/- cars.



Sale Price - \$1,800,000.



**Please call: Michael Tedesco
(203) 531-5939**

View our listings online:

TedescoRealty.com

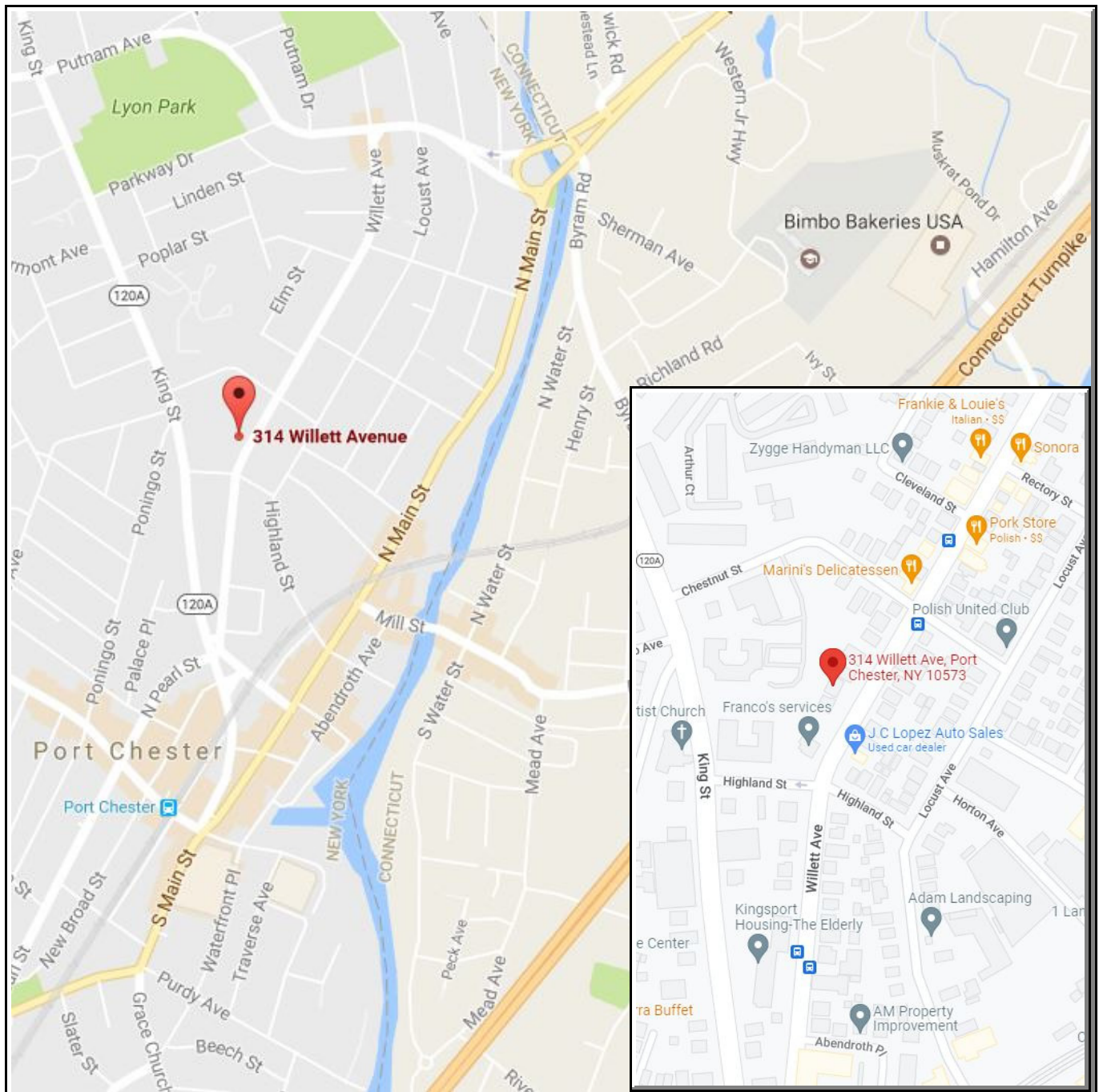
E-mail: Mike@TedescoRealty.com

P.O. Box 31066 Greenwich, CT 06831

The information contained herein, was assembled from various sources and degrees of accuracy. Any information that is critical to your buying decision should be independently verified.

LOCATION & NEIGHBORHOOD

This property is walking distance to the central business district and train station of Port Chester. Willett Avenue is a two lane, two way thoroughfare and main entry into the downtown. The area is improved with a mixture of predominantly single and multi-family residential plus some commercial uses consisting of restaurants, small shops, delis and other service businesses.



SITE

Land

A 19,438 SF parcel with 151 feet of frontage along Willett Avenue. Onsite parking for 20+/- cars.

Zone

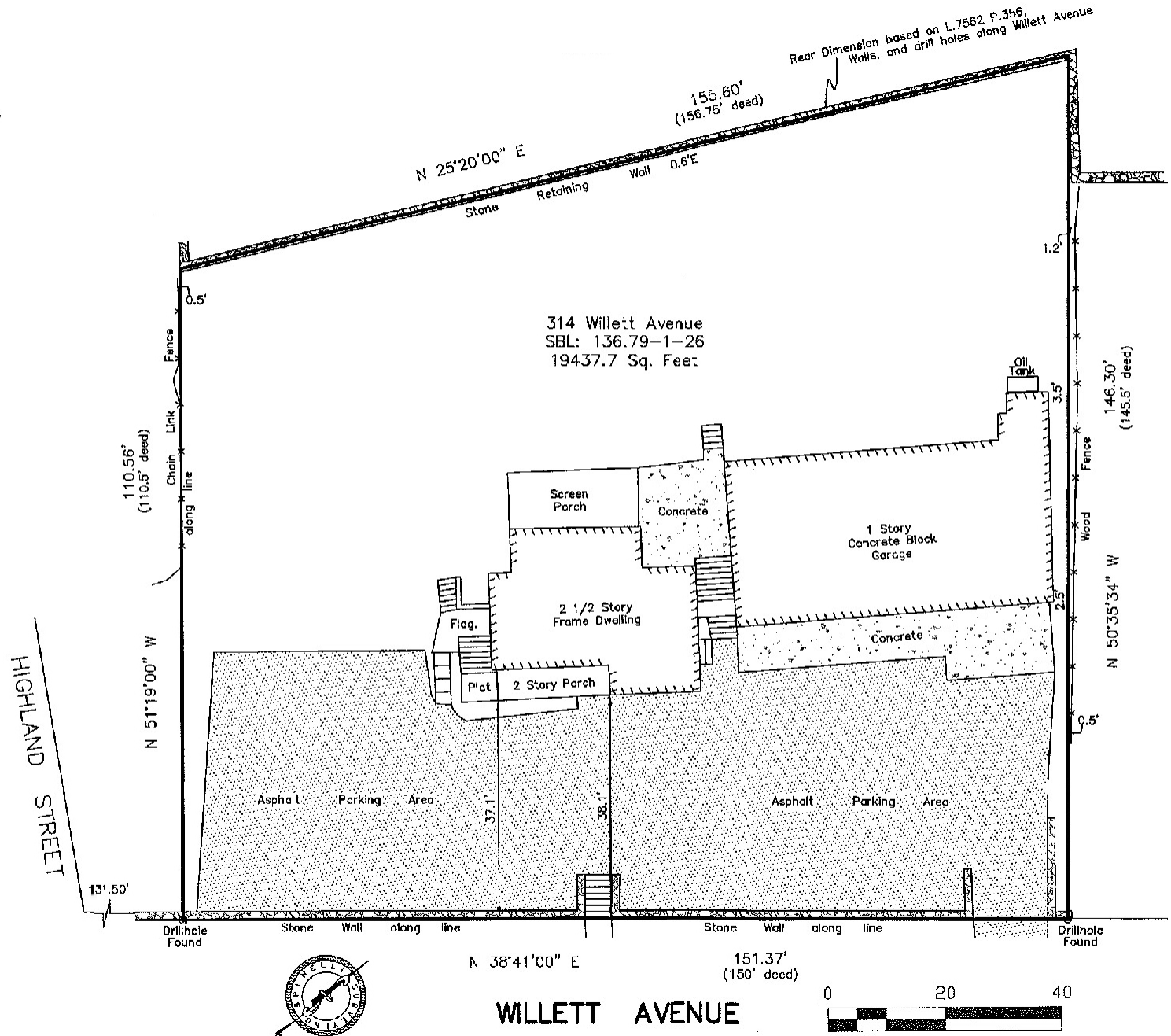
The subject property is in the new "form-based" CD4 zone

Topography

Upward slope toward rear of property

Utilities

Electric, gas, water and town sewer.



DEVELOPMENT POTENTIAL

The new CD4 zone allows for residential development of much greater size than what was previously allowed.

Although the zone is currently under moratorium as it is being studied due to its wide implementation through a variety of diverse neighborhoods. When the study is concluded, which is expected shortly, it is believed this location will have the most generous development opportunity, according to the Port Chester Director of Planning and Economic Development

For reference, attached are the initial specifications for the CD4 zone. As mentioned above, they will be modified to moderate density and other site considerations.

IMPROVEMENTS

GARAGE BUILDING

Year Built: 1960
Floor Area: 1,584 SF on 1 floor
Construction and
Facade Wall bearing concrete block with heavy steel roof support.
Roof: Flat with built up bitumen
Windows: Industrial type, operable
HVAC: Heat only - Oil fired hot water.

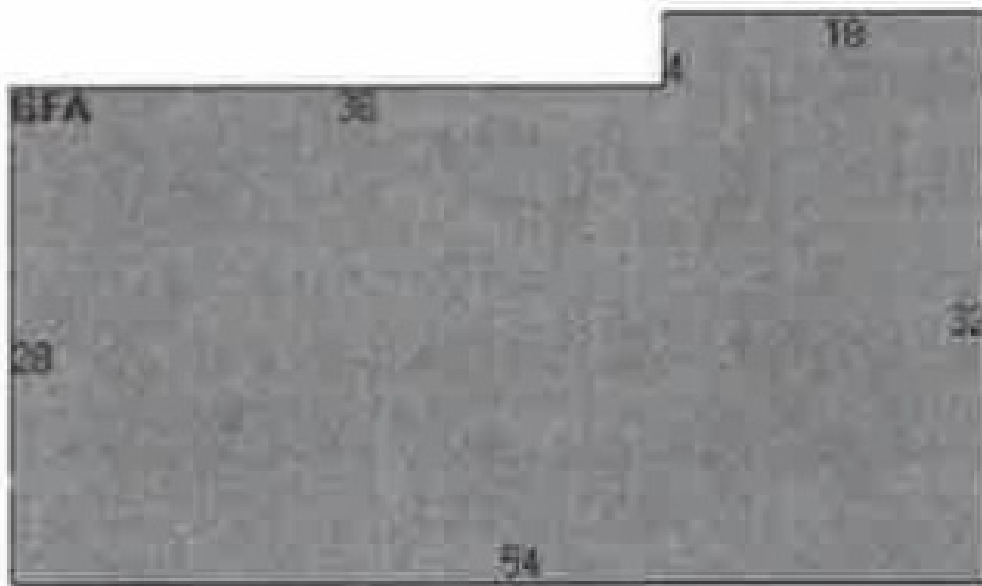
2 FAMILY BUILDING

Year Built: 1920
Floor Area: 1,900 SF
Floors: 2 floors plus a finished, on grade, lower level.
Construction Wood frame and aluminum siding
Roof: Gabled asphalt shingle roof
Windows: Double hung casement - Operable
HVAC: Heat is oil fired hot water with window A/C units.

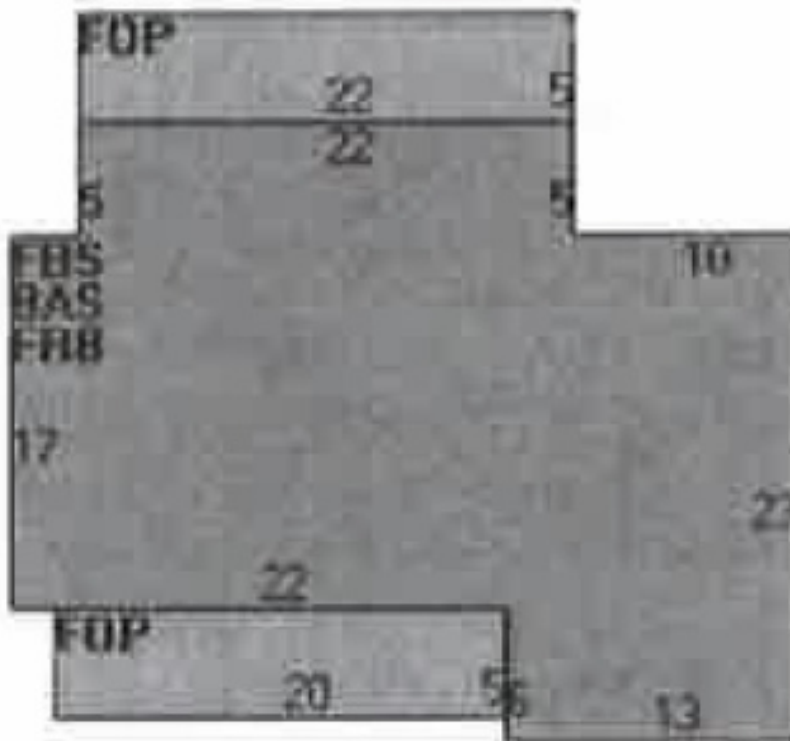
TENANCIES

Garage Building: Owner occupied.
Residence: Owner occupies the ground floor office.
Apartment tenants are month to month.

FLOOR PLANS

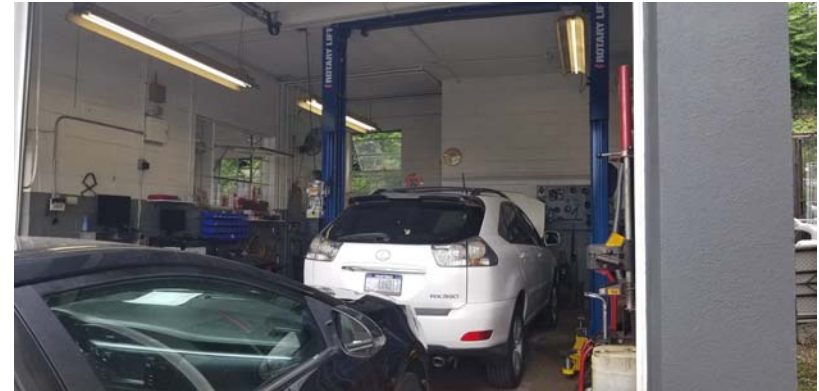


GARAGE BUILDING



SINGLE / MULTI FAMILY / OFFICE BUILDING

PHOTOGRAPHS



CD-4

TABLE 345.405.A-5 DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are medium, small or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares with curbs, Sidewalks and trees that define medium-sized blocks.



ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4 TABLE 345.405.A-5 DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT



ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 345.405.A-5 DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Block Size

Block Perimeter* 2400 ft. max

*Applicable only to Development Parcels.

Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Terrace/Lightwell	P
Forecourt	P
Stoop	P
Shopfront	P
Gallery	P
Arcade	NP
Officefront	P

See **Table 345.405.G-1 (Private Frontage Types)**

Civic Space Types*

Natural Area	P
Green	P
Square	P
Plaza	NP
Playground	P
Sport Field	P
Community Garden	P

Civic Space Types* (continued)

Pocket Park P

See **Table 345.504.B-1 (Civic Space Types - Summary)** and **Table 345.504.B-2 (Civic Space - Specific Standards)**

*Applicable only to Development Parcels.

Permitted Uses

See **Table 345.405.K-1 (Building & Lot Principal Use)** and **Table 345.405.K-2 (Building & Lot Accessory Uses)**

Lot Occupation

Lot Width 18 ft. min; 60 ft. max

Lot Area NR

Impervious Surface Coverage 80% max

Lot Enfrontment
Must enfront a vehicular Thoroughfare, except $\leq 20\%$ of the Lots within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Number of Buildings

Principal Building 1 max

Accessory Buildings 1 max; P in 3rd Lot Layer only

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

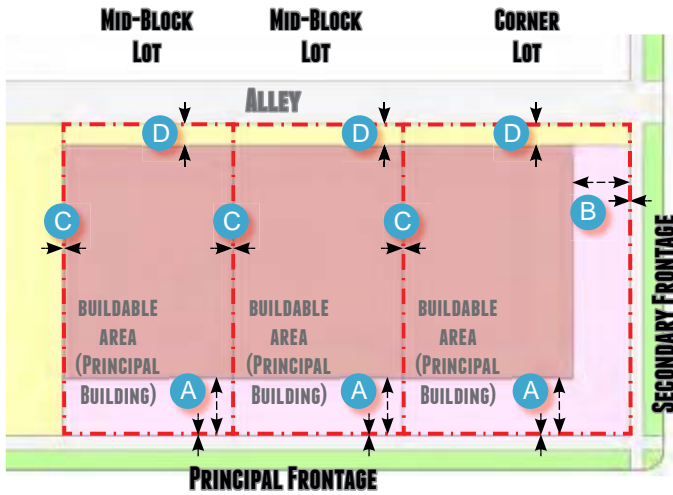
NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4 TABLE 345.405.A-5 DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

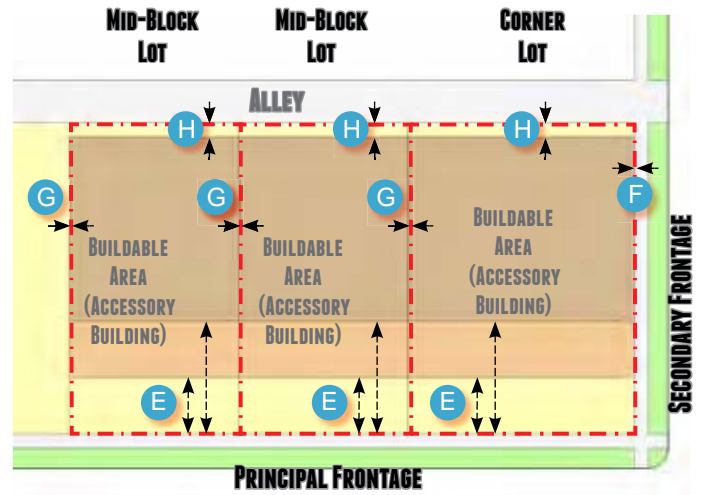


Setbacks – Principal Building

Front Setback, Principal Frontage	If existing Principal Building(s) with common side Lot Line, shall be the average front setback of the Block face; Otherwise, 0 ft. min, 20 ft. max	A
Front Setback, Secondary Frontage	0 ft. min, 20 ft. max	B
Side Setback	0 ft. min per side	C
Rear Setback	3 ft. min; or 15 ft. from center line of Rear Alley	D

Setbacks – Accessory Building

Front Setback, Principal Frontage	20 ft. min + Principal Building Front Setback	E
Front Setback, Secondary Frontage	0 ft. min	F
Side Setback	0 ft. min	G
Rear Setback	3 ft. min or 5 ft. min if Garage door faces Rear Alley	H



Building Standards

Building Height*

Principal Building	1 Story min, 3 Stories max
Accessory Building	2 Stories max

*Stories do not include Attics and Basements.

Ceiling Height

First floor must be a minimum of 11 ft. with a maximum of 25 ft. from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 ft. with a maximum of 11 ft. for Residential uses; a minimum of 11 ft. with a maximum of 14 ft. for non-Residential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use

Facade

Frontage Buildout	60% min
-------------------	---------

Entrances
Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
--	--------------------	-------------------------	--------------------------	-------------------	-------------------------

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 345.405.A-5 DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Building Standards (continued)	
Location of Building at Frontage	Parallel to Frontage Lines
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade Design Proportions	Proportions must be based approximately on a simple ratio, i.e. rational (a ratio of whole numbers, such as 1:1, 2:1, 3:2, 4:3, etc.)
Blank Walls	NP at Frontage
Facade Void Areas	20–60% of total Facade area, except for first Story of Shopfront Frontages, where it must be ≥ 70% min
Facade Openings	Windows and/or doors spaced ≤ 20 ft. apart. Openings must be square or vertical in proportion, except in Shopfront or Gallery Frontage, and except for transoms and sidelights. Windows in Facade and 1st & 2nd Lot Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be ≤ 50% of total Facade area
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min for Shopfront
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Facade Articulation	NA
Finished Floor Level	If Residential: 2 ft.–6 ft. above avg. grade at Facade

Building Standards (continued)	
Facade Window Sill Height	If Residential: 5 ft. min above avg. grade at Facade
Shopfront Frontages	12"–24" knee wall required at Frontage
Decks	NP at Frontage
Roof Type & Roof Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and that roof pitch may match the primary roof pitch of an existing building that is less than 8:12

Building Types			
Cottage	P	Commercial	P
House	P	Shop House	P
Estate House	P	Mixed Use	P
Duplex	P	Flex	P
Townhouse	P	Mid-Rise	NP
Multifamily	P	High-Rise	NP
Live/Work	P	Civic	NP
Jewel Box	P		

See **Table 345.405.J-1 (Principal Building Types – Summary)** and **Table 345.405.J-2 (Principal Building Types – Specific Standards)**

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
--	--------------------	-------------------------	--------------------------	-------------------	-------------------------

ARTICLE 4

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4 TABLE 345.405.A-5 DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Encroachments – Required Setbacks			
Encroachment Type	Front	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including steps	P up to 50% of Setback	P	P
Patio Decks, in permitted applicable Lot Layer	NP	P	P
Openwork Fire Escapes & Fire Balconies	NP	P by no more than 6'	P by no more than 6'
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	NP	P	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	NA	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Requirements	
Off-Street Parking Location	P in 3rd Lot Layer only
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	P in 3rd Lot Layer only
Driveway/Vehicular Entrance Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	10 ft. max in 1st Lot Layer if Residential; 24 ft. max in 1st Lot Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking Requirements	
See Bicycle Parking requirement in Section 345.405.O	

Off-Street Trash Receptacle/Dumpster, Loading, Storage, Utility Box & Service Meter, & Drive-Through Requirements	
Off-Street Trash Receptacle/Dumpster	R for all Building Types except Cottage, House or Duplex and must be fully enclosed on 3 sides and enclosed on the 4th side with a gate
Drive-Through Locations	P in 3rd Lot Layer only and Special Exception Use approval must be obtained
Off-Street Loading, Storage, Utility Box & Service Meter* Locations	For Lots with Building Types other than Cottage, House, or Duplex: P in 3rd Lot Layer only. For Lots with Cottage, House or Duplex: P in 2nd or 3rd Lot Layer.

* Not including water meters

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 345.405.A-5 DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	<p>P in 3rd Lot Layer; P in 2nd Lot Layer if Screened from Frontage; NP in 1st Lot Layer</p>
Solar Panels	<p>P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if parallel to and integrated into roof design</p>
Antennas & Satellite Equipment	<p>P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if such Lot Layer is only possible location possible for satisfactory reception</p>
Outdoor Grilling Equipment	<p>P in 3rd Lot Layer only</p>
Recreation or Play Equipment	<p>P in 3rd Lot Layer only</p>
Animal Enclosures, Runs or Shelters	<p>P in 3rd Lot Layer only</p>
Swimming Pools, Hot Tubs and Spas	<p>P in 3rd Lot Layer only</p>
Transmitting and/or receiving towers or antennas and wind-generating machines	<p>P in 3rd Lot Layer only</p>

Private Landscaping and Fencing

Landscaping

R; 1 Tree per 50 feet of Frontage if 1st Lot Layer ≥ 15 ft. deep, planted in 1st Lot Layer

If First Lot Layer ≥ 10 ft., minimum of 30% of 1st Lot Layer must be landscaped in compliance with 345.405.R

Private Landscaping and Fencing (continued)

Walls & Fencing (not including Screens)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	Only picket type allowed at Frontage; other types allowed on sides and at rear
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Chain Link	P at rear and sides only
	Barbed/razor	NP

Signs

See Sign Standards in Article 7, **Table 345.701.A (Sign Types - Summary)**, **Table 345.701.B (Sign Types - Specific Standards)**, and **Table 345.701.C (Temporary Signs)**

Lighting

See Private Lighting Standards in Section 345.405.S

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

CD-4 TABLE 345.405.A-5 DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Screens & Streetscreens	
Any Wall Screen/ Streetscreen Height at Frontage or Adjacent to Civic Space	3.5 ft. to 5 ft.
Any Hedge Screen/ Streetscreen Height at Frontage or Adjacent to Civic Space	3.5 ft. to 5 ft. at installation; Min. 80% opacity within 12 in of grade
Any Wall or fence Screen/Streetscreen Height not at Frontage or Adjacent to Civic Space	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Any Hedge Screen/ Streetscreen Height not at Frontage or Adjacent to Civic Space	5 ft. to 6 ft. at installation; Min. 80% opacity within 12 in of grade
Non-Residential & Multi-Family Residential Screen /Streetscreen Adjacent to or across Thoroughfare from Non- Multi-Family Residential	None Required
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; Parking Structures must be Screened from Frontages by Liner Buildings. Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space
Satellite Dish Screen	R

Screens & Streetscreens (continued)	
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Streetscreen Location, if required or provided	Second Lot Layer

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

K. Uses

1. General.

- a. Buildings and Lots must comply with the Use standards and requirements of this Section 345.405.K.
- b. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), permitted as Special Exception Uses ("SE"), or not permitted ("NP"), in each case as indicated in **Table 345.405.K-1 (Building & Lot Principal Uses)**, **Table 345.405.K-2 (Building & Lot Accessory Uses)**, and **Table 345.405.K-3 (Building & Lot Temporary Uses)**.
- c. Each Principal Use, Accessory Use, and Temporary Use is subject to compliance with all other applicable standards and requirements of this Chapter.
- d. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
- e. Multiple Principal Uses may exist within a Building or Lot.

**REMAINDER OF PAGE INTENTIONALLY
LEFT BLANK**

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD-PRD ²	SD-PMU ³	CV
RESIDENTIAL / DWELLING USES CATEGORY											
Multi-Family Dwelling	NP	NP	NP	NP	P	P	P	P	NP	P	NP
Residence Portion of a Live/Work, Mixed-Use, Shop House, or Flex Building	NP	NP	NP	NP	P	P	P	P	NP	P	NP
Single-Family Detached Dwelling	P	P	P	P	P	NP	NP	NP	P	NP	NP
Two-Family (Duplex) Dwelling	NP	NP	NP	NP	P	NP	NP	NP	P	NP	NP
LODGING USES CATEGORY											
Bed & Breakfast, Inn, Hostel, or Hotel	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
OFFICE USE CATEGORY											
Medical Office / Medical Clinic or Dental Clinic	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Office Uses	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
RETAIL USE /PERSONAL SERVICE USE /ARTISAN USE CATEGORIES											
Alcoholic Beverage - Serving Establishment	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Alcoholic Beverage Retail Sales	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Artisan Establishment, with or without Retail Sales	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Catering and Events Establishment	NP	NP	NP	NP	NP	P	P	P	NP	P	NP
Dance Hall and Cabaret	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Drive-Through Establishment, including Drive-Through Retail, Personal Service, or Artisan Establishment	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
Pawnshop	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	NP	NP
Personal Services Establishment	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD-PRD ²	SD-PMU ³	CV
Restaurant, other than an Alcoholic Beverage-Serving Establishment	NP	NP	NP	NP	P ₁	P	P	P	NP	P	NP
Retail Membership Club	NP	NP	NP	NP	P ₁	P	P	P	NP	NP	NP
Retail Food Sales, with or without on-premises preparation or processing	NP	NP	NP	NP	P ₁	P	P	P	NP	P	NP
Retail Sales, Rental, or Leasing, other than Alcoholic Beverages, Retail Food Sales, Retail Membership Club, and Restaurant	NP	NP	NP	NP	P ₁	P	P	P	NP	P	NP
Theater or Performing Arts Venue (non-Civic)	NP	NP	NP	NP	P ₁	P	P	P	NP	P	NP
CIVIC USE CATEGORY											
Adult Day Care Facility (Civic)	NP	NP	NP	NP	P ₁	P	P	P	NP	NP	P
Cemetery / Funeral Services	NP	NP	NP	NP	SE ₁	SE	SE	SE	NP	P	SE
Civic Building	NP	NP	NP	NP	P	P	P	P	P	P	P
Civic Space – Community Garden	P	P	P	P	P	P	P	P	NP	P	P
Civic Space – Green	P	NP	NP	NP	P	P	P	P	NP	P	P
Civic Space – Natural Areas	P	NP	NP	NP	P	P	P	P	P	P	P
Civic Space – Pocket Park or Playground	P	P	P	P	P	P	P	P	NP	P	P
Civic Space – Sports Field	NP	NP	NP	NP	P	P	P	NP	NP	P	P
Civic Space – Square or Plaza	NP	NP	NP	NP	NP	P	P	P	NP	P	P
Conference / Convention / Exhibition Center (Civic)	NP	NP	NP	NP	NP	P	P	P	NP	P	P
Courthouse	NP	NP	NP	NP	P ₁	P	P	P	NP	P	P

1 – Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 – See **Table 345.405.A-9**.

3 – See **Table 345.405.A-10**.

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD-PRD ²	SD-PMU ³	CV
Fire / EMS Station	P	NP	NP	NP	P	P	P	P	NP	P	P
Food Distribution Center (Civic)	NP	NP	NP	NP	P ¹	P	P	P	NP	P	P
Gallery (Civic) or Museum	NP	NP	NP	NP	P ¹	P	P	P	NP	P	P
Library	NP	NP	NP	NP	P	P	P	P	NP	P	P
Municipal Non-Hazardous Waste Treatment or Disposal	NP	NP	NP	NP	P ¹	NP	P	NP	NP	NP	NP
Parking Lot / Parking Structure (Civic)	NP	NP	NP	NP	P	P	P	P	NP	P	P
Performing Arts Venue (Civic)	NP	NP	NP	NP	P ¹	P	P	P	NP	P	P
Place of Assembly or Place of Worship	NP	NP	NP	NP	P	P	P	P	NP	P	P
Police Station	P	NP	NP	NP	P	P	P	P	NP	P	P
Post Office	NP	NP	NP	NP	P	P	P	P	NP	P	P
Public Works Yard	NP	NP	NP	NP	P ¹	NP	P	NP	NP	NP	NP
Recreation Facility (Civic)	NP	NP	NP	NP	P	P	P	P	NP	P	P
Sports Venue (Civic)	NP	NP	NP	NP	P	P	P	P	NP	P	P
Transit Shelter	P	NP	NP	NP	P	P	P	P	NP	P	P
Transit Station or Terminal	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	P
MOTOR VEHICLE-RELATED / BOAT-RELATED USES CATEGORIES											
Automobile Dealership Service Center	NP	NP	NP	NP	SE ¹	NP	NP	NP	NP	NP	NP
Boat Goods Maintenance / Cleaning / Repair / Service	NP	NP	NP	NP	NP	NP	SE	NP	NP	NP	NP
Boat-Related Uses, other than public or private Marina / Boat or Yacht Club	NP	NP	NP	NP	NP	NP	SE	NP	NP	NP	NP

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD-PRD ²	SD-PMU ³	CV
Gasoline Station	NP	NP	NP	NP	SE ¹	NP	NP	NP	NP	NP	NP
Marina / Boat or Yacht Club (Public)	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	P
Marina / Boat or Yacht Club (Private)	NP	NP	NP	NP	NP	NP	SE	NP	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motor Vehicle Goods Maintenance / Cleaning / Repair / Service, other than Motor Vehicle Body Shop	NP	NP	NP	NP	SE ¹	NP	NP	NP	NP	NP	NP
Motor Vehicle Sales, Rental, or Leasing	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	NP	NP
Taxi or Ride-Share Center	NP	NP	NP	NP	P ¹	P	P	P ⁴	NP	P	NP
RECREATION USE CATEGORY											
Commercial Indoor Athletic Training Facility	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Recreation Facility (non-Civic)	NP	NP	NP	NP	P ¹	P	P	P	P	P	NP
INSTITUTIONAL USES CATEGORY											
Long Term Care Facility	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Hospital	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Rehabilitation Facility	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Social (or Civic) Club, Lodge, or Organization	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Veterinary Office, Clinic, or Hospital or Board and Care of Small Animals	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
INDUSTRIAL USES CATEGORY											
Brewery, Distillery, Winery	NP	NP	NP	NP	SE ¹	NP	SE	NP	NP	SE	NP
Heavy Industrial or Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

4 - Permitted in 2nd & 3rd Lot Layers of MTA Parking lot if screened from all Frontages by Streetscreens or Buildings

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD-PRD ²	SD-PMU ³	CV
Light Industrial or Manufacturing	NP	NP	NP	NP	SE ¹	SE	SE ⁴	NP	NP	NP	NP
Machine Shop / Woodworking Shop, other than Artisan Establishment	NP	NP	NP	NP	SE ¹	SE	SE ⁴	NP	NP	NP	NP
Microbrewery, Microdistillery, Microwinery, or Nanobrewery	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recycling Processing Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Laboratory	NP	NP	NP	NP	SE ¹	SE	SE ⁴	SE	NP	SE	NP
Scrap or Salvage Yard / Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Self-Storage Facility	NP	NP	NP	NP	SE ¹	SE	SE ⁴	NP	NP	NP	NP
Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Warehousing or Distribution Facility	NP	NP	NP	NP	SE ¹	SE	SE ⁴	NP	NP	NP	NP
Wholesale Sales	NP	NP	NP	NP	SE ¹	SE	SE ⁴	SE	NP	NP	NP
EDUCATION USES CATEGORY											
Adult Day Care Facility (non-Civic)	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
Child Care Facility	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
Child Care In Home	SE	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
Children's Day Camp	NP	NP	NP	NP	P ¹	P	P	P	NP	P	NP
Family Day Care	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP
School	P	P	P	P	P ¹	P	P	P	NP	P	P
UTILITIES USES CATEGORY											
Solar Array System	NP	NP	NP	NP	SE ¹	SE	SE	SE	NP	SE	NP

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

4 - Use only allowed on Lots facing Townsend St., Purdy Ave., Dock St., and Martin Pl.

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-1 BUILDING & LOT PRINCIPAL USES

PRINCIPAL USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD- PRD ²	SD- PMU ³	CV
Utility Distribution / Substation / Switching Facility	P	P	P	P	P	P	P	P	NP	P	P
Utility Facility other than Utility Distribution / Substation / Switching Facility, or Utility Pumping Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Utility Pumping Station	P	P	P	P	P	P	P	P	NP	P	P
Wireless Telecommunications Facility ⁴	SE	SE	SE	SE	SE	SE	SE	SE	NP	SE	SE

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

4 - See Section 345.405.W.

LEGEND

The following notations are utilized in this table.

P Permitted

SE Special Exception

NP Not Permitted

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-2 BUILDING & LOT ACCESSORY USES

ACCESSORY USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD- PRD ²	SD- PMU ³	CV
Accessory Building	P	P	P	P	P	P	P	P	NP	P	P
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	NP	P	NP
Accessory Garden Center	NP	NP	NP	NP	P	NP	NP	NP	NP	P	NP
Convent on Site with Place of Worship	P	P	P	P	P	P	P	P	NP	P	P
Dormitory on Site with Educational Institution	P	P	P	P	P	P	P	P	NP	P	P
Food / Refreshment Stand	NP	NP	NP	NP	P	P	P	P	NP	P	P
Gift Shop	NP	NP	NP	NP	P	P	P	P	NP	P	P
Home Office or Occupation	P	P	P	P	P	P	P	P	P	P	NP
Home Professional Office	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	NP
Newsstand	NP	NP	NP	NP	P	P	P	P	NP	P	P
Outdoor Storage	NP	NP	NP	NP	SE ₁	NP	NP	NP	NP	P	NP
Parish House, Rectory, Parsonage, or other Residence on site with Place of Worship	NP	NP	NP	P	P	P	P	P	NP	P	P
Parking Area or Structure	P	P	P	P	P	P	P	P	P	P	P
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	P	P	P	P	P	P	P	P	NP	P	P
Retail Sales Accessory to Warehousing or other Light Industrial or Manufacturing	NP	NP	NP	NP	SE ₁	SE	SE	NP	NP	P	NP
School on site with Place of Worship	P	P	P	P	P	P	P	P	NP	P	P
Seminary on site with Place of Worship	P	P	P	P	P	P	P	P	NP	P	P
Storage Building	P*	P*	P*	P*	P*	P*	P*	P*	NP	P*	P*
Storage of manure, or of odor- or dust-producing substances	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

* **P** only in Third Lot Layer
 1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).
 2 - See **Table 345.405.A-9**. 3- See **Table 345.405.A-10**.

LEGEND The following notations are utilized in this table.	P Permitted	SE Special Exception	NP Not Permitted
--	--------------------	-----------------------------	-------------------------

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

TABLE 345.405.K-2 BUILDING & LOT ACCESSORY USES

ACCESSORY USE	CD-3	CD-3 R20	CD-3 R7	CD-3 R5	CD-4	CD-5	CD-5 W	CD-6	SD- PRD ²	SD- PMU ³	CV
Tasting Room on site with Brewery, Distillery, Winery	NP	NP	NP	NP	P ₁	P	P	P	NP	P	NP

* **P** only in Third Lot Layer

1 - Use only allowed on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

2 - See **Table 345.405.A-9**.

3 - See **Table 345.405.A-10**.

LEGEND

The following notations are utilized in this table.



Permitted



Special
Exception



Not
Permitted