

ORDERED:

TO AMEND THE CITY OF HAVERHILL ZONING ORDINANCE CHAPTER 255 BY ADDING THE FOLLOWING: "I STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT, (ISPRD)" AS SET FORTH IN SECTION 8.5.C:

Item 1. In Section 2.1.2, add "I Street Planned Residential Development District" to the list.

Item 2. Add the following new Section 8.5.C

8.5C

I STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (ISPRD)

8.5.C.1 Purpose. The purpose of the I Street Planned Residential Development District ("ISPRD") is as follows:

1. To promote a diversity of housing in the City; and
2. To promote the reuse of vacant land transforming the same into 14 condominium units.

8.5.C.2 Location. The ISPRD is a portion of land located on Tax Parcel Map 754, Block 2, Lot 21, containing approximately 55,820 square feet of land.

8.5.C.3 As of Right Uses. The following uses are allowed in the ISPRD upon the issuance of Development Review approval pursuant to Section 10.1.4:

1. Six (6) duplex and Two (2) single family Condominium units.

8.5.C.4 Dimensional and Density Regulations. The following dimensional and density regulations shall apply in the ISPRD:

Set Back	Proposed PD Lot
Lot Area	55,820'
Lot Area Required Per Dwelling Unit	3,972'
Lot Frontage	207.36'
Lot Depth	291'
Front Setback	40'
Side Setback	15'
Rear Setback	15'
Building Height	<40'
Building Height -- Stores	<3.5'
Building Coverage	18.1%
Floor Area Ratio	<0.50'
Open Space	51%

8.5C.5 Parking and Loading. The following parking requirements shall apply in the BRPRD. Both surface and underground parking areas are permissible.

1. **Multifamily Dwellings:** 3.0 spaces per dwelling unit; 1 garage and 2 outdoor surface spaces.

Parking and loading shall generally comply with the standards set forth in Section 6.1 of this Ordinance, unless waived by the City during Development Review.

8.5.C.6 Roads and Utilities. The principal roadway(s) and driveways serving the site shall be adequate for the intended use and vehicular traffic and shall be maintained privately. The connection of all buildings in the ISPRD to the municipal water and sewer systems is required. All water, sewer, gas, electricity, cable, and telephone lines shall be installed underground.

8.5.C.7 Performance Standards. All development in the ISPRD shall comply with the performance standards set forth in the Zoning Code, unless waived during developmental review.