

Revised Appendix 5 (1/27/23)

Table of Deviations

REVISED TABLE OF DEVIATIONS FROM PDD #49 CONTROLS AND IH AND
BA ZONING REQUIREMENTS FOR PARCELS B, C, L & M

<u>PDD or Zoning Ordinance Section</u>	<u>Requirement</u>	<u>Deviation</u> –(See notes)
<u>Yards</u>		
PDD 1985 Amend. § I.E.3 PDD 1983 § I.E. (front yards)	New structures to be set back 25' from street line on Mansfield and Division Street	No front yards required
PDD 2010 Amend, App. 5 (front yards)	10' setback from street line for new structures on Parcel L	No front yards required
Zoning Ord. § 43(f)(2) (side yards)	None required, but if a side yard is provided, it must be not less than 5' for a 20' or shorter building and for taller buildings, not less than 1' foot for each 4' of building height	None required
Zoning Ord. § 43(f)(3) (rear yards)	10' for a building 30' or less and for taller buildings 1' for each 2' of building wall height	10' for Parcel M None for Parcels B, C and L
PDD 1983 § I.E.3	All new structures along Winchester Avenue (Parcels B, C and D) to match setbacks of existing buildings	Not required
<u>Building Height</u>		
PDD 1985 Amend. § I.E.3 PDD 1983 § I.E.	Buildings along Division and Mansfield Street perimeter streets adjacent to residential uses (Mansfield St.) limited to 3 stories for at least 100' back from the building line; high rise development limited to Parcel C and southerly portion of Parcel D	No limit
PDD 2010 Amend. App. 5	New buildings on Mansfield Street shall match the height of the historic buildings on Mansfield Street of 75' on Parcel L	Not required
<u>Floor Area Ratio</u>		
Zoning Ord. § 43(b)(i)	4.0 in the IH District	4.0

	2.0 in the BA District	
Parking		
Zoning Ord. § 45(a).a	Hotel, tourist home – 1/unit	1/2 /unit
Zoning Ord. § 45(a)(1)a.n	Retail sales and services — 1/400 sq. ft.	1/500 sq. ft.
Zoning Ord. § 45(a)(1) a.6.0 General Office, including Research Labs and High Technology Services	One per 750 sq. ft of gross floor area	One per 1,000 sq. ft of gross floor area
Zoning Ord. § 45(a)(1)a.p. Place of assembly, eating drink place, _____	1 per 4 seats Total capacity	One per 6 seats total capacity
Zoning Ord. § 45(a)1a.g.	1 per dwelling unit	½ per dwelling unit
Zoning Ord. §§ 45(a)(6)	Joint use of a parking space - needs agreement filed on land records and a special exception from the BZA	Joint use of parking spaces does not need a special exception. An agreement on joint use shall be presented to City Plan Commission for approval as part of detailed plans review. Such agreement does not need to be filed on the land records.
PDD 1983 § I.E.	Parking along Division Street to be set back 25' from Street Line.	No setback required
1985 Amendment § I.E.	Parking along Mansfield Street to match existing building locations	Not required
1985 Amendment § I.E.	All new parking along existing streets to match existing or proposed building setbacks	Not required
Loading		
Zoning Ord. §§ 45(a)(1)b (where one establishment has 2 or more distinct uses, each shall be measured separately)	Use primarily concerned with goods – 2,400-20,000 sq. ft. - 1 space 20,001-50,000 sq. ft. - 2 spaces 50,001-80,000 sq. ft.– 3 spaces Each add'l 45,000 sq. ft. – 1 space	100,000 sf-200,000 sf- 1 space 201,000 sf – 300,000 sf 2 spaces 301,000 sf and more, each add'l 150,000 sf requires 1 add'l space with a maximum of 4 loading spaces required

	Use not primarily concerned with handling goods – 2,400-75,000 sq. ft.- 1 space 75,001 – 200,000 sq. ft. – 2 spaces 200,001-333,000 sq. ft. – 3 spaces Each add'l 150,000 sq. ft. 1 add'l space.	
PDD 2010 Amend. Appendix 5	A minimum of four loading spaces uses on Parcel L at full build out of Parcel L; each use will not require a separate loading space; one loading space will be required for the office building to be built during Phase One of the development of Parcel L.	
Zoning Ord. §§ 45(a)(6)	Joint use of a loading space - need agreement filed on land records and special exception from the BZA	Joint use of a loading space on Parcels B, C, L & M will be permitted as of right, no agreement or special exception will be required.
<u>Lot Definition</u>		
Zoning Ord. §1	Parcel of Land in the same ownership	Parcels L and M shall each be considered one lot for purposes of the Zoning Ordinance (although three individual parcels that comprise Parcel L are in separate ownership and three individual parcels comprise Parcel M).
<u>Landscaping</u>		
PDD 1983 § I.E. PDD 1985 Amend. § I.E.3	All improved streets throughout Science Park will have street shade trees	The existing shade trees along Mansfield and Munson Streets on the perimeter of Parcel L will remain or be replaced. The shade trees along the Winchester Avenue side of Parcel L will be

		supplemented with additional trees.
PDD 1985 Amend. § I.E.3	The 25' setback along Mansfield Street and Division Street will be a landscaped area of lawn and trees	No setback area along Mansfield Street and Division Street is required
PDD 1983 § I.E.	Southwest corner of Division and Mansfield Streets will be a small paved pedestrian area with benches and shade trees	Not required
<u>Other</u>		
PDD 1983, Section I.E.	Biological research at the P3 and P4 containment level (see Department of Health and Human Service, National Institutes of Health, Research Guidelines, Federal Register Volume 47, No. 167, p. 38047) will not be permitted without the approval of the City Plan Commission.	Biological research laboratories which are regulated as Biosafety Levels 1, 2 and 3 by the United States Department of Health and Human Services Centers for Disease Control and Prevention and the National Institute of Health will be allowed as of right. No biological laboratory regulated as Biosafety Level 4 will be permitted.
PDD 1983, § I.E.	Entry points to Science Park are limited to Division Street and Winchester Avenue; entry point on Mansfield Street is limited to service dock on Parcel B (Highville Charter School)	No limitation on entry points to Science Park.