

# EMBARC

---

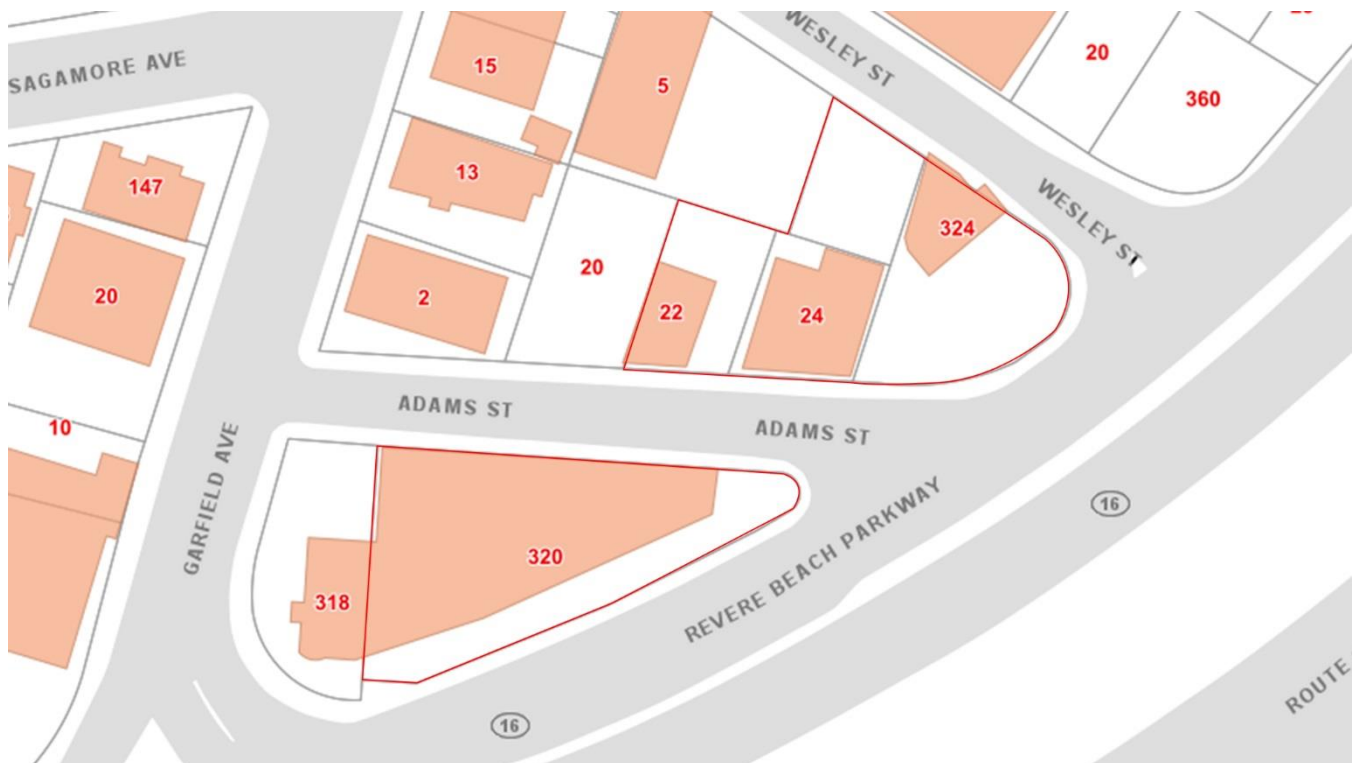
November 05, 2018

ZONING SUMMARY  
320 Revere Beach Parkway  
Chelsea, MA 02150

## **References:**

The property located within the Residential R-1 District, as defined by the City of Chelsea Code of Ordinances. Chapter 34 of the City of Chelsea Code of Ordinances applies. A portion of the site falls within the FEMA flood zone.

## **'Residential R-1' District shown below:**



### Existing Site Conditions:

Two sites are being reviewed for the purpose of this study. The first is located at 320 Revere Beach Parkway, Chelsea MA 02150 (Parcel ID 80-97) the total lot size is approximately 12,362 Sq. Ft. The second is comprised of four parcels (Parcel ID 80-82, 80-83, 80-91 & 80-92) referred to here as 324 Revere Beach Parkway, with a total lot size of approximately 15,557 Sq.Ft. The parcel breakdown is below:

<b>Parcel 1</b>	324 Revere Beach Parkway (80-82):	6,132 Sq.Ft.
<b>Parcel 2</b>	Wesley Street (80-83):	2,987 Sq.Ft.
<b>Parcel 3</b>	22 Adams Street (80-91):	2,987 Sq.Ft.
<b>Parcel 4</b>	24 Adams Street (80-92):	3,451 Sq.Ft.

The existing sites are a mixture of one and two story commercial buildings and asphalt surface parking.

### Proposed Site Studies:

The proposed building massing studies assume a residential multi-family dwelling with parking at grade. The use, dimensional, and parking regulations outlined in the City of Chelsea Code of Ordinances are outlined below.

### Use Regulations:

*Use Regulations below are taken from Code of Ordinances City of Chelsea, Massachusetts Chapter 34 – Zoning Article XIII*

Residential Use: Multi-Family Dwelling is **not** an allowed use in the Residential R-1 District.

### Dimensional Regulations:

*Dimensional Regulations below are taken from Code of Ordinances City of Chelsea, Massachusetts Chapter 34 – Zoning Article XI*

Dimensional regulations below are for the Residential R-1 District:

A. Minimum Lot area/dwelling unit:	3,500 SF
a. Not Less Than:	7,500 SF
B. Minimum Density:	N/A
C. Minimum Lot Frontage:	60 Feet
D. Maximum Floor Area Ratio Standard:	N/A
E. Maximum Floor Area Ratio Bonus:	N/A
F. Maximum Height:	35'-0"
G. Maximum Number of Stories:	3
H. Minimum Front Yard:	20'-0"
I. Minimum Side Yard:	¼ Height of Building
a. The aggregate width of two side yards shall not be less than 20 feet in the R1 District	
J. Minimum Rear Yard:	25'-0"
K. Maximum Percent Lot Coverage:	30%
L. Minimum Usable Open Space/family:	500 SF

**Parking Regulations:**

*Parking Regulations below are taken from Code of Ordinances City of Chelsea, Massachusetts Chapter 34 – Zoning Article XII*

Parking:	Residential use:	1.5 per Unit for Studio, 1 BR, & 2 BR Units 2.0 per Unit for 3 BR or larger
	Retail use:	1.0 per 300 SF up to 50,000 SF, plus 1.0 per 600 SF above 50,000 SF