

Jolina Court Zoning District – “Conversation-starter” revisions document 5.12.24

Summary of considered revisions:

- Remove commercial requirement from ground floor except for buildings fronting on Bridge St (i.e. building 1)
- Increase base density to 18 U/A (building 1 and 2 total = 54 units)
or 20 U/A (building 1 and 2 total = 60 units)
- Offer optional density bonus units up to maximum total density of 24 U/A for:
(total = 72 units)
 - a. senior equipped (1:1)
 - b. workforce 80% AMI, no income-sensitivity (1:1)
 - c. condos (owned) (1:1)
 - d. true affordable (65-120% AMI, income-sensitive)
 - e. offer leased parking (to another business or town) of 5 spaces for each unit
- Other options: _____