



120 Front Street
Suite 500
Worcester, MA 01608
508.752.1001

Zoning Summary Chart: 1 Chestnut Place (10 Chestnut Street)

Zoning District(S):	BG-6.0 General, 6 to 1 FAR			
Overlay District(S):	CCOD-D: Commercial Corridors Overlay District-Downtown Subarea			
Zoning Regulation Requirements	Required (BG-6.0) ¹	Required (CCOD-D) ¹	Provided	Compliance
MINIMUM LOT AREA	N/A ²	N/A ³	28,598 SF	Complies
FRONTAGE ⁴	N/A ⁵	N/A ⁵	219 Feet	Complies
FRONT YARD SETBACK ⁴	N/A	N/A ⁶	5.5 Feet	Complies
SIDE YARD SETBACK	N/A	N/A	0.5 Feet	Complies
REAR YARD SETBACK	N/A ⁷	N/A	15.1 Feet	Complies
MAXIMUM FLOOR AREA RATIO	6 to 1	6 to 1	2.58 to 1 ^{8,9}	Complies
MAXIMUM BUILDING HEIGHT (STORIES)	N/A	N/A	11 Stories	Complies
MAXIMUM BUILDING HEIGHT (FEET)	N/A	N/A ¹⁰	153.1 Feet	Complies

- 1) Zoning regulation requirements as specified in City of Worcester Zoning Ordinance as amended through May 9, 2023.
- 2) BG-6.0 requires 5,000 square feet but CCOD requirement supersedes.
- 3) Per Article IX, Section 6D: There shall be no minimum lot area requirement for multifamily residential uses permitted whether by right or special permit in the underlying zones.
- 4) The front lot line has been designated as Chestnut Street.
- 5) Per Article IX, Section 6D: The minimum frontage for such uses shall be forty (40) feet, except when the underlying zone is BG-6 where no minimum frontage is required for permitted multifamily residential uses.
- 6) Per Article IX, Section 6A: 5 feet minimum front yard setback with ground floor residence. No minimum for other uses.
- 7) Per Article XVII, Section 3M: No rear yard setback is required providing that the land abutting the rear lot line is zoned BG-6.0, BG-4.0, ML, or MG and that the applicable building and fire code requirements concerning access, egress, natural light and ventilation are not compromised on-site or on bordering parcels.
- 8) Per Article IV, Table 4.2 Notes: In BG-6.0 districts an additional floor space premium is allowed where off street parking is provided on-site of the building or within one thousand (1,000) feet of the facility it is to serve. The premium, six hundred (600) square feet of floor space for each parking space provided, may be used in computing the floor area ratio.
- 9) Existing Gross Floor Area 199,809 Square Feet
- 210 Provided On-Site Spaces
- 210 provided spaces x 600 Square feet = 126,000 Square Feet
- 199,809 Gross Square Feet - 126,000 Square Feet = 73,809 Square Feet.
- 10) Per Article IX, Section 6E: Maximum height shall be 50 feet, except where greater height is allowed by underlying zoning.

Zoning Summary Chart: 2 Chestnut Place (22 Elm Street)

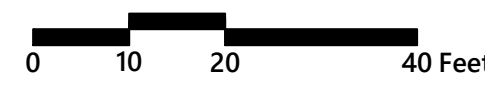
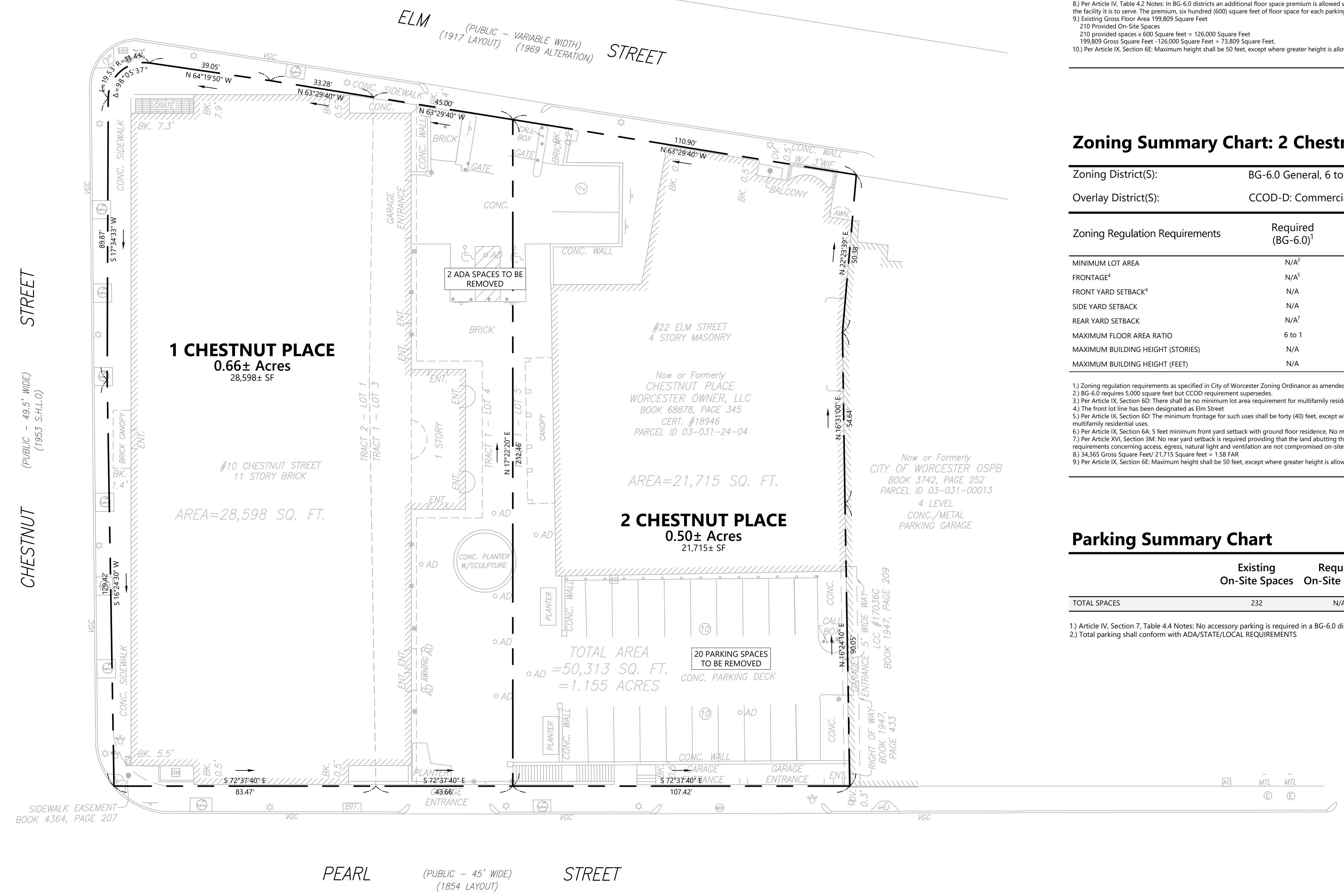
Zoning District(S):	BG-6.0 General, 6 to 1 FAR			
Overlay District(S):	CCOD-D: Commercial Corridors Overlay District-Downtown Subarea			
Zoning Regulation Requirements	Required (BG-6.0) ¹	Required (CCOD-D) ¹	Provided	Compliance
MINIMUM LOT AREA	N/A ²	N/A ³	21,715 SF	Complies
FRONTAGE ⁴	N/A ⁵	N/A ⁵	111 Feet	Complies
FRONT YARD SETBACK ⁴	N/A	5 Feet ⁶	0 Feet	Not Compliant
SIDE YARD SETBACK	N/A	N/A	0 Feet	Complies
REAR YARD SETBACK	N/A ⁷	N/A	66.9 Feet	Complies
MAXIMUM FLOOR AREA RATIO	6 to 1	6 to 1	1.58 to 1 ⁸	Complies
MAXIMUM BUILDING HEIGHT (STORIES)	N/A	N/A	4 Stories	Complies
MAXIMUM BUILDING HEIGHT (FEET)	N/A	N/A ⁹	48.5 Feet	Complies

- 1) Zoning regulation requirements as specified in City of Worcester Zoning Ordinance as amended through May 9, 2023.
- 2) BG-6.0 requires 5,000 square feet but CCOD requirement supersedes.
- 3) Per Article IX, Section 6D: There shall be no minimum lot area requirement for multifamily residential uses permitted whether by right or special permit in the underlying zones.
- 4) The front lot line has been designated as Elm Street.
- 5) Per Article IX, Section 6D: The minimum frontage for such uses shall be forty (40) feet, except when the underlying zone is BG-6 where no minimum frontage is required for permitted multifamily residential uses.
- 6) Per Article IX, Section 6A: 5 feet minimum front yard setback with ground floor residence. No minimum for other uses.
- 7) Per Article XVII, Section 3M: No rear yard setback is required providing that the land abutting the rear lot line is zoned BG-6.0, BG-4.0, ML, or MG and that the applicable building and fire code requirements concerning access, egress, natural light and ventilation are not compromised on-site or on bordering parcels.
- 8) 34,365 Gross Square Feet/ 21,715 Square feet = 1.58 FAR
- 9) Per Article IX, Section 6E: Maximum height shall be 50 feet, except where greater height is allowed by underlying zoning.

Parking Summary Chart

	Existing On-Site Spaces	Required On-Site Spaces	Provided On-Site
TOTAL SPACES	232	N/A ¹	210 ²

- 1) Article IV, Section 7, Table 4.4 Notes: No accessory parking is required in a BG-6.0 district.
- 2) Total parking shall conform with ADA/STATE/LOCAL REQUIREMENTS



Synergy Chestnut Place 22 Elm Street Worcester, MA

No.	Revision	Date	Appr.

Designed by JDH Checked by DWM

Issued for Zoning Board of Appeals Date April 2, 2024

Not Approved for Construction

Site Plan

Drawing Number

C1.00

Sheet 1 of 1

Project Number 16355.00

