

ATTACHMENT A

Concord Integrated Planning Initiative

Buildout Assumptions

Existing Zoning

	Minimum Area	Minimum Frontage	Maximum Coverage	Minimum Open Space	Height	Parking	Parking Coverage	Percent Nonresidential	Percent Residential
Limited Business 1	-	150	20%		2	300	450	100%	0%
Limited Business 2	-	-		0%	2	300	450	100%	0%
Limited Business 3	-	-		0%	3	300	450	100%	0%
Limited Business 4	-	-	35%	65%	3	300	450	100%	0%
Limited Business 5	-	-	50%		2	300	450	100%	0%
Limited Business 6	-	-	25%	50%	3	300	450	100%	0%
Limited Business 7	40,000	80	18%	0%	3	300	450	100%	0%
Limited Business 8	217,800	-	25%	50%	3	300	450	100%	0%
Business	-	-		0%	3	250	450	100%	0%
Industrial	20,000	100	75%	25%	3	400	450	100%	0%
Industrial Park	174,240	200	20%	50%	3	400	450	100%	0%
Limited Industrial Park	217,800	200	35%	65%	3	400	450	100%	0%
Medical Professional North	10,000	80		65%	3	300	450	100%	0%
Medical Professional South	80,000	125		50%	10	300	450	100%	0%
Residence A	40,000	150			3			0%	100%
Residence AA	80,000	200			3			0%	100%
Residence B	20,000	125			3			0%	100%
Residence C	10,000	80			3			0%	100%

Notes: "Parking" = sq.ft. of GFA requiring one parking space, "ParkingCoverage" = parcel area required for each parking space (incl. circulation)

Proposed New Village Overlay Areas

	Minimum Area	Minimum Frontage	Maximum Coverage	Minimum Open Space	Height	Parking	Parking Coverage	Percent Nonresidential	Percent Residential
Concord Center Village	-	-	75%	10%	3	400	450	75.0%	25.0%
Thoreau St Village	-	-	75%	10%	3	400	450	75.0%	25.0%
West Concord Village	-	-	75%	10%	2	400	450	75.0%	25.0%