

To: Mayor Kyriacou and the Beacon City Council
 From: John Clarke, City Planner
 Date: March 24, 2020
 Re: Proposed Transitional District

At its March 9, 2020 workshop the Council discussed the appropriate minimum lot area per unit in the proposed Transition (T) district. In the last January 7, 2020 draft Dimensional Table the area is set by the least restrictive adjoining residential district, matching the standard in the current PB district. For most parcels, the minimum would then be 5,000 square feet, because the R1-5 district is the predominant adjoining district. The Council discussed the possibility of lowering the area below 5,000 square feet to provide more residential flexibility in the district, including two-family and smaller-scale multifamily alternatives.

To assist the Council's decision, the following table represents the lot size and number of units per lot, according to the County's Parcel Access, for existing residential parcels in the proposed T district:

Lot Area in Square Feet	Total Parcels	1-Family	2-Family	3-Family	4-Family
1,000 - 1,999	3	3			
2,000 - 2,999	5	4	1		
3,000 - 3,999	28	26	2		
4,000 - 4,999	15	13	2		
5,000 - 5,999	17	10	6	1	
6,000 - 6,999	10	7	2	1	
7,000 - 7,999	5	4	1		
8,000 - 8,999	7	5	2		
9,000 - 9,999	2		2		
10,000 - 10,999	3	3			
11,000 - 11,999	9	4	4	1	
13,000 - 13,000	1	1			
19,000 - 19,999	1		1		
23,000 - 23,999	1		1		
25,000 - 25,999	1				1
27,000 - 27,999	1			1	
	109	80	24	4	1

There are also about 40 existing commercially identified parcels in the proposed T district, but many of those are the rear portion of a Main Street lot or a parking lot for a Main Street use. Of the nine commercial parcels mixed in with residential parcels and more likely to be converted to residential or mixed uses, four are over 10,000 square feet. The principal opportunities for new or expanded multifamily buildings are the two large parcels under common ownership along Fishkill Avenue, the two parcels over 20,000 square feet along Blackburn Avenue, and perhaps the two larger parcels along Church Street between North Chestnut and Cedar streets.

Looking at these overall numbers, a minimum of 5,000 square feet per unit may be too large. Almost half of the existing residential parcels are under 5,000 square feet and would then be considered nonconforming. If the minimum lot size was set at 4,000 square feet, for example, 12% of the existing residential lots could be numerically capable of changing from 1-family to 2-family. If the minimum was set at 3,000 square feet, that percentage could increase to 22%. Of course, those percentages would be further limited by the configurations of the lot and existing structures, as well as by the desire of the property owners.

For the two large adjoining parcels on Fishkill Avenue, with a combined total acreage over 42,800 square feet and the highest likely development potential in the district, a 5,000 square foot minimum would allow up to 8 units, while a 4,000 square foot minimum would allow 10 units and a 3,000 square foot minimum 14 units.

Please let me know if you have any questions or need additional information.