

Oct. 2, 2019

Stryker Avenue Zoning Study

Proposed Zoning

Zoning Districts

The zoning along this corridor currently consist of primarily RT1 Two-Family and R4 One-Family, with scattered RM2 Multiple-Family, B2 Community Business, and B3 General Business.

R4 One-Family

R4 One-Family is an extremely low-intensity zoning district which allows primarily single-family homes, as well as neighborhood institutions such as libraries, religious institutions, and schools.

RT1 Two-Family

RT1 is a low-density dsitric that allows everything allowed in R4, as well as two-family homes (duplexes).

RT2 Townhouse

RT2 is a low-intensity district that allows everything allowed in RT1, as well as three- and four-family structures and townhouses. Townhouses are dwelling units attached horizontally (not vertically). In RT2 Townhouse, no more than six townhouses may be built as a single building.

RM2 Multiple-Family

RM2 is a medium-intensity district that allows everything allowed in RT2 as well as multi-family buildings and community residential buildings such as senior housing and emergency housing. RM2 has a basic height maximum of 50 feet.

T1 Traditional Neighborhood

T1 Traditional Neighborhood is a flexible low-intensity district providing for a compact, pedestrian-oriented mix of residential, office, and service uses of limited size and neighborhood scope. Traditional Neighborhood districts carry more intense dimensional and site regulations.

T2 Traditional Neighborhood

T2 Traditional Neighborhood is a medium-intensity district providing for a flexible, compact, pedestrian-oriented mix of residential and commercial uses along transit routes and nodes. Traditional Neighborhood districts carry more intense dimensional and site regulations.

B2 Community Business

B2 Community Business is intended to serve a mid-sized consumer population that generate large volumes of vehicular and pedestrian traffic.

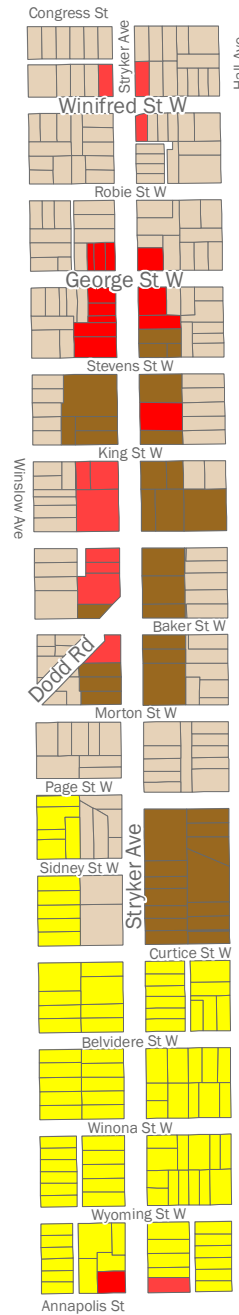
B3 General Business

B3 General Business provides for diverse business types that generate large volumes of vehicular traffic and is intended for use along major traffic arteries.

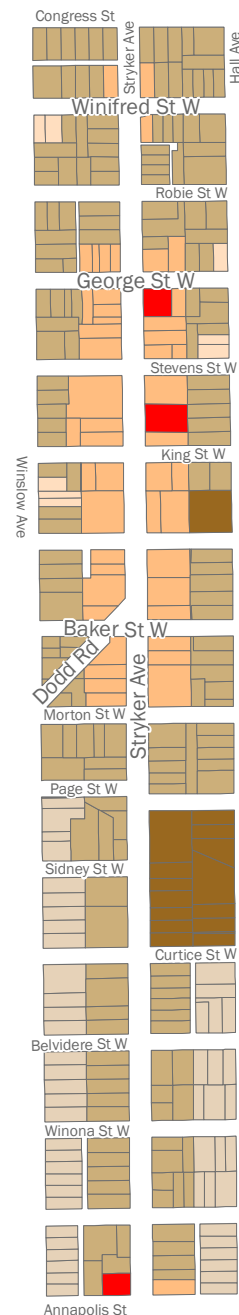
Parcels



Existing Zoning



Final Recommendation



Study area



ATTACHMENT A – List of Rezoned properties

Oct. 2, 2019

Parcel ID	Site Address	Existing Zoning	New Zoning
072822110106	68 CONGRESS ST W	RT1	RT2
072822110107	74 CONGRESS ST W	RT1	RT2
072822110108	76 CONGRESS ST W	RT1	RT2
072822110109	84 CONGRESS ST W	RT1	RT2
072822110110	86 CONGRESS ST W	RT1	RT2
072822110111	94 CONGRESS ST W	RT1	RT2
072822110112	89 WINIFRED ST W	RT1	RT2
072822110113	87 WINIFRED ST W	RT1	RT2
072822110114	77 WINIFRED ST W	RT1	RT2
072822110115	71 WINIFRED ST W	RT1	RT2
072822110116	65 WINIFRED ST W	B2	T2
072822110117	50 CONGRESS ST W	RT1	RT2
072822110118	56 CONGRESS ST W	RT1	RT2
072822110119	62 CONGRESS ST W 3	RT1	RT2
072822110120	61 WINIFRED ST W	B2	T2
072822110121	57 WINIFRED ST W	RT1	RT2
072822110122	51 WINIFRED ST W	RT1	RT2
072822110123	49 WINIFRED ST W	RT1	RT2
072822110124	47 WINIFRED ST W	RT1	RT2
072822110125	45 WINIFRED ST W	RT1	RT2
072822110126	37 WINIFRED ST W	RT1	RT2
072822110127	469 HALL AVE	RT1	RT2
072822110128	465 HALL AVE	RT1	RT2
072822110129	46 CONGRESS ST W	RT1	RT2
072822110139	50 WINIFRED ST W	RT1	RT2
072822110140	54 WINIFRED ST W	RT1	RT2
072822110141	58 WINIFRED ST W	RT1	RT2
072822110142	62 WINIFRED ST W	B2	T2
072822110143	498 STRYKER AVE	RT1	RT2
072822110144	500 STRYKER AVE	RT1	RT2
072822110145	502 STRYKER AVE	RT1	RT2
072822110146	504 STRYKER AVE	RT1	RT2
072822110147	51 ROBIE ST W	RT1	RT2
072822110148	507 HALL AVE	RT1	RT2
072822110149	499 HALL AVE	RT1	RT2
072822110150	491 HALL AVE	RT1	RT2
072822110151	48 WINIFRED ST W	RT1	RT2
072822110152	96 WINIFRED ST W	RT1	T1

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072822110153	90 WINIFRED ST W	RT1	T1
072822110154	84 WINIFRED ST W	RT1	RT2
072822110155	498 WINSLOW AVE	RT1	RT2
072822110156	504 WINSLOW AVE	RT1	RT2
072822110157	91 ROBIE ST W	RT1	RT2
072822110158	81 ROBIE ST W	RT1	RT2
072822110159	77 ROBIE ST W	RT1	RT2
072822110160	507 STRYKER AVE	RT1	RT2
072822110161	501 STRYKER AVE	RT1	RT2
072822110162	495 STRYKER AVE	RT1	RT2
072822110163	493 STRYKER AVE	RT1	RT2
072822110164	491 STRYKER AVE	RT1	RT2
072822110165	80 WINIFRED ST W	RT1	RT2
072822140013	520 WINSLOW AVE	RT1	RT2
072822140014	90 ROBIE ST W	RT1	RT2
072822140017	526 WINSLOW AVE	RT1	RT2
072822140018	534 WINSLOW AVE	RT1	RT2
072822140019	89 GEORGE ST W	RT1	RT2
072822140020	81 GEORGE ST W	RT1	RT2
072822140021	73 GEORGE ST W	RT1	T2
072822140022	71 GEORGE ST W	B3	T2
072822140023	69 GEORGE ST W	B3	T2
072822140024	65 GEORGE ST W	B3	T2
072822140025	525 STRYKER AVE	RT1	RT2
072822140026	521 STRYKER AVE	RT1	RT2
072822140027	515 STRYKER AVE	RT1	RT2
072822140028	514 STRYKER AVE	RT1	RT2
072822140029	520 STRYKER AVE	RT1	RT2
072822140030	528 STRYKER AVE	RT1	RT2
072822140031	63 GEORGE ST W	B3	T2
072822140032	59 GEORGE ST W	RT1	T2
072822140033	45 GEORGE ST W	RT1	RT2
072822140034	39 GEORGE ST W	RT1	RT2
072822140035	535 HALL AVE	RT1	T1
072822140036	527 HALL AVE	RT1	RT2
072822140037	36 ROBIE ST W	RT1	RT2
072822140038	44 ROBIE ST W	RT1	RT2
072822140049	542 STRYKER AVE	B3	B3
072822140050	52 GEORGE ST W	RT1	T2
072822140051	554 STRYKER AVE	B3	T2
072822140052	560 STRYKER AVE	RM2	T2

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072822140053	59 STEVENS ST W	RM2	T2
072822140054	49 STEVENS ST W	RM2	T2
072822140055	41 STEVENS ST W	RT1	RT2
072822140056	35 STEVENS ST W	RT1	T1
072822140057	0 HALL AVE	RT1	T1
072822140058	557 HALL AVE	RT1	RT2
072822140061	543 HALL AVE	RT1	RT2
072822140062	46 GEORGE ST W	RT1	RT2
072822140063	94 GEORGE ST W	RT1	RT2
072822140064	88 GEORGE ST W	RT1	RT2
072822140065	84 GEORGE ST W	RT1	RT2
072822140066	82 GEORGE ST W	RT1	RT2
072822140067	554 WINSLOW AVE	RT1	RT2
072822140068	564 WINSLOW AVE	RT1	RT2
072822140069	81 STEVENS ST W	RT1	RT2
072822140070	567 STRYKER AVE	B3	T2
072822140071	557 STRYKER AVE	B3	T2
072822140072	553 STRYKER AVE	B3	T2
072822140075	78 GEORGE ST W	RT1	T2
072822140100	90 STEVENS ST W	RT1	RT2
072822140101	578 WINSLOW AVE	RT1	RT2
072822140102	582 WINSLOW AVE	RT1	RT2
072822140103	588 WINSLOW AVE	RT1	RT2
072822140104	594 WINSLOW AVE	RT1	RT2
072822140105	83 KING ST W	RM2	T2
072822140106	593 STRYKER AVE	RM2	T2
072822140107	587 STRYKER AVE	RM2	T2
072822140108	76 STEVENS ST W	RM2	T2
072822140109	60 STEVENS ST W	RM2	T2
072822140110	584 STRYKER AVE	B3	B3
072822140111	594 STRYKER AVE	RM2	T2
072822140112	593 HALL AVE	RT1	RT2
072822140114	575 HALL AVE	RT1	RT2
072822140115	571 HALL AVE	RT1	RT2
072822140124	600 STRYKER AVE	RM2	T2
072822140125	54 KING ST W	RM2	T2
072822140128	615 HALL AVE	RM2	RM2
072822140129	597 HALL AVE	RT1	RT2
072822140130	46 KING ST W	RT1	RT2
072822140131	598 WINSLOW AVE	RT1	RT2
072822140132	604 WINSLOW AVE	RT1	T1

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072822140133	88 KING ST W	RT1	RT2
072822140133	88 KING ST W	B2	B2
072822140134	610 WINSLOW AVE	RT1	T1
072822140135	612 WINSLOW AVE	RT1	T1
072822140136	618 WINSLOW AVE	RT1	RT2
072822140137	622 WINSLOW AVE	RT1	RT2
072822140138	617 STRYKER AVE	B2	T2
072822140139	605 STRYKER AVE	B2	T2
072822140140	78 KING ST W	B2	T2
072822140153	628 WINSLOW AVE	RT1	RT2
072822140154	631 STRYKER AVE	B2	T2
072822140155	625 STRYKER AVE	B2	T2
072822140158	629 HALL AVE	RT1	RT2
072822140161	628 STRYKER AVE	RT1	RT1
072822140161	628 STRYKER AVE	RM2	T2
072822140162	547 HALL AVE	RT1	RT2
072822140163	84 ROBIE ST W	RT1	RT2
072822140164	549 STRYKER AVE	B3	T2
072822140165	76 GEORGE ST W	B3	T2
072822140168	633 HALL AVE	RT1	RT2
072822140171	581 HALL AVE	RT1	RT2
072822140172	585 HALL AVE	RT1	RT2
072822140174	43 ELIZABETH ST W	RM2	T2
072822140174	43 ELIZABETH ST W	RM2	T2
072822410008	634 WINSLOW AVE	RT1	RT2
072822410009	640 WINSLOW AVE	RT1	RT2
072822410010	644 WINSLOW AVE	RT1	RT2
072822410011	77 BAKER ST W	RM2	T2
072822410014	652 STRYKER AVE	RM2	T2
072822410016	639 HALL AVE	RT1	RT2
072822410026	42 BAKER ST W	RT1	RT2
072822410027	661 HALL AVE	RT1	RT2
072822410028	665 HALL AVE	RT1	RT2
072822410029	669 HALL AVE	RT1	RT2
072822410030	675 HALL AVE	RT1	RT2
072822410031	45 MORTON ST W	RT1	RT2
072822410032	670 STRYKER AVE	RM2	T2
072822410033	660 STRYKER AVE	RM2	T2
072822410034	654 STRYKER AVE	RM2	T2
072822410035	674 DODD RD	B2	T2
072822410036	661 STRYKER AVE	RM2	T2

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072822410037	671 STRYKER AVE	RM2	T2
072822410038	675 STRYKER AVE	RM2	T2
072822410039	89 MORTON ST W	RT1	RT2
072822410040	83 MORTON ST W	RT1	RT2
072822410041	680 DODD RD	RT1	RT2
072822410042	0 DODD RD	RT1	RT2
072822410043	681 DODD RD	RT1	RT2
072822410044	660 WINSLOW AVE	RT1	RT2
072822410046	675 DODD RD	RT1	RT2
072822410047	654 WINSLOW AVE	RT1	RT2
072822410066	694 WINSLOW AVE	RT1	RT2
072822410067	88 MORTON ST W	RT1	RT2
072822410068	86 MORTON ST W	RT1	RT2
072822410069	78 MORTON ST W	RT1	RT2
072822410070	74 MORTON ST W	RT1	RT2
072822410071	68 MORTON ST W	RT1	RT2
072822410072	691 STRYKER AVE	RT1	RT2
072822410073	697 STRYKER AVE	RT1	RT2
072822410074	681 HALL AVE	RT1	RT2
072822410075	683 HALL AVE	RT1	RT2
072822410076	689 HALL AVE	RT1	RT2
072822410078	682 STRYKER AVE	RT1	RT2
072822410079	692 STRYKER AVE	RT1	RT2
072822410080	694 STRYKER AVE	RT1	RT2
072822410081	700 STRYKER AVE	RT1	RT2
072822410082	704 STRYKER AVE	RT1	RT2
072822410084	699 HALL AVE	RT1	RT2
072822410085	695 HALL AVE	RT1	RT2
072822410098	711 HALL AVE	RM2	RM2
072822410099	717 HALL AVE	RM2	RM2
072822410100	727 HALL AVE	RM2	RM2
072822410101	737 HALL AVE	RM2	RM2
072822410102	749 HALL AVE	RM2	RM2
072822410103	753 HALL AVE	RM2	RM2
072822410104	0 HALL AVE	RM2	RM2
072822410105	758 STRYKER AVE	RM2	RM2
072822410106	752 STRYKER AVE	RM2	RM2
072822410107	746 STRYKER AVE	RM2	RM2
072822410108	740 STRYKER AVE	RM2	RM2
072822410109	736 STRYKER AVE	RM2	RM2
072822410110	714 STRYKER AVE	RM2	RM2

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072822410111	701 STRYKER AVE	RT1	RT2
072822410112	725 STRYKER AVE	RT1	RT2
072822410113	67 SIDNEY ST W	RT1	RT2
072822410114	73 SIDNEY ST W	RT1	RT2
072822410115	77 SIDNEY ST W	RT1	RT2
072822410118	726 WINSLOW AVE	R4	RT1
072822410119	718 WINSLOW AVE	R4	RT1
072822410120	712 WINSLOW AVE	R4	RT1
072822410121	0 WINSLOW AVE	R4	RT1
072822410138	738 WINSLOW AVE	R4	RT1
072822410139	742 WINSLOW AVE	R4	RT1
072822410140	746 WINSLOW AVE	R4	RT1
072822410141	756 WINSLOW AVE	R4	RT1
072822410142	761 STRYKER AVE	RT1	RT2
072822410148	644 STRYKER AVE	RM2	T2
072822410149	48 MORTON ST W	RT1	RT2
072822410151	649 HALL AVE	RT1	RT2
072822410152	647 HALL AVE	RT1	RT2
072822410153	730 WINSLOW AVE	R4	RT1
072822410157	637 STRYKER AVE	B2	T2
072822410158	677 DODD RD	RT1	RT2
072822410159	743 STRYKER AVE	RT1	RT2
072822440003	762 WINSLOW AVE	RT1	RT1
072822440003	762 WINSLOW AVE	R4	RT1
072822440004	59 CURTICE ST W	RM2	RM2
072822440005	761 HALL AVE	RM2	RM2
072822440013	790 STRYKER AVE	R4	RT2
072822440014	786 STRYKER AVE	R4	RT2
072822440015	782 STRYKER AVE	R4	RT2
072822440016	778 STRYKER AVE	R4	RT2
072822440017	774 STRYKER AVE	R4	RT2
072822440018	766 STRYKER AVE	R4	RT2
072822440019	767 STRYKER AVE	R4	RT2
072822440020	777 STRYKER AVE	R4	RT2
072822440021	785 STRYKER AVE	R4	RT2
072822440022	789 STRYKER AVE	R4	RT2
072822440023	790 WINSLOW AVE	R4	RT1
072822440024	784 WINSLOW AVE	R4	RT1
072822440025	778 WINSLOW AVE 1	R4	RT1
072822440038	796 WINSLOW AVE	R4	RT1
072822440039	802 WINSLOW AVE	R4	RT1

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072822440040	808 WINSLOW AVE	R4	RT1
072822440041	814 WINSLOW AVE	R4	RT1
072822440042	818 WINSLOW AVE	R4	RT1
072822440043	817 STRYKER AVE	R4	RT2
072822440044	811 STRYKER AVE	R4	RT2
072822440045	805 STRYKER AVE	R4	RT2
072822440046	799 STRYKER AVE	R4	RT2
072822440047	793 STRYKER AVE	R4	RT2
072822440049	50 BELVIDERE ST W	R4	RT2
072822440050	44 BELVIDERE ST W	R4	RT1
072822440051	40 BELVIDERE ST W	R4	RT1
072822440052	36 BELVIDERE ST W	R4	RT1
072822440053	35 WINONA ST W	R4	RT1
072822440056	45 WINONA ST W	R4	RT1
072822440057	49 WINONA ST W	R4	RT2
072822440058	814 STRYKER AVE	R4	RT2
072822440059	812 STRYKER AVE	R4	RT2
072822440069	34 WINONA ST W	R4	RT1
072822440070	38 WINONA ST W	R4	RT1
072822440071	42 WINONA ST W	R4	RT1
072822440073	834 STRYKER AVE	R4	RT2
072822440074	838 STRYKER AVE	R4	RT2
072822440075	844 STRYKER AVE	R4	RT2
072822440076	55 WYOMING ST W	R4	RT2
072822440077	49 WYOMING ST W	R4	RT2
072822440078	47 WYOMING ST W	R4	RT1
072822440079	43 WYOMING ST W	R4	RT1
072822440080	35 WYOMING ST W	R4	RT1
072822440081	823 STRYKER AVE	R4	RT2
072822440082	831 STRYKER AVE	R4	RT2
072822440083	835 STRYKER AVE	R4	RT2
072822440084	841 STRYKER AVE	R4	RT2
072822440085	845 STRYKER AVE	R4	RT2
072822440086	848 WINSLOW AVE	R4	RT1
072822440087	844 WINSLOW AVE	R4	RT1
072822440088	838 WINSLOW AVE	R4	RT1
072822440089	834 WINSLOW AVE	R4	RT1
072822440090	830 WINSLOW AVE	R4	RT1
072822440091	826 WINSLOW AVE	R4	RT1
072822440106	876 WINSLOW AVE	R4	RT1
072822440107	872 WINSLOW AVE	R4	RT1

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072822440108	866 WINSLOW AVE	R4	RT1
072822440109	862 WINSLOW AVE	R4	RT1
072822440110	856 WINSLOW AVE	R4	RT1
072822440111	852 WINSLOW AVE	R4	RT1
072822440112	853 STRYKER AVE	R4	RT2
072822440113	76 WYOMING ST W	R4	RT2
072822440114	81 ANNAPOLIS ST W	R4	RT2
072822440115	71 ANNAPOLIS ST W	B3	B3
072822440116	867 STRYKER AVE	R4	RT2
072822440117	876 STRYKER AVE	B2	T2
072822440118	870 STRYKER AVE	R4	RT2
072822440119	864 STRYKER AVE	R4	RT2
072822440120	858 STRYKER AVE	R4	RT2
072822440121	854 STRYKER AVE	R4	RT2
072822440122	853 HALL AVE	R4	RT1
072822440123	855 HALL AVE	R4	RT1
072822440124	859 HALL AVE	R4	RT1
072822440125	863 HALL AVE	R4	RT1
072822440126	869 HALL AVE	R4	RT1
072822440127	875 HALL AVE	R4	RT1
072822440137	800 STRYKER AVE	R4	RT2
072822440145	774 WINSLOW AVE	R4	RT1
072822440147	39 WINONA ST W	R4	RT1
072822440151	765 HALL AVE	R4	RT1
072822440152	775 HALL AVE	R4	RT1
072822440155	35 BELVIDERE ST W	R4	RT1
072822440157	37 BELVIDERE ST W	R4	RT1
072822440158	43 BELVIDERE ST W	R4	RT1
072822440162	826 STRYKER AVE	R4	RT2
072822440163	0 WINONA AVE	R4	RT2