

# LAND USE ANALYSIS

## RIVERSIDE

***TRANSFORM LANDS ALONG THE CHICOPEE RIVER INTO AN ACTIVE WATERFRONT DISTRICT AND PRIMARY GATEWAY INTO THE COMMUNITY.***

This area is zoned industrial and business, and residential uses are currently prohibited in this location. Existing residential developments in the Riverside area, such as the 24 apartment units located within the upper two floors of the three-story turn-of-the-century Post Office building, could not be constructed under Ludlow's current zoning. In order to create a vibrant, active waterfront and gateway in this area, residential development is a necessary component to this vision.

### LAND USE ANALYSIS OF RIVERSIDE DISTRICT

Residential Use	Total Number of Uses	Dwelling Units per Acre
Mixed Use	2	10 & 40
Multi-family	2	21 & 28
Two-family	1	8
Single-family	14	3.5 to 9

### EXISTING "HIGH DENSITY" BUILDINGS IN RIVERSIDE DISTRICT

Location	Building Type	Total Number of Units	Lot Size in acres	Dwelling Units per Acre
61-85 East Street "Post Office Building"	Mixed Use	24	0.60	40
12 Chestnut Street "Stevens Memorial Building"	Apartment (in progress)	28	1.0	28
53 Chestnut Street "Senior Housing"	Apartment	34	1.6	21
107-117 Center Street	Mixed Use	10	1.0	10

# DOWNTOWN

## ***ENCOURAGE INFILL RESIDENTIAL DEVELOPMENT THAT IS CONSISTENT WITH THE HISTORIC FABRIC OF THE DOWNTOWN AREA***

This area is regulated by four zoning districts — Business A, Business B, Residence A and Residence B. Almost all of the properties in this area do not meet the dimensional requirements set by the current zoning and are considered “non-conforming”.

### LAND USE ANALYSIS OF DOWNTOWN DISTRICT

Residential Use	Total Number of Uses	Dwelling Units per Acre
Mixed Use	42	4 to 28
Multi-family	16	15 to 43
Three family	9	12 to 26
Two family	53	8 to 18
Single family	109	3 to 10

### EXISTING “HIGH DENSITY” BUILDINGS IN DOWNTOWN DISTRICT

Location	Building Type	Total Number of Units	Lot Size in acres	Dwelling Units per Acre
288-292 East Street	Apartment	8	0.13	60
11 Brookfield Street	Apartment	5	0.12	43
181-185 State Street	Apartment	8	0.19	43
305 East Street	Mixed Use	4	0.09	43
281-283 East Street	Mixed Use	6	0.16	39
235-237 East Street	Mixed Use	4	0.13	31
56-62 Hubbard Street	Apartment	18	0.62	29
247-253 East Street	Mixed Use	4	0.14	28
398 East Street	Mixed Use	4	0.14	28
321-325 East Street	Mixed Use	3	0.11	27
203-217 State Street	Apartment	10	0.37	27
227-239 State Street	Apartment	10	0.37	27
159-163 East Street	Three Family	3	0.12	26
109-121 State Street	Apartment	10	0.38	26
95-97 Winsor Street	Mixed Use	23	0.89	26
167 East Street	Mixed Use	3	0.12	25
16 Brookfield Street	Three Family	3	0.12	24
Meadow Street	Apartment	40	1.66	24
387-389 East Street	Mixed Use	4	0.17	24
313-319 East Street	Mixed Use	3	0.13	23
249 Winsor Street	Apartment	4	0.17	23
32 Warren Street	Apartment	4	0.20	20
196 Winsor Street	Three Family	3	0.15	20
329-331 East Street	Mixed Use	2	0.10	20
4 Pell Street	Apartment	8	0.41	20

# SCOTT'S CORNER

## LAND USE ANALYSIS OF SCOTTS CORNER DISTRICT

Residential Use	Total Number of Uses	Dwelling Units per Acre
Mixed Use	1	1
Multi-family	0	N/A
Two-family	2	9
Mobile Home	40	15
Single-family	13	1 to 4

## EXISTING "HIGH DENSITY" BUILDINGS IN SCOTTS CORNER DISTRICT

Location	Building Type	Total Number of Units	Lot Size in acres	Dwelling Units per Acre
12 Moody Street	Two-family	2	0.21	8.7
32 Moody Street	Two-family	2	0.23	9.2
350 West Street	Mobile Home	40	2.70	14.9