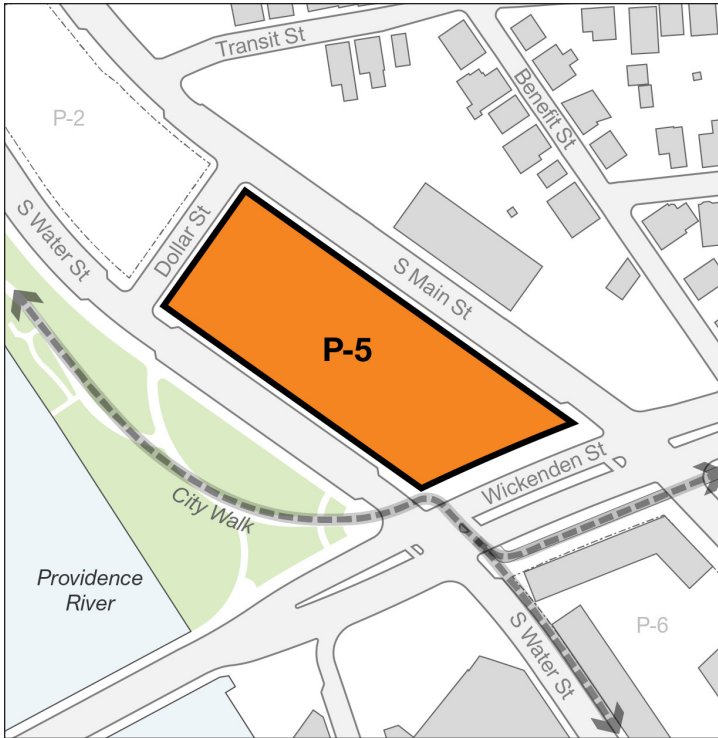


Parcel 5



Dimensional Regulations	
Parcel Area	1.49 ac.
District	East Side District
Minimum Building Height	2 stories
Minimum Ground-Floor Story Height	15' for non-residential uses; 12' for residential uses
Maximum Building Height	6 stories
Primary Street and Secondary Street Build-to-line	Build-to zone of 0' to 8', with minimum build-to percentage of 80%
Interior Side Build-to-line	none
Rear Setback	none
Special Considerations	
<ul style="list-style-type: none"> Proposals for development of Parcel 5 are encouraged to provide permeability through the parcel to provide pedestrian access to the east side of 195 District Park and the Providence River. Proposals for development of Parcel 5 should consider the adjacency to City Walk and the strong pedestrian and bicycle desire line to and from the Michael S. Van Leesten Memorial Bridge when planning the uses and design of the ground floor. Parcel 5 is within the College Hill Historic District, which is listed in the National Register of Historic Places. Proposals should be designed to complement the historic context. 	

Note: Full investigation of easements, elevations, and other external constraints to development is the responsibility of the project proponent.