

# Rockridge School Site

## Concept Plan Table 50-14.7

Area / Category		Permitted Uses	Density	Maximum Height
A	Household Living Group Living Community Cultural Health Care Personal Services	Dwelling, multi-family Residential care /assisted living Government building Religious assembly, small Nursing home Day Care / <b>Specialized Education</b>	30 dwelling or care units; maximum 40,000 sq.ft.  <b>175 Educational Students</b>	35 ft.
B	Single-family	Dwelling, One Family	Per R-1 District Dimensional Standards	30 ft.
	Common Open Space	Unimproved and undeveloped Land	NA	NA
	Pedestrian Easements	Unimproved pathway to and from public lands (Hawk Ridge Area) and adjoining neighborhoods	NA	NA
	Existing Easement	Maintains pedestrian connectivity between neighborhoods		

- Previous Base Zone District Parcels A and B : R-1
- Steep slopes north of existing building to be undeveloped
- Common Space: 30% of total R-P area
- Vacated section of Norwood Street remains undeveloped between Parcel A and Parcel B to create a buffer between uses.
- Existing school building will be reused for Parcel-A development with possible addition within density as defined in table above; any additions or exterior remodeling to existing structure will be consistent with the architecture of existing building features.