




BLUE HILL DISTRICT PARCEL MASSING STUDY

PARCEL LEGEND

-  HIGHER REDEVELOPMENT POTENTIAL-
Older Buildings, Good Access
-  MODERATE REDEVELOPMENT POTENTIAL-
Newer/Recently Improved Buildings, Limited Access and/or
Significant Floodplain Present
-  BLUE HILL DISTRICT BOUNDARY
-  REZONING REQUIRED-
Within Blue Hill District but not subject to
Form Based Zoning



	PARCEL #	ACREAGE	PARCEL AGGREGATION
SMALL (<1ac)	18	0.3	LARGE PARCEL (19) TOTAL 5.1 AC
	12	0.4	MEDIUM PARCEL (11, 10, 13) TOTAL 4.5 AC
	< 33 >	0.5	MEDIUM PARCEL (34, 35) TOTAL 2.3 AC
	8	0.5	MEDIUM PARCEL (9) TOTAL 1.4 AC
	< 34 >	0.6	MEDIUM PARCEL (33, 35) TOTAL 2.3 AC
	< 40 >	0.7	MEDIUM PARCEL (39) TOTAL 1.4 AC
	< 39 >	0.7	MEDIUM PARCEL (40) TOTAL 1.4 AC
	11	0.8	MEDIUM PARCEL (10, 12, 13) TOTAL 4.5 AC
	9	0.9	MEDIUM PARCEL (8) TOTAL 1.4 AC
	10	0.9	MEDIUM PARCEL (11, 12, 13) TOTAL 4.5 AC
MEDIUM (1-5ac)	< 37 >	1.1	
	< 35 >	1.2	MEDIUM PARCEL (33, 34) TOTAL 2.3 AC
	2	1.2	
	< 38 >	1.3	
	< *36* >	2.4	
	13	2.4	MEDIUM PARCEL (10, 11, 12) TOTAL 4.5 AC
	17	2.50	
	22	3.9	LARGE PARCEL (23, 24) TOTAL 6.1 AC
19	4.8	LARGE PARCEL (18) TOTAL 5.1 AC	
LARGE (+5ac)	1	4.9	
	7	11.8	LARGE PARCEL (6, 14) TOTAL 13.9 AC
IMPACTED BY FLOODPLAIN			
< REZONING REQUIRED >			

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	PARCEL #	ACREAGE	PARCEL AGGREGATION
SMALL (<1ac)	*29*	0.2	SMALL PARCEL (28) TOTAL 0.6 AC
	26	0.3	MEDIUM PARCEL (25, 27) TOTAL 1.0 AC
	27	0.3	MEDIUM PARCEL (25, 26) TOTAL 1.0 AC
	15	0.4	LARGE PARCEL (16) TOTAL 17.1 AC
	25	0.4	MEDIUM PARCEL (26, 27) TOTAL 1.0 AC
	28	0.4	SMALL PARCEL (29) TOTAL 0.6 AC
	6	0.5	LARGE PARCEL (7, 14) TOTAL 13.9 AC
MEDIUM (1-5ac)	4	1.0	LARGE PARCEL (5) TOTAL 8.3 AC
	23	1.0	LARGE PARCEL (22, 24) TOTAL 6.1 AC
	24	1.2	LARGE PARCEL (22, 23) TOTAL 6.1 AC
	14	1.6	LARGE PARCEL (6, 7) TOTAL 13.9 AC
	< *30* >	1.7	LARGE PARCEL (31, 32) TOTAL 6.6 AC
	3	2.0	LARGE PARCEL (30, 32) TOTAL 6.6 AC
	< *31* >	2.0	LARGE PARCEL (30, 31) TOTAL 6.6 AC
	< 32 >	2.9	LARGE PARCEL (30, 31) TOTAL 6.6 AC
LARGE (+5ac)	20	6	LARGE PARCEL (4) TOTAL 8.3 AC
	5	7.3	LARGE PARCEL (15) TOTAL 17.1 AC
	21	7.6	LARGE PARCEL (15) TOTAL 17.1 AC
	16	16.7	LARGE PARCEL (15) TOTAL 17.1 AC
			IMPACTED BY FLOODPLAIN
			< REZONING REQUIRED >