

3. Land Use and Zoning

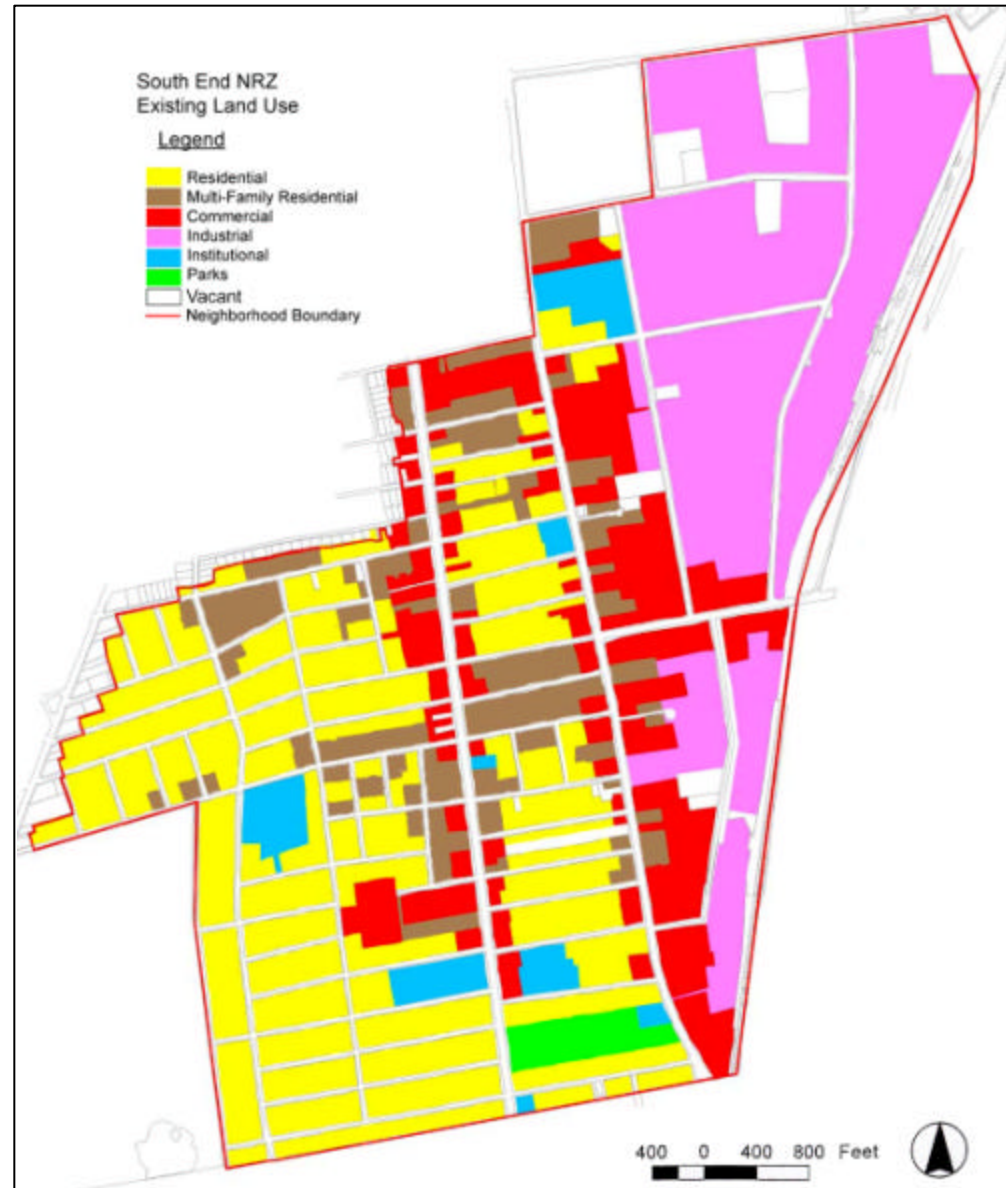
Existing Land Use

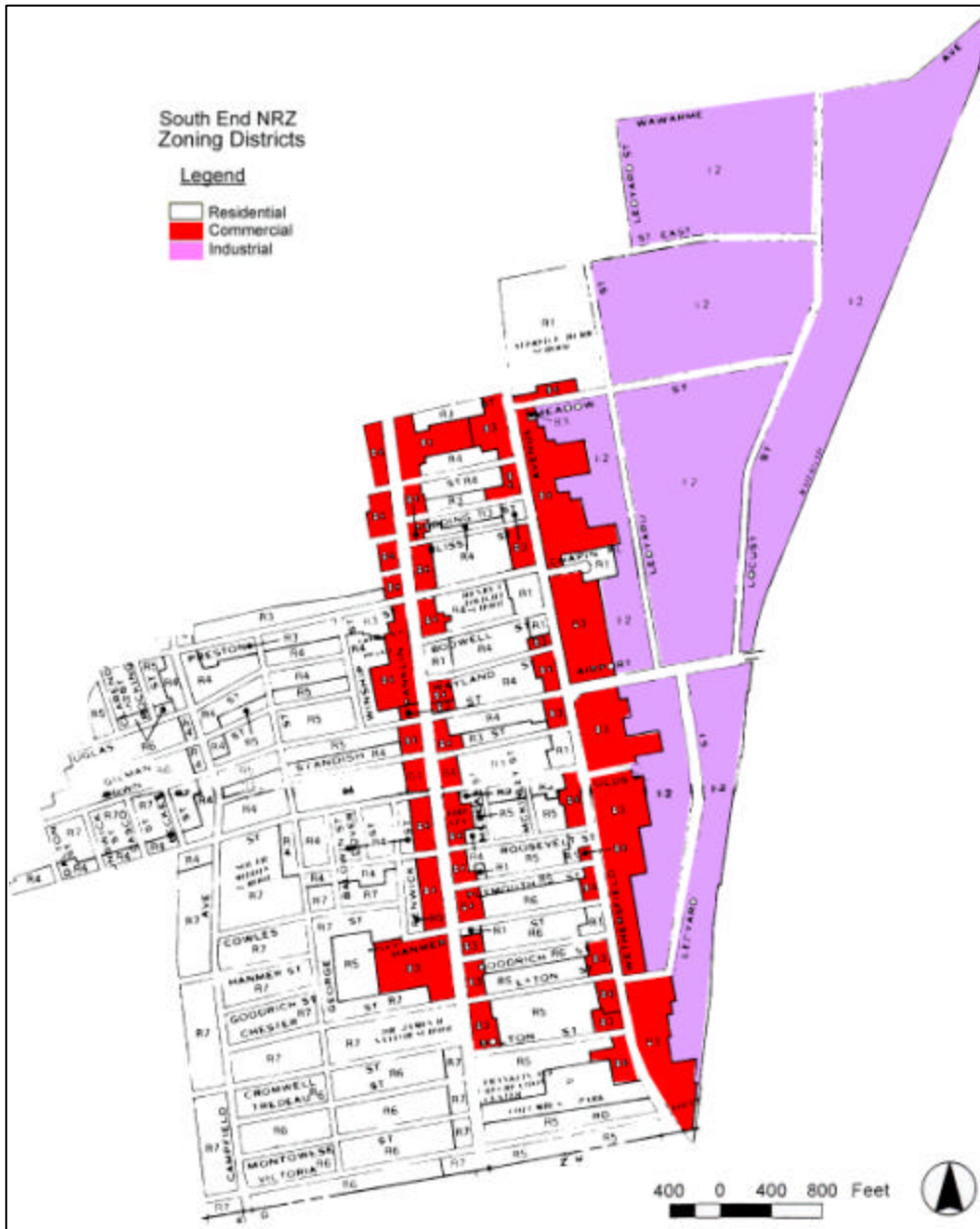
As mentioned, the South End is one of the most stable areas within the City. The housing stock is in relatively good condition and commercial buildings are, for the most part, fully occupied.

Most housing in the neighborhood dates back to the period after World War I. There are numerous multi-family buildings, many of which are constructed with brick. The quality appears to have withstood years of weathering, better than the typical wood facade “triple-deckers” found in parts of the Northeastern U.S.

Single family homes can be found on many side streets, but predominantly in the western and southern portion of the neighborhood. The location of the single family homes has been well planned, shielding incompatible uses and highway traffic to the east.

The extension of street cars in the 1880’s allowed for commercial uses along the two main corridors, Franklin Avenue and Wethersfield Avenue. Restaurant and food stores line much of Franklin Avenue. Wethersfield Avenue has become recognized as an auto-oriented commercial strip with auto parts stores, gas stations, and car wash establishments.





Only one sizable park, Columbus Park, is entirely within the neighborhood. Colt Park to the northeast and Goodwin Park to the southwest abut the neighborhood. Both of these facilities have multiple use capabilities.

Zoning

In the north and east sections of the neighborhood, land is zoned entirely for industrial purposes. These lands are close to Interstate 91 and the industrial lands further to the east. All industrial lands in the neighborhood are zoned I-2, allowing for a variety of industrial uses.

The commercial designations are predominantly B-4 along Franklin and Wethersfield Avenues. This zone provides for neighborhood business uses generally associated with restaurants and retail businesses. There are a small number of B-3 zones in the southern part of the neighborhood. These zones provide for, among other uses, auto-related businesses.

The remaining areas are residentially zoned, allowing for medium and low density residential uses. The R-3 and R-4 medium density areas are predominantly in close proximity to Franklin and Wethersfield Avenues. The one-family R-6 and R-7 zones can be found in the southern portion of the neighborhood.