

Zoning Amendments

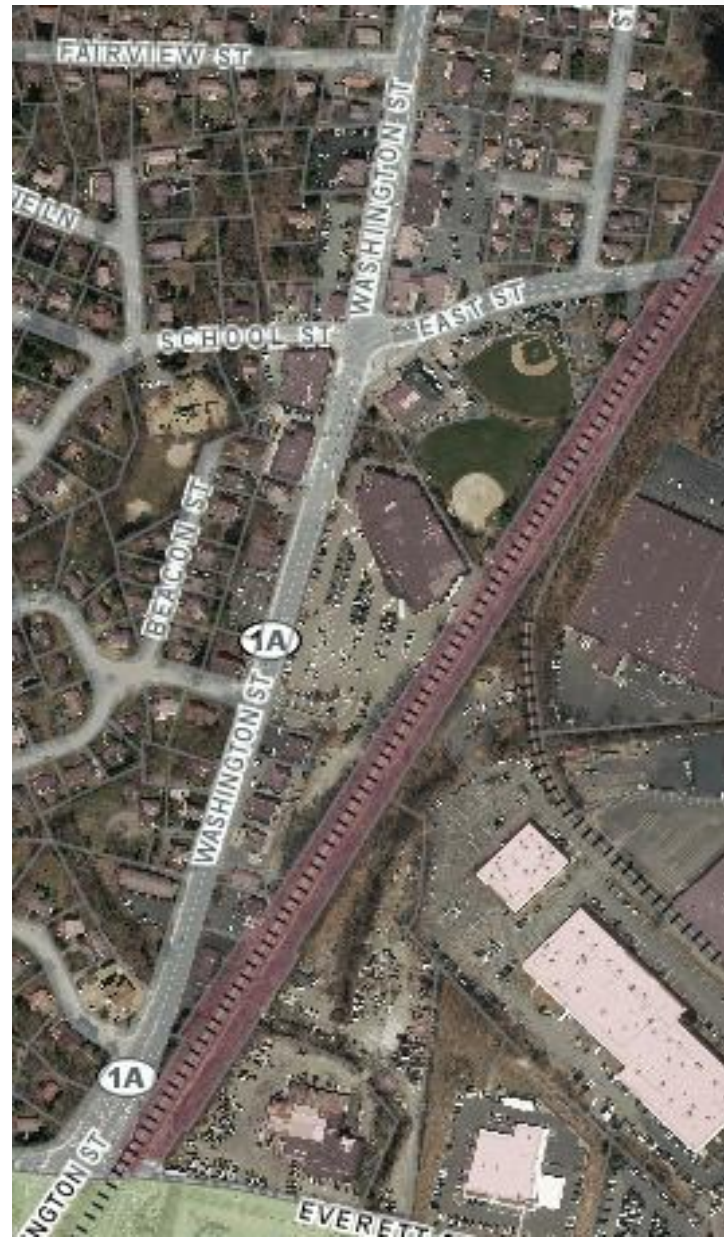
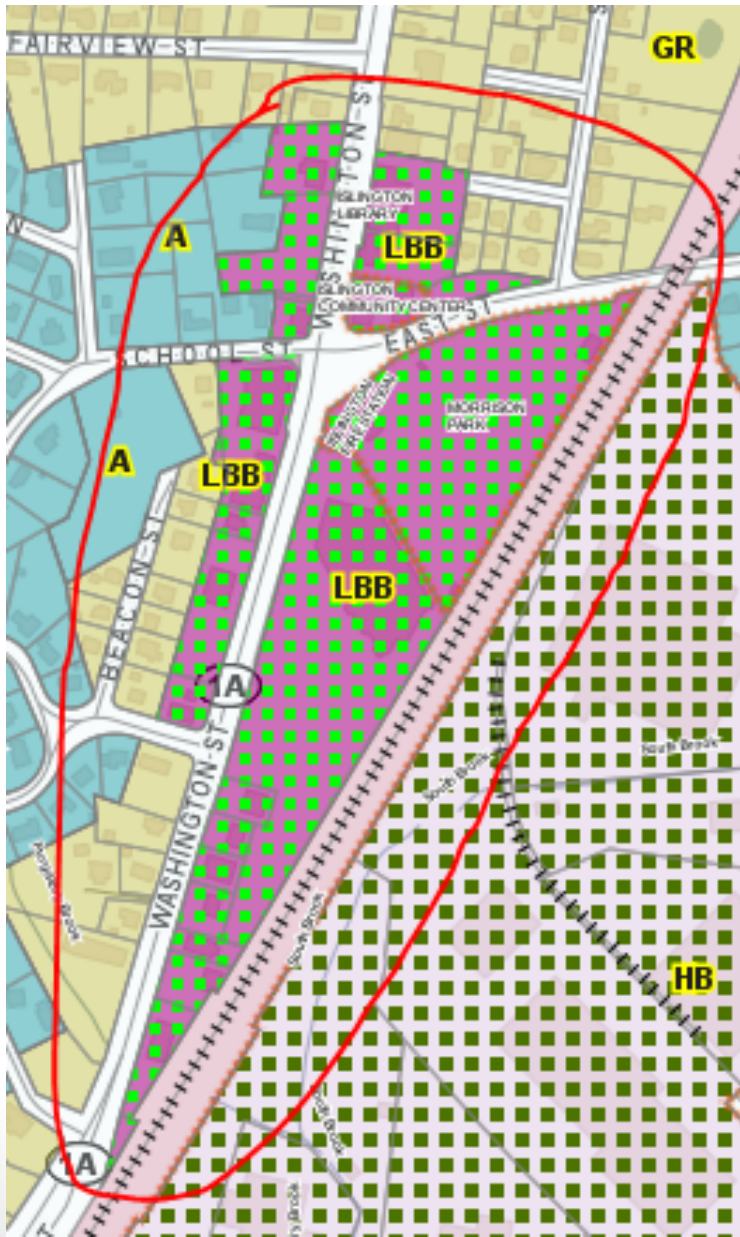
Finance & Warrant Commission Meeting

October 17, 2017

Article G: FMUOD Residential Cap

Purpose: This article is intended to add a definitive cap on the number of residential dwelling units which may be constructed by special permit within the Washington Street and High Street Flexible Multiple Use Overlay Districts (FMUOD6 and FMUOD7). Establishes a limit on the total number of residential dwellings that could be approved by Planning Board special permit.

FMUOD 6 (Washington St.)



FMUOD 7 (High Street)



Proposed Language:

Add New:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMOUD7. The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of 90 dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay District (USROD) special permit.

Potential number of dwelling units?

Considered Existing Zoning Limits:

- Minimum Project Size 1 acre
- Max. building height 36 ft.
- Residential limited to no more than 50% of total gross floor area of any project
- Max. floor area ratio 1.0
- Min. residential district buffer 20 ft.
- Parking and circulation requirements
- Public Amenity Area

Considered Existing Conditions:

- 13 parcels on High St.
- 21 parcels on Washington St.

Potential number of dwelling units?

Assumptions:

- Include all commercially-zoned properties
- Combine contiguous parcels
- First floor retail or office space
- Upper story dwelling units – all one-bedroom apartments
- Maximum underground and maximum surface parking
- One parking space per 250 SF of commercial area and one parking space per dwelling unit
- Minimum setbacks and buffer areas
- No internal landscaping
- No land area attributed to required public amenities

FMUOD6 District – Washington Street Up to 149 Apartments

- Petruzzello Project #1 – 12 Apartments – Existing with FMUOD Special Permit
- Proposed Petruzzello Project #2 – 28 Apartments - Proposed
- Potential Dunkin Donuts Redevelopment Project – 25 Apartments – Maximum Possible
- Potential Needham Bank Redevelopment Project – 14 Apartments – Maximum Possible
- Potential Northeast Security Redevelopment Project – 6 Apartments – Maximum Possible
- Potential Roche Brothers Redevelopment Project – 64 Apartments – Maximum Possible
- Fire Station/Morrison Park – No Redevelopment Opportunity – 0 Apartments

FMUOD7 District – High Street

Up to 119 Apartments

- Colburn School Redevelopment Project – 6 Apartments – Existing with USROD Special Permit
- Potential Goode Plaza Redevelopment Project – 42 Apartments – Maximum Possible
- Potential Stagecoach Redevelopment Project – 23 Apartments – Maximum Possible
- Potential Gas Station Redevelopment Project – 24 Apartments – Maximum Possible
- Potential Starbucks Redevelopment Project – 24 Apartments – Maximum Possible
- Keller-Williams – No Potential for Redevelopment – 0 Apartments

Why Limit to 90 per District?

Maximum potential residential dwelling units :

- 149 Washington Street
- 119 High Street

Proposed FMUOD Amendment

- Provides clearly understandable limit on residential units
- Similar to cap in University Avenue Mixed-Use District
- Maintains economic incentive for improvement of town centers
- Protects commercial base
- Provides desirable mix of land uses
- Promotes walking, biking and public transportation
- Provides comprehensive approach to site design
- Requires Planning Board special permit

- 90 Residential Dwelling Units in FMUOD 6 and 90 in FMUOD 7
- Includes 12 approved at 323 Washington Street with 2016 FMUOD
- Includes 6 approved at 666 High Street with 2012 USROD



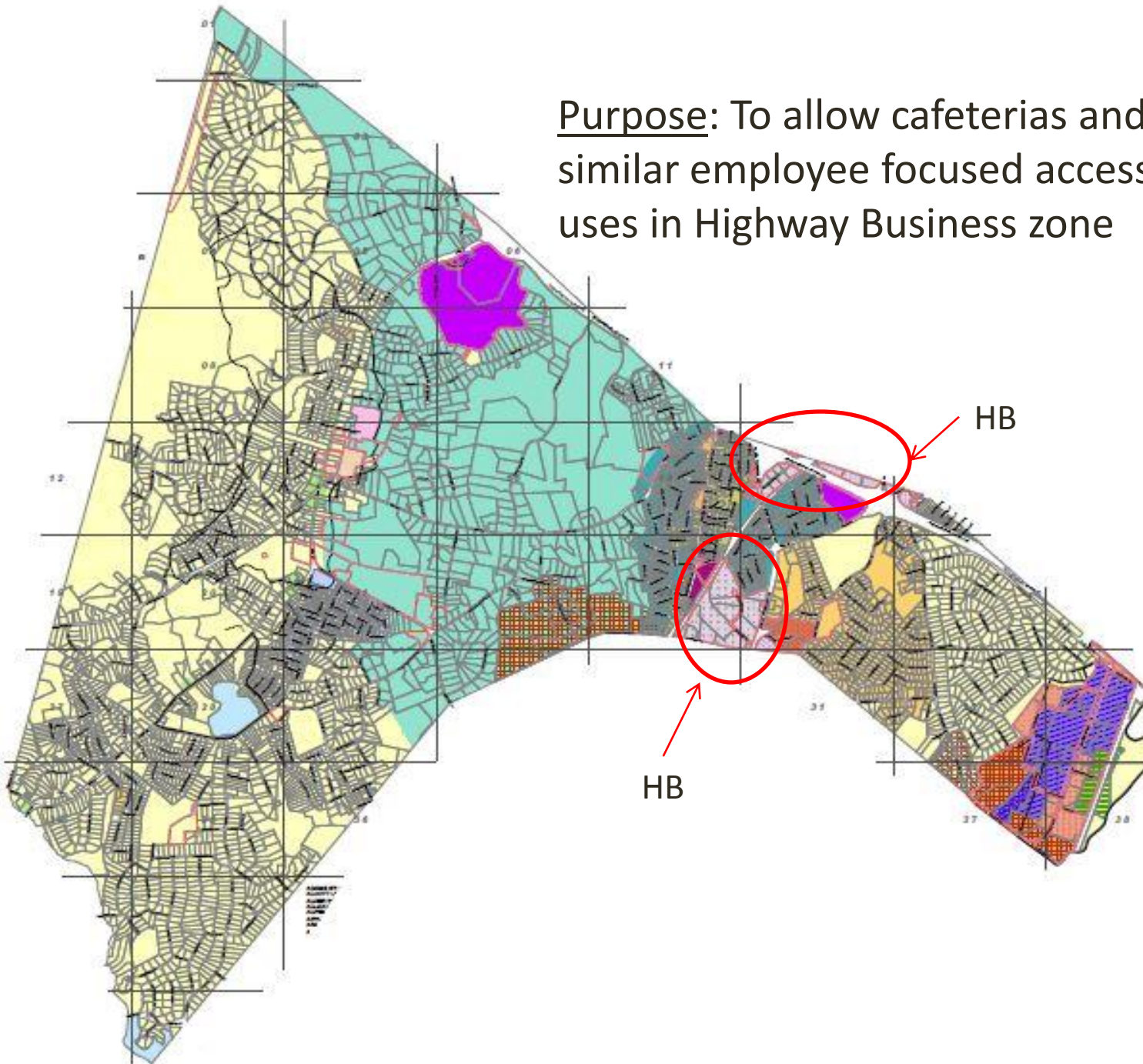
Intent: Adding a cap is not intended to limit development in the FMUOD 6 & 7 but to create a realistic and clear maximum on the number of special permits that could be issued by special permit from the Planning Board.

Article H: Accessory Uses in HB

4.3.5 ACCESSORY USES IN INDUSTRIAL, HIGHWAY BUSINESS AND ARO DISTRICTS

ACCESSORY USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
<p>4.3.5.1 Retail uses, such as cafeterias, snack bars, gift shops and vending machines dispensing food, soft drinks and incidental merchandise items; provided that any such uses shall be conducted primarily for the convenience of employees and the clientele of the principal use of the premises and shall be wholly within a building and have no exterior advertising display.</p>	N	N	N	N	N	N	N	N	N	N <u>Y</u>	Y	Y	BA

Purpose: To allow cafeterias and similar employee focused accessory uses in Highway Business zone



Article I: Medical Uses

- Purpose: To clarify distinctions among various types of medical uses and to specify where those uses may be permitted in Town. The Zoning Bylaw presently references differing terms for medical uses, some of which are not clearly defined and some of which are not presently included in the Use Table.
- Amends existing definitions for Medical Centers & Clinics and Office of Health Care Professionals
- Adds definition for Hospital and Substance Rehabilitation or Treatment Facility
- Updates Table of Uses to specify where and where not allowed

Article J: Housekeeping

To correct any errors or inconsistencies in the bylaw or map (non-substantive changes):

- Add Access Approval Overlay District (AAOD) to overlay district lists in Section 3.1.3
- Correct section number in table 9.5.9 pointing to wrong section for public amenities
- Correct section number in 9.7.12.5 that refers to wrong section number for Residential Retirement Community & delete old reference to Senior Residential section that no longer exists