

Housekeeping Article

2-11-21 DRAFT

Article ____ Zoning Amendments - Housekeeping:

To see if the Town will vote to amend the Zoning Bylaws as follows (deleted language shown in ~~striketrough~~ , added language shown in **bold**):

(1) Amend the following definitions in Section 2:

Accessory Family Dwelling Unit: A separate and complete housekeeping unit ~~contained within, or being an extension of, a single family dwelling~~ to accommodate additional family members **or caregivers** of a resident of the primary dwelling **which is granted a special permit under Section 8.2.**

Dwelling: A building or portion thereof designed exclusively for residential occupancy, including single family, two family, and ~~multiple family~~ **multi-family** dwellings, but not including hotels, motels, boarding houses, trailers, or structures solely for transient or overnight occupancy.

(2) Add the following new definition to Section 2:

Mixed Use Building: A building that typically accommodates a variety of ground floor commercial uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.

(3) Amend Section 3.4.H.1 as follows:

1. If a proposed activity or use requires major or minor site plan review pursuant to Section 3.5 Site Plan Review and one or more special permits, **except special permits under Section 5.5 Nonconforming Uses and Structures**, the Planning and Economic Development Board shall serve as the special permit granting authority. The Planning and Economic Development Board shall review and conduct the public hearing concurrently and may issue a single decision.

(4) Amend Section 6.2.F.1 as follows:

1. **Minimum setbacks.** Every lot must have at least the minimum lot setbacks as set forth in Table 2 Dimension and Density Regulations for the zoning district in which the lot is located, **unless otherwise specifically provided in this Zoning By-law.**

(5) Amend the following sections to delete the term “parking lot” and replace it with “parking area”:

Section 7.1.1.A.2: To minimize excessive and inefficient off-street parking ~~lots~~ **areas** that result in unneeded paved impervious surfaces and lost opportunities to develop new buildings that expand the tax base.

Section 7.1.1.F.7: As part of its Site Plan Rules and Regulations, the Planning and Economic Development Board may supplement the requirements herein with parking ~~lot~~ **area** design standards.

Section 7.1.1.J.2.f.: The presence of a public or private parking ~~lot~~ **area** within 400 feet of the proposed use.

Section 7.1.1.K.1.e: The valet parking ~~lot~~ **area** is not located in a residential zoning district.

Section 7.1.1.K.4: Frontage parking. By special permit, the Board may allow a limited amount of off-street surface parking to be placed between a public street and the street facing façade of a primary building. Where this is permitted by the Board, the parking area will be setback a minimum of twenty feet from the street line and streetscape treatments including street trees, landscaping, and a minimum 5-foot sidewalk will be placed adjacent to the street line. The sidewalk shall also be connected to the front door of the primary building by a dedicated pedestrian connection. The portion of the parking ~~lot~~ **area** located in front of the primary building shall be limited to one double row of vehicles and associated parking aisle.

Section 8.4.G.1.f.4: Median strips, landscaped areas within parking ~~lots~~ **areas**, or narrow, unconnected strips of land.

Section 9.3.E.1: The main elements of the architectural treatment of the building's street-facing façade, including the materials used, should be continued around all sides of the building that are visible from existing and planned streets, Pedestrian Passages, parking **areas** ~~lots~~, or Outdoor Amenity Spaces.

Section 9.5.E.1.b: To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking ~~lots~~ **areas** that result in lost opportunities to develop new buildings that expand business and the tax base.

or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD