

Memorandum

To: Town Meeting Members
From: Needham Planning Board
Date: April 23, 2009
Re: 2009 Annual Town Meeting - Warrant Articles 3, 4, 5, 6, 7, 8 & 9

In preparation for the 2009 Annual Town Meeting and for your consideration of Warrant Articles 3-9, please find enclosed the following items:

1. Guide to Zoning and Land Use Articles in the 2009 Annual Town Meeting Warrant;
2. Proposed Overlay District Map;
3. Development Plan – Maximum Height & Density for Overlay Districts;
4. Zoning Summary Table;
5. Executive Summary, Comprehensive Plan for Needham Center, dated March 30, 2009; and
6. DVD of Cable TV Interview on Downtown Study and Warrant Articles 3-8.

In 2006, Needham embarked on a downtown planning project that followed up on its Community Development Plan, completed in February 2004. The Downtown Study was an endeavor to develop a comprehensive plan for the future of the Needham Center commercial area comprising the Center Business district, the Chestnut Street Business district, and the Business district along Highland Avenue. This comprehensive planning effort focused on six themes: 1) sense of place; 2) affordable housing; 3) streetscape and built form; 4) traffic; 5) parking; and 6) retail. To ensure adequate representation from Town Center stakeholders, the Town of Needham, acting through the Planning Board, created the Downtown Study Committee, consisting of property owners from the affected zoning districts, representatives of the abutting residential neighborhoods, members of the Planning Board, Board of Selectmen, Needham Housing Authority, Needham Business Association, and Economic Development Advisory Committee, and Town business owners and residents. The Planning Director, Assistant Planner, Economic Development Specialist, and Town Manager served as staff to the Committee.

The Committee worked closely with the Town's consultant, Dinisco Design Partnership, throughout the project period. Between December, 2006 and June, 2008, three public town-wide workshops were held. At the first, participants established goals for the individual districts; at the second, six months later, participants reviewed and discussed conceptual plans for the districts consistent with the previously articulated goals. At a final public workshop, held in June 2008, the Committee presented a draft comprehensive plan for the three districts.

The Downtown Plan, now complete, addresses the Town's overall objectives of fostering the economic development of Needham Center as a mixed-use local downtown shopping district, increasing housing opportunities, improving aesthetics and the pedestrian environment, and improving parking and traffic conditions consistent with "smart" growth and transit-oriented development principles. The plan articulates Needham's vision for its Center area and identifies the steps necessary to achieve it.

Articles 3-8 implement Needham's vision for its Center area and would allow redevelopment of Needham Center in a manner consistent with articulated plan goals. Articles 3-5 propose the creation of three new overlay districts in areas located within the existing Center Business and Chestnut Street Business Districts, and Articles 6-8 provide the boundary descriptions for each overlay district. Together, the proposed zoning changes support a comprehensive vision for revitalizing the downtown area. In concert with other elements of the

Needham Center Development Plan, the overlay districts have been designed to address several needs, issues and constraints: traffic and circulation; the shape and physical form of the downtown area; parking supply, location, and needs of various users; existing property rights; the value of existing assets that must be accounted for in designing incentives to encourage redevelopment; and the quality of life in the adjacent residential neighborhoods.

The Comprehensive Plan for Needham Center can be viewed in its entirety on the Town of Needham's web page at the following link: www.needhamma.gov/downtownstudy. Additionally, a DVD containing a 60 minute Cable TV interview with Downtown Study Committee members, Planning Board members and town staff on the Downtown Study and Warrant Articles 3-8 has been included with this information package.

In closing, questions or suggestions may be phoned to Ms. Lee Newman, Planning Director, at 781-455-7526, or submitted in writing to the Planning Board, Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492. We look forward to your questions and comments at Town Meeting and at the League's Warrant Meeting.

GUIDE TO ZONING AND LAND USE ARTICLES IN THE 2009
ANNUAL TOWN MEETING WARRANT
ARTICLES 3, 4, 5, 6, 7, 8 & 9

In accordance with Article 84 of the Annual Town Meeting of 1963, the Planning Board submits the following brief report regarding its zoning amendment articles in the 2009 Annual Town Meeting Warrant. This year there are seven articles submitted by the Planning Board in the Annual Town Meeting.

RE: Article 3: Amend Zoning By-Law – Needham Center Overlay District

Articles 3-8 Introduction: Articles 3-8 represent a package of proposed Zoning Bylaw amendments that stem from more than two years of work by the Planning Board and the Downtown Study Committee to prepare the Needham Center Development Plan. Articles 3-5 propose the creation of three new overlay districts in areas located within the existing Center Business and Chestnut Street Business Districts, and Articles 6-8 provide the boundary descriptions for each overlay district. Together, the proposed zoning changes support a comprehensive vision for revitalizing the downtown area. In concert with other elements of the Needham Center Development Plan, the overlay districts have been designed to address several needs, issues and constraints: traffic and circulation; the shape and physical form of the downtown area; parking supply, location, and needs of various users; existing property rights; the value of existing assets that must be accounted for in designing incentives to encourage redevelopment; and the quality of life in the adjacent residential neighborhoods.

Needham Center is a much loved and used downtown, but it has untapped economic potential and represents missed opportunities to improve the built environment, public realm, traffic, and parking. During Needham Center's heyday in the late 1800s and early 1900s, many beautifully designed buildings of two and three stories, and even some of four-stories, stood within a block of Town Hall and the Common. During the past century, however, our increasing use of the automobile along with the promulgation of zoning laws that reflect that auto dependence have promoted a suburban land use pattern with widely distributed commercial development that detracts from the focus on and livability of the Center. Today, Needham Center's built environment has more than its share of one-story buildings with undistinguished facades. Despite a beautiful town common and pockets of attractive and pleasant streetscape, the public environment is marred by an overall unattractiveness, sidewalks that do not cater to pedestrians, inconsistent building setbacks, a lack of trees and green space, inadequate crosswalks, an excessive number of curb-cuts, and too many parking lots that face the street.

The Town's current zoning contributes to these problems by posing barriers to redevelopment. While some Needham Center properties still have room to expand, most have already reached or exceeded their maximum development potential. As a result, there is no incentive for new investment, which is critical for economic growth, increased property values, and the ability to provide public benefits such as traffic mitigation and parking. Creating opportunities to increase the size and massing of buildings will help to better define and improve the village spaces of the downtown area along the major streets.

The proposed overlay districts are designed to address these needs. The key trade-off for allowing more development and a wider range of uses in the overlay districts is mandating adherence to design guidelines. In exchange for complying with the new Needham Center design guidelines, property owners may pursue a special permit for more intensive use of existing properties, provide market-rate or mixed-income housing in a more encouraging environment than that which exists today, and gain some relief from existing parking requirements. In addition, a special permit will be considered for taller buildings in some parts of the downtown area. The special permit is important because it will allow the Planning

Board to evaluate the impact of the visual change being proposed, both from immediate and distant vantage points.

The proposed zoning amendments are part of a long-term plan to guide the gradual redevelopment of Needham Center. For each proposed project, the Planning Board will hold public hearings, consider the proposal's consistency with the Needham Center Development Plan, and weigh the proposal's benefits against potential adverse impacts. The Planning Board will have the authority to deny a special permit if appropriate. The Board will not grant a special permit if the road system or parking infrastructure is insufficient to handle the projected impacts of a proposed development.

Article 3 Explanation: Article 3, in combination with Article 6, proposes to create the Needham Center Overlay District. Article 3 lays out the regulatory framework for the new overlay district while Article 6 describes its geographic boundaries. The boundaries of the Needham Center Overlay District match the boundaries of the present Center Business District. Since Article 3 involves the creation of an overlay district, property owners in the Center Business District retain their existing zoning rights in the underlying zone. The Needham Center Overlay District creates additional choices by placing supplemental provisions on top of those which already exist in the underlying Center Business District. The overlay district's key provisions are summarized below.

Designation of the District

The Needham Center Overlay District is bounded on the north by May Street and the existing zoning boundary line between the Center Business District and residentially zoned districts; on the east by Pickering Street and the existing zoning boundary line between the Center Business District and residentially zoned districts; on the south by the existing zoning boundary line between Center Business and residentially zoned districts, and by Keith Place; and on the west by the existing zoning boundary line between the Center Business District and the Single Residence B District, and by Eaton Square and the MBTA commuter railroad right-of-way. A map entitled "Proposed Overlay Districts" showing the boundary of the Needham Center Overlay District is attached at the end of this handout.

Purpose of the District

The purpose of the Needham Center Overlay District is to encourage at an appropriate scale, density, mix of uses and design the redevelopment and infill development of existing properties in order to ensure a vibrant suburban village downtown that offers a diverse and sustainable mix of goods, services and housing informed by "smart growth" and transit-oriented development principles, substantially as set forth in the Needham Center Development Plan. The zoning seeks to encourage a more walkable downtown area; housing that is within walking distance of goods and services, public transportation, and the civic center of the town; and improved traffic flow and parking. The zoning for the district draws on a vision of historic Needham Center and the traditional New England village for inspiration and interprets it for contemporary life.

Definitions

New terms that appear in the package of zoning amendments but not elsewhere in the zoning bylaw are presented in alphabetical order: affordable housing unit; affordable housing restriction; green building; mixed-use building; mixed-use development; Needham Center off-street parking fund.

Permitted Uses

The Needham Center Overlay District lists the uses that are allowed as-of-right or by special permit. The use schedule largely mirrors that of the underlying Center Business District with one notable exception: the allowance of up to five upper-story housing units as-of-right, with additional units allowed by special permit.

Lot Area and Frontage

The Needham Center Overlay District requires the same minimum lot area (10,000 sq. ft.) and minimum lot frontage (80 ft.) as the underlying Center Business District.

Minimum Side and Rear Setbacks

For lots adjacent to the MBTA right-of-way, the minimum yard setback is twenty-five (25) feet from the lot line abutting the MBTA right-of-way. The ten (10) feet of the setback closest to the MBTA right-of-way must be suitably landscaped and not used for any other purpose except surface parking, if approved by special permit from the Planning Board. The remaining fifteen (15) feet may be used for an accessory use, not including a building or structure, but an underground parking structure would be allowed if located entirely below the grade of the existing lot.

For lots abutting a residential district, the minimum yard setback is fifty (50) feet from the district boundary. The twenty-five (25) feet closest to the district boundary must be suitably landscaped and not used for any other purpose. By special permit from the Planning Board, however, an underground parking structure may be permitted within the fifty (50) foot setback provided the garage structure is located entirely below the grade of the existing lot and is set back at least ten (10) feet from the district boundary or ten (10) feet from the lot line, whichever is greater. The twenty-five (25) feet closest to the district boundary must be suitably landscaped over the surface of the garage structure.

Building Height Requirements

The Needham Center Overlay District has been divided into two sub-districts, A and B, in order to accommodate different height regulations. The proposed regulations allow increased heights in Sub-District B to 2+1 stories and in Sub-District A to 3+1 stories. The “+1” designation means that the top floor is allowed if contained under a pitched roof or stepped back from the façade.

- (a) In Sub-District A, which lies along a portion of Great Plain Avenue, the minimum building height is two stories and twenty-seven (27) feet and the maximum building height allowed as-of-right is two and one-half stories and thirty-five (35) feet. The Planning Board has authority to grant a special permit to increase the maximum height to three stories and thirty-seven (37) feet, or four stories and forty-eight (48) feet if the fourth story is contained under a pitched roof or recessed from the face of the building. This type of fourth story is known as 3+1.
- (b) In Sub-District B, which principally abuts the Town Hall and Town Common, the maximum building height is two and one-half stories and thirty-five (35) feet as-of-right. The Planning Board has authority to grant a special permit to increase the maximum height to three stories and thirty-seven (37) feet if the third story is contained under a pitched roof or recessed from the face of the building. This type of third story is known as 2+1. A reduced height profile was established for Sub-District B in order to enhance the Town Common as an urban open space while at the same time not overwhelming the Town Hall.

A plan entitled “Development Plan – Maximum Height & Density” showing the location of these sub-districts and their associated height limits is attached at the end of this handout.

Building Bulk and Other Requirements

One way to regulate density is through the use of a measurement called the Floor Area Ratio (FAR), which is the ratio of a building's total floor area to the area of the lot. In the overlay district, the FAR calculation excludes underground parking. The FAR regulations encourage building massing that helps to define the street edge, which serves as a backdrop to the streetscape. The proposed maximum as-of-right FAR is 1.0. However, the Planning Board has authority to grant special permits for two "tiers" of increases in the FAR. For the first tier, the FAR can be increased to 2.0 in Sub-Districts A and B, subject to the following standards:

- (a) The adequacy of existing facilities to serve the proposed development;
- (b) The degree to which the proposed project, viewed in its entirety, will make a significant contribution to the urban design and economic development goals set forth in the Needham Center Development Plan;
- (c) The degree to which the proposed project is consistent with the purposes of the Needham Center Overlay District and conforms to the design guidelines for the district;
- (d) The degree to which the applicant's proposal has been designed to reduce or mitigate adverse impacts on adjacent properties or the surrounding area such as those resulting from excessive traffic congestion or excessive demand for parking;
- (e) For applications involving an increase in building height or bulk by special permit, the degree to which the applicant has reasonably demonstrated that the additional height or floor area is desirable for the redevelopment of the site, considering the site's location and physical characteristics and the condition of existing improvements;
- (f) The degree to which the proposed project incorporates as many green building standards as practical, given the type of building and proposed uses;
- (g) The degree to which the proposed project provides a significant public benefit through its inclusion of at least one of the following: (i) Affordable housing units; (ii) Use of one or more renewable energy sources in the operation of the project; (iii) Off-street parking sufficient to accommodate the proposed uses, located on the site or provided through a shared parking arrangement acceptable to the Planning Board; or through payment of fees in lieu of off-street parking spaces, except where such payment of fees is not allowed for a special permit.

For the second tier, the Planning Board has authority to grant a special permit to increase the maximum FAR to 3.0 in Sub-Districts A and B, subject to the decision standards listed above and the following additional requirements:

- (a) Off-street parking located on the site or provided through a shared agreement on another property within 1,000 feet of the site, in a form acceptable to the Planning Board; and
- (b) No waivers of minimum parking requirements or payment of fees in lieu of off-street parking spaces shall be allowed.

A plan entitled "Development Plan – Maximum Height & Density" showing the location of these sub-districts and their associated FAR requirements is attached at the end of this handout.

Parking Waivers and the Off-Street Parking Fund

The proposed zoning provides for a special permit to waive strict compliance with off-street parking requirements if the applicant makes a mitigation payment to the Off-Street Parking Fund. Mitigation payments are to be based on a “cost per space” formula. The mitigation revenue may be used as a contribution toward the design or construction of new parking facilities, to lease parking spaces, or for parking management. The objectives of this provision are to facilitate redevelopment and enlist private-sector assistance with increasing the supply of public parking in Needham Center.

Affordable Housing

There was considerable discussion about affordable housing when the Needham Center Development Plan was prepared. In response, the proposed zoning requires affordable housing in larger mixed-use developments, i.e., those with six or more dwelling units. At least one affordable unit is required for a development with six to ten units. For a development with eleven or more units, at least 10 percent must be affordable. In the instance of a fraction, the fraction shall be rounded up to the nearest whole number. Floor area devoted to affordable housing is exempt from the total floor area used to calculate maximum FAR.

Summary

A table entitled “Zoning Summary” which summaries the zoning provisions of the Needham Center Overlay District and compares them to the existing zoning provisions of the Center Business District is attached at the end of this handout.

RE: Article 4: Amend Zoning By-Law – Lower Chestnut Street Overlay District

Article 4, in combination with Article 7, proposes to create the Lower Chestnut Street Overlay District. Article 4 provides the overlay district’s regulatory framework while Article 7 describes its geographic boundaries. The boundaries of the Lower Chestnut Street Overlay District coincide with the boundaries of the present Chestnut Street Business District south of Great Plain Avenue. The Lower Chestnut Street Overlay District is very similar to, and frequently cross-references, the Needham Center Overlay District described in Article 3 above.

Designation of the District

The Lower Chestnut Street Overlay District is bounded on the north by Keith Place and the northern property line of the Fire-Police Station Building; on the east by the existing zoning boundary line between the Chestnut Street Business District and residentially zoned districts; on the south by Junction Street and the MBTA commuter railroad right-of-way; and on the west by the same commuter railroad right-of-way, which also serves as the existing zoning boundary line between the Chestnut Street Business and General Residence District. A map entitled “Proposed Overlay Districts” showing the boundary of the Lower Chestnut Street Overlay District is attached at the end of this handout.

Purpose of the District

The purposes of the Lower Chestnut Street Overlay District are to encourage infill development and redevelopment of existing properties in a manner that brings buildings closer to the street, resulting in layouts and designs of sites, and buildings and landscaping that are conducive to more enjoyable use by pedestrians; to reorganize and consolidate curb cuts through appropriate access-management controls to

improve both vehicular and pedestrian safety; and to create opportunities for Chestnut Street to emerge as an attractive, safe, pedestrian-friendly street, substantially as set forth in the Needham Center Development Plan.

Permitted Uses

Uses allowed as-of-right in the underlying Chestnut Street Business District are also allowed as-of-right in the Lower Chestnut Street Overlay District. In addition, a mixed-use building with up to five dwelling units is allowed as-of-right in the overlay district. With the exception of automobile service stations, the special permit business uses in the underlying district are allowed in the overlay district. Mixed-use buildings with more than five dwelling units and mixed-use developments, or developments with multiple buildings containing a mix of uses, are allowed by special permit as well.

Lot Area and Frontage

The Lower Chestnut Street Overlay District requires a larger minimum lot area (15,000 sq. ft.) and more lot frontage (100 ft.) than the Chestnut Street Business District (10,000 sq. ft. and 80 ft.). The purpose of these dimensional standards is to encourage parcel assembly and consolidate curb cuts.

Minimum Side and Rear Setbacks

For lots adjacent to the MBTA right-of-way, the minimum yard setback is twenty-five (25) feet from the lot line abutting the MBTA right-of-way. The ten (10) feet of the setback closest to the MBTA right-of-way must be suitably landscaped and not used for any other purpose except surface parking, if approved by special permit from the Planning Board. The remaining fifteen (15) feet may be used for an accessory use, not including a building or structure, but an underground parking structure would be allowed if located entirely below the grade of the existing lot.

For lots abutting a residential district, the minimum yard setback is fifty (50) feet from the district boundary. The twenty-five (25) feet closest to the district boundary must be suitably landscaped and not used for any other purpose. By special permit from the Planning Board, however, an underground parking structure may be permitted within the fifty (50) foot setback provided the garage structure is located entirely below the grade of the existing lot and is set back at least ten (10) feet from the district boundary or ten (10) feet from the lot line, whichever is greater. The twenty-five (25) feet closest to the district boundary must be suitably landscaped over the surface of the garage structure.

Building Height Requirements

Much like the Needham Center Overlay District, the Lower Chestnut Street Overlay District provides for a special permit to increase the maximum building height from the as-of-right standard of two and one-half stories and thirty-five (35) feet to three stories and thirty-seven (37) feet or four stories and forty-eight (48) feet, i.e., a 3+1 story building. However, the special permit option applies only to properties with conforming frontage on Chestnut Street. In the Lower Chestnut Street Overlay District, “conforming frontage” means 100 ft.

Building Bulk and Other Requirements

The proposed maximum FAR in the Lower Chestnut Street Overlay District is 0.7. For lots with conforming frontage (100 ft.) on Chestnut Street, the Planning Board has authority to grant special permits for an increase in the maximum FAR to 1.5 or 2.0, subject to the same two-tier standards that apply in the Needham Center Overlay District.

Parking Waivers and the Off-Street Parking Fund

The Lower Chestnut Street Overlay District contains the same provisions for parking waivers and Off-Street Parking Fund payments that apply in the Needham Center Overlay District.

Affordable Housing

The Lower Chestnut Street Overlay District contains the same affordable housing provisions that apply in the Needham Center Overlay District.

Summary

A table entitled “Zoning Summary” which summaries the zoning provisions of the Lower Chestnut Street Overlay District and compares them to the existing zoning provisions of the Chestnut Street Business District is attached at the end of this handout.

RE: Article 5: Amend Zoning By-Law – Garden Street Overlay District

Article 5, in combination with Article 8, proposes to create the Garden Street Overlay District. Article 5 provides the overlay district’s regulatory framework while Article 8 describes its geographic boundaries. The boundaries of the Garden Street Overlay District coincide with the boundaries of the present Chestnut Street Business District north of Great Plain Avenue.

Designation of the District

The Garden Street Overlay District is bounded on the north by May Street, on the east by the MBTA commuter railroad right-of-way, on the south by Eaton Square, and on the west by Garden Street. A map entitled “Proposed Overlay Districts” showing the boundary of the Garden Street Overlay District is attached at the end of this handout.

Purpose of the District

The purpose of the Garden Street Overlay District is to encourage redevelopment and a modest intensification of use of existing properties in a manner compatible in scale and design with adjacent residential neighborhoods, with layouts and designs of sites, and buildings and landscaping that are conducive to pedestrian use, substantially as set forth in the Needham Center Development Plan.

Permitted Uses

Uses allowed as-of-right in the Lower Chestnut Street Overlay District and in the underlying Chestnut Street Business District are also allowed as-of-right in the Garden Street Overlay District, with the exception of retail establishments. Retail establishments, as well as multi-family dwellings and mixed-use buildings with more than six units are allowed only by special permit. Finally, unlike the Chestnut Street Business District, restaurant uses are not permitted by special permit in the Garden Street Overlay District.

Lot Area and Frontage

The Garden Street Overlay District requires the same minimum lot area (10,000 sq. ft.) as the underlying Chestnut Street Business District, but increases the minimum lot frontage requirement from (80 ft.) to (100 ft.) as is the case in the Lower Chestnut Street Overlay District.

Minimum Side and Rear Setbacks

In the Garden Street Overlay District, a minimum side and rear yard setback of 10 ft is required.

Building Height Requirements

The Garden Street Overlay District provides for a special permit to increase the maximum building height from the as-of-right standard of two and one-half stories and thirty-five (35) feet to three stories and thirty-seven (37) feet as long as the third story is contained under a pitched roof or recessed from the face of the building, i.e., a 2+1 story building.

Building Bulk and Other Requirements

The Garden Street Overlay District includes a maximum FAR of 0.7, just like the underlying Chestnut Street Business District. The Planning Board may issue a special permit to increase the maximum FAR to 1.0 for multi-family dwellings and 1.2 for all other uses.

Parking Waivers and the Off-Street Parking Fund

The Garden Street Overlay District contains the same off-street parking provisions as the Lower Chestnut Street Overlay District.

Affordable Housing

In the Garden Street Overlay District, mixed-use buildings and multi-family dwellings are subject to the same affordable housing provisions that apply in the Lower Chestnut Street Overlay District.

Summary

A table entitled “Zoning Summary” which summaries the zoning provisions of the Garden Street Overlay District and compares them to the existing zoning provisions of the Chestnut Street Business District is attached at the end of this handout.

RE: Article 6: Amend Zoning By-Law – Map Change to Needham Center Overlay District, Needham Center Overlay Sub-District A and Needham Center Overlay Sub-District B

This article describes the geographical boundaries of the new Needham Center Overlay District (Sub-District A and Sub-District B), which is bounded on the north by May Street and by the existing zoning boundary line between the Center Business and residentially zoned districts; on the east by Pickering Street and by the existing zoning boundary line between the Center Business and residentially zoned districts; on the south by the existing zoning boundary line between the Center Business and residentially zoned districts, and by Keith Place; and on the west by the existing zoning boundary line between the Center Business and Single Residence B District, and by Eaton Square and the MBTA commuter railroad right-of-way. A map entitled “Proposed Overlay Districts” showing the boundary of the Needham Center Overlay District is attached at the end of this handout.

RE: Article 7: Amend Zoning By-Law – Map Change to Lower Chestnut Street Overlay District

This article describes the geographical boundaries of the new Lower Chestnut Street Overlay District, which is bounded on the north by Keith Place and by the northern property line of the Fire-Police Station Building; on the east by the existing zoning boundary line between the Chestnut Street Business and by the residentially zoned districts; on the south by Junction Street and the MBTA commuter railroad right-of-way; and on the west by the same commuter railroad right-of-way, which also serves as the existing zoning boundary line between the Chestnut Street Business and General Residence District. A map entitled “Proposed Overlay Districts” showing the boundary of the Lower Chestnut Street Overlay District is attached at the end of this handout.

RE: Article 8: Amend Zoning By-Law – Map Change to Garden Street Overlay District

This article describes the geographical boundaries of the new Garden Street Overlay District, which is bounded on the north by May Street; on the east by the MBTA commuter railroad right-of-way; on the south by Eaton Square; and on the west by Garden Street. A map entitled “Proposed Overlay Districts” showing the boundary of the Garden Street Overlay District is attached at the end of this handout.

RE: Article 9: Amend Zoning By-Law – Dimensional Regulations

The purpose of this article is to allow in the Single Residence A, Single Residence B, and General Residence Districts, relief from the maximum lot coverage requirements of the district in those unusual cases where excusable neglect or inadvertence have resulted in the construction of a portion of a building or structure in excess of said coverage requirements. The relief granted would be limited to not more than 10 percent of the square footage otherwise allowed, not to exceed 150 square feet, by special permit granted by the Board of Appeals.