

## Redevelopment Board Report to 2019 Annual Town Meeting

### ARTICLE 16

### ZONING BYLAW AMENDMENT/ AFFORDABLE HOUSING REQUIREMENTS

To see if the town will vote to amend the Zoning Bylaw by increasing the affordability requirements contained in Section 8.2 AFFORDABILITY REQUIREMENTS, (such that a greater number of units of affordable would be required for certain projects); or take any action related thereto.

(Steve Revilak and 10 Registered Voters)

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#### **ARB vote:**

The Redevelopment Board voted (4-0) to recommend Article 16 as amended. That the Zoning Bylaw be and hereby is amended as follows:

#### **Amend Section 8.2.3(A) to increase the affordability requirements:**

- A. ~~In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw.~~ In any development subject to this Section 8.2, a percentage of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. In a development with 6 to 19 dwelling units, 15% of the dwelling units shall be affordable units. In a development with 20 dwelling units or more, 20% of the dwelling units shall be affordable units.

For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. In determining the total number of affordable units required, calculation of a fractional unit of 0.5 or more shall be rounded up to the next whole number.

#### **Amend Section 8.2.4 to create additional incentives:**

- C. In the case of a multi-family development in the R4, R5, R6, and R7 districts or a multi-family or mixed-use development in any of the B districts, where more than the required number of affordable units of this Section are provided, the following density and dimensional requirements apply to the proposed development and supersede the tables in Section 5.4 and 5.5 where applicable:

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**Incentive Lot Regulations**

<b>District Use</b>	<b>Minimum Requirement</b>		
	<b>Minimum Lot Area (sq. ft.)</b>	<b>Minimum Lot Area per Unit (sq. ft.)</b>	<b>Minimum Lot Frontage (ft.)</b>
<b>R4</b>			
Townhouse structure	<u>5,000</u>	<u>1,500</u>	<u>50</u>
Apartment conversion with no change to building footprint or envelope	-----	<u>1,000</u>	-----
<b>R5</b>			
Townhouse structure, apartment building	<u>5,000</u>	<u>1,000</u>	<u>50</u>
<b>R6</b>			
Townhouse structure, apartment building	<u>5,000</u>	<u>700</u>	<u>50</u>
<b>R7</b>			
Townhouse structure, apartment building	<u>5,000</u>	<u>550</u>	<u>50</u>
<b>B2</b>			
Mixed-use <=20,000 sq. ft.	-----	-----	<u>50</u>
Mixed-use >20,000 sq. ft.	<u>&gt;20,000</u>	<u>1,000</u>	<u>50</u>

**Incentive Yard and Open Space Requirements**

<b>District Use</b>	<b>Minimum Requirement</b>		
	<b>Front Yard (ft.)</b>	<b>Side Yard (ft.)</b>	<b>Rear Yard (ft.)</b>
<b>R4</b>			
Townhouse structure	<u>15</u>	<u>10</u>	<u>20</u>
Apartment conversion with no change to building footprint or envelope	-----	-----	-----
<b>R5</b>			
Townhouse structure, apartment building	<u>10</u>	<u>15</u>	<u>20</u>
<b>R6</b>			
Townhouse structure, apartment building	<u>10</u>	<u>10</u>	<u>20</u>
<b>R7</b>			
Townhouse structure, apartment building	<u>10</u>	<u>10</u>	<u>20</u>
<b>B1</b>			
Mixed-use	<u>10</u>	<u>10<sup>A</sup></u>	<u>20</u>

<sup>A</sup> The side yard setback may be reduced to 0 feet if the adjacent use is not used for residential or the building on the adjacent property is at the lot line.

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**Incentive Open Space and Lot Coverage Regulations**

<b>District Use</b>	<b>Minimum / Maximum Requirements</b>		
	<b>Landscaped Open Space (Min.)</b>	<b>Usable Open Space (Min.)</b>	<b>Maximum Lot Coverage</b>
<u>R4</u>			
<u>Townhouse structure</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>Apartment conversion with no change to building footprint or envelope</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>R5</u>			
<u>Townhouse structure, apartment building</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>R6</u>			
<u>Townhouse structure, apartment building</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>R7</u>			
<u>Townhouse structure, apartment building</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B1</u>			
<u>Mixed-use</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B2</u>			
<u>Mixed-use</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B2A</u>			
<u>Mixed-use &lt;=20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>Mixed-use &gt;20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B3</u>			
<u>Mixed-use &lt;=20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>Mixed-use &gt;20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B4</u>			
<u>Mixed-use &lt;=20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>Mixed-use &gt;20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>B5</u>			
<u>Mixed-use &lt;= 20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>
<u>Mixed-use &gt; 20,000 sq. ft.</u>	<u>20%</u>	<u>----</u>	<u>----</u>

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Incentive Building Height and Floor Area Ratio Regulations

<u>District Use</u>	<u>Maximum Allowed</u>		
	<u>Maximum Height (ft.)</u>	<u>Maximum height (stories)</u>	<u>Maximum Floor Area Ratio (FAR)</u>
<u>R4</u>			
Townhouse structure	<u>35</u>	<u>3</u>	<u>1.50</u>
Apartment conversion with no change to building footprint or envelope	-----	-----	-----
<u>R5</u>			
Townhouse structure, apartment building	<u>45</u>	<u>4</u>	<u>1.50</u>
<u>R6</u>			
Townhouse structure or apartment building on more than 20,000 sq. ft.	<u>55</u> <u>45</u>	<u>5</u> <u>4</u>	<u>1.80</u>
<u>R7</u>			
Townhouse structure, apartment building	<u>45</u> <u>60</u>	<u>5</u>	<u>2.00</u>
<u>B1</u>			
Mixed-use	<u>45</u>	<u>4</u>	<u>1.50</u>
<u>B2</u>			
Mixed-use <= 20,000 sq. ft.	<u>50</u>	<u>4</u>	<u>1.80</u>
Mixed-use >20,000 sq. ft.	<u>40</u>	<u>3</u>	<u>1.50</u>
<u>B2A</u>			
Mixed-use <= 20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>
Mixed-use >20,000 sq. ft.	<u>50</u> <u>40</u>	<u>4</u> <u>3</u>	<u>1.50</u>
<u>B3</u>			
Mixed-use <= 20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>
Mixed-use >20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.50</u>
<u>B4</u>			
Mixed-use <= 20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>2.00</u>
Mixed-use > 20,000 sq. ft.	<u>50</u> <u>40</u>	<u>4</u> <u>3</u>	<u>1.80</u>
<u>B5</u>			
Mixed-use <= 20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>2.20</u>
Mixed-use > 20,000 sq. ft.	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>

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- (1) In addition to the density and dimensional allowances identified in C above, the following supersede the requirements of Section 5.3 where applicable:
  - For townhouse structures and apartment buildings in the R6 and R7 district, no side yard is required at side lot lines that abut a Business or Industrial district where the principal use of the structure on the abutting lot is not primarily residential.
  - Up to 25% of the landscaped open space may include balconies at least 5 feet by 8 feet in size only accessible through a dwelling unit and developed for the use of the occupant of such dwelling unit.
  - For buildings four or more stories in height, a 7.5-foot step back shall be provided beginning at the fourth story level or 30 feet above grade, whichever is less. The upper-story step back shall be provided along all building elevations with street frontage, excluding alleys.
  - The off-street parking requirement for apartment buildings is 1 space per efficiency dwelling unit or 1-bedroom dwelling unit; 1.25 spaces per 2-bedroom dwelling unit; and 1.5 spaces per 3 or more bedroom dwelling unit.
  - The height buffer requirements of Section 5.3.19 still apply.
  
- (2) Multi-family or mixed-use structures with 4 or 5 residential units are allowed to supersede the requirements of Sections 5.3, 5.4, and 5.5 with the requirements in Section C above where applicable.