

ZONING ARTICLE BACKUP

Purpose: As is often standard with large scale re-zoning amendments, minor edits and changes must be made that were missed in the original approval. This does not change the purpose or intent of the bylaw which has been passed.

Highlights include:

- Allowing appropriate uses normally accessory to residential principal uses (Section 4.3.1) in the MBTA Overlay District.
 - **Please refer to the Overlay District Legend, located on the last page of the warrant article, for interpretation and application of allowed uses in the table.**
 - Ex: Home Occupations, Swimming Pools, Tennis Courts, Buildings and Structures Normally Accessory to Multi-Family Development (e.g. leasing office), Roof Mounted Solar Energy Systems
 - These uses are allowed in the existing Garden Apartment (RG) zoning district.
- Removing definitions that are no longer used – Ex. “Convalescent Home”
- Adding restrictions to the definition of Data Center that are consistent with other communities. This use is a heavy water and electricity user, therefore we have restricted the size to < 20,000 sq. ft.
- Changing use 4.2.2.10 “Public Parks, Community Centers, Public Libraries, Public Museums, Public Art Galleries and Related Facilities” from a YES in the RO zone to an SP.
 - Received feedback that abutting homeowners would like to be notified if the town is proposing to add one of these uses to town land in their neighborhood.
- Allowing both Integrated and Structured parking in the MBTA Overlay District
- Corrected any transcription errors