



# Article #35

## Combined Business/Residence Zoning Bylaw Amendment

**ARTICLE 35.** Mr. Kleiman moves that the Town take affirmative action on Article 35 as printed in the Warrant

Article #35  
Combined Business/Residence  
Zoning Bylaw Amendment

## What will the Article amend in the Bylaw?

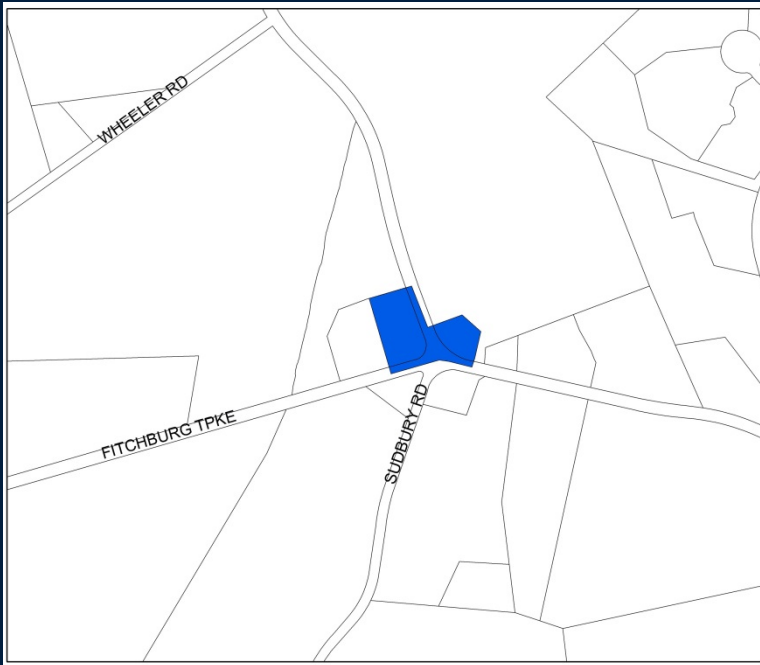
- Allow ZBA to grant a special permit to allow less than the required amount of open space for a combined business residence, if the ZBA finds...
  1. Project is in harmony with the general purpose and intent of the combined business/residence bylaw, and;
  2. Project will not be detrimental or injurious to the neighborhood.

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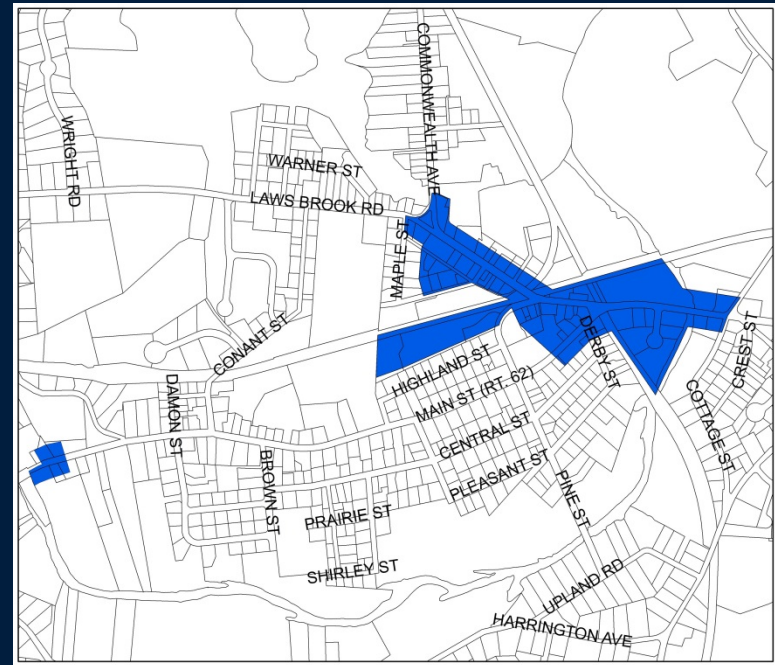
Where is Combined business/residence use allowed?

- Allowed by right only in the business/commercial districts and in three of the Limited Business Districts
  1. LB#2 – 59 Walden Street
  2. LB#3 – Monument Square
  3. LB#7 – 106 Main Street
- Also allowed by special permit in the Medical Professional District.

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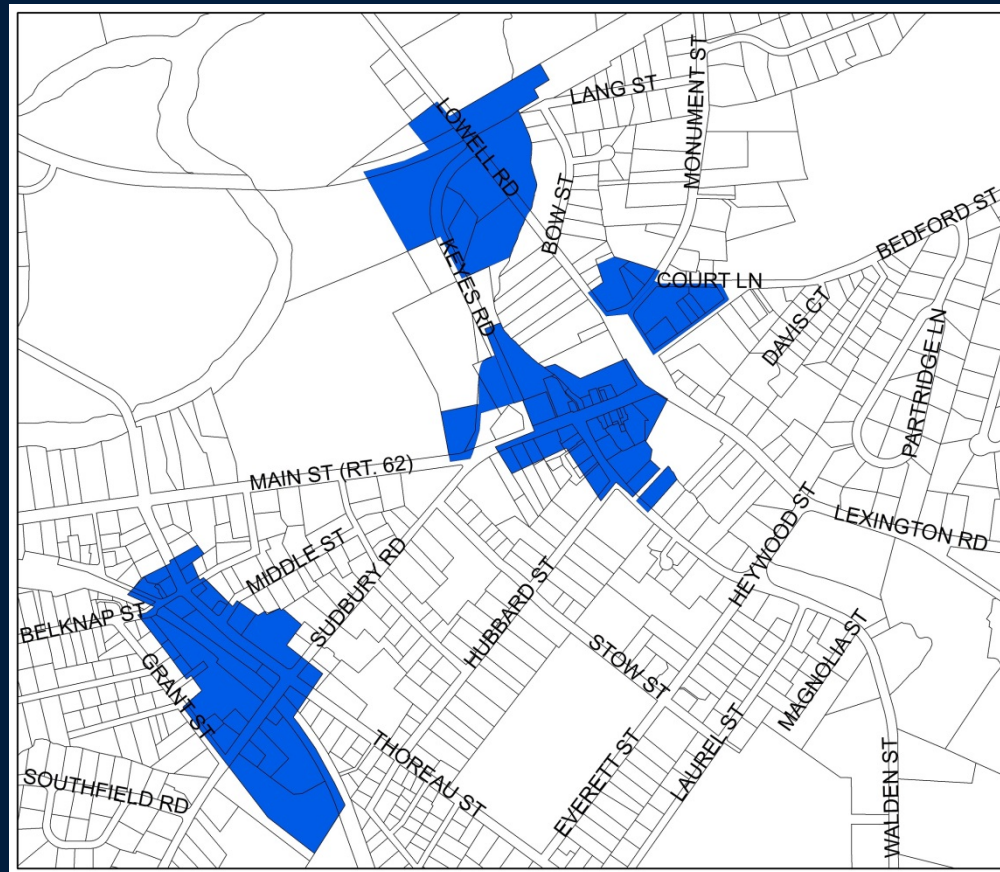


Nine Acre Corner



West Concord & Damon Mill

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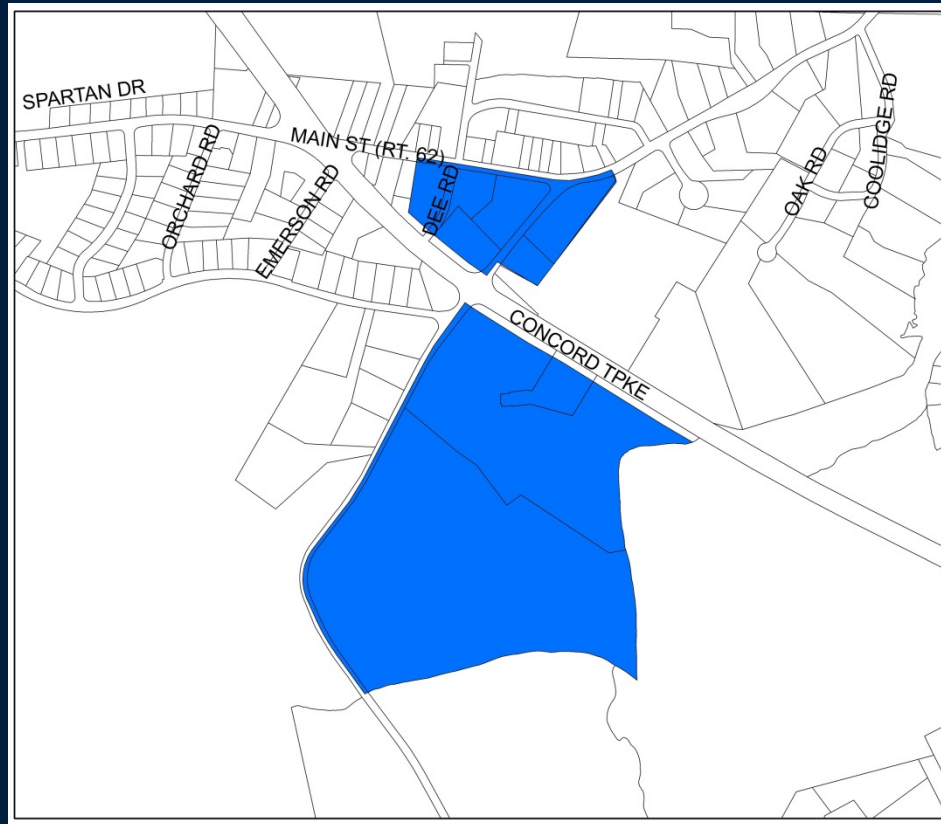
Millbrook Tarry &  
Monument Square

Concord Depot

Concord Center & old bank building

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\* Allowed by special permit in medical professional districts



Main St Medical  
Complex

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What is the current problem this Amendment will address?

- Many existing buildings in the business & commercial districts occupy most of the lot area.
- Open space provision hinders development of combined business/residential in our village centers
- Current option; seek relief from parking requirements to eliminate pavement.

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## Why is the Planning Board proposing this Bylaw Amendment?

- Second floor residential development is a desirable addition to our village centers
- In many locations, there are alternative open space opportunities available within walking distance.
- Allowing a waiver in those cases promotes mixed use development in the denser commercial districts.



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