



Warrant Article #34
Combined Business/Residence
Affordable Units
Zoning Bylaw Amendment

Mr. Kleiman moves:

that the Town take affirmative action on Article #34 as printed in the Warrant.

Warrant Article #34
Combined Business/Residence Affordable Units
Zoning Bylaw Amendment

This amendment seeks to:

- Retain the requirement for affordable units in a combined business/residence use when there are four or more residential units.

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Why is this amendment being proposed?

- Currently, in a combined business/residence use 20% of the residential units are required to be affordable regardless of the total number of units.
- If only one unit is proposed, that unit would have to be affordable.
- The Board believes this makes the creation of a residential unit uneconomic for the property owner.
- No new business/residences created since 20% affordable requirement adopted on the floor of Town Meeting in 2006.

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Why is this amendment being proposed?

- Allowing the creation of a combined business/residence use with three (3) or fewer residential units provides a much needed housing option for Concord.
- These units would be in the village centers, closest to services and transportation, and do not represent a significant burden on the Town.
- Creates diversity in housing that is needed in Town, and enhances a village atmosphere in the Town's business centers.

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Concord Crossing
20 residential units

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Concord Outfitters

2nd floor storage space might have accommodated 1-3 residential units without affordable requirement



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