

Article 46

Zoning Bylaw Amendment

Revise Combined Business/Residence Use

ARTICLE 46. ZONING BYLAW AMENDMENT
Revise Combined Business/Residence Use

Draft Motion: that the Town vote to take affirmative action as written in the warrant.

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Why?

The Planning Board believes there is value in providing housing options in the Business districts that are located near goods, services and transportation opportunities (smart growth).

Unfortunately, there has been no development of a combined business/residence use in any of the Business districts since the bylaw was amended in 2006 to require 20% affordable housing units.

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Why?

The Bylaw was amended in 2006 (on the floor of Town Meeting) with the hope that this type of development density would help the Town achieve the State's mandated 10% affordable/subsidized housing.

The Town achieved that goal of 10% in 2012, with the development of Concord Mews (350 rental units), a much larger development than is desired in the existing Business districts.

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Concord Business Districts include:

- Business District (Lowell Road/Keyes Road and 1681, 1689 and 1694 Main Street)
- Concord Center Business District
- Nine Acre Corner Business District
- Thoreau Depot Business District
- West Concord Village District
- West Concord Business District

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Amend the Zoning Bylaw Section 4.2.3 Combined business/residence to:

- allow one or more structures to be entirely in residential use when there are multiple structures on a lot,
- to establish a minimum percentage of commercial use for the combined business/residence use,

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And further amend Section 4.2.3 Combined business/residence to:

- to reduce the number of affordable units required from 20% to 15%,
- to allow the Board of Appeals to waive the affordable housing requirement when a payment in lieu of housing is provided when five or fewer units are proposed, and
- to reduce the amount of open space required.

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