

Article 33

Zoning Bylaw Amendment

Limited Industrial Park #2

ARTICLE 33. ZONING BYLAW AMENDMENT
LIMITED INDUSTRIAL PARK #2

Article 33 proposes a change that was initiated by the MinuteMan Arc; the Planning Board elected to sponsor the Article.

**ARTICLE 33. ZONING BYLAW AMENDMENT
LIMITED INDUSTRIAL PARK #2**

Revise Table III – Dimensional Regulations in Section 6 by adding the words “Educational in LIP #2” in the Maximum Floor Area Ratio column:

<i>Zoning Districts</i>	<i>Min. Lot Area in Sq. Ft.</i>	<i>Min. Lot Frontage In Feet</i>	<i>Frontage Exception In Feet</i>	<i>Min. Lot Width In Feet</i>	<i>Min. Front Yard In Feet¹</i>	<i>Min. Side Yard In Feet</i>	<i>Minimum Rear Yard in Feet</i>	<i>Corner Clearance In Feet</i>	<i>Height In Feet</i>	<i>Max. Lot Coverage %</i>	<i>Max. Floor Area Ratio</i>
Limited Industrial Park #1 and Limited Industrial Park #2	5 acres	50' on a private interior street within the LIP development or 200' on a public way.	_____	_____	100' from public ways in existence prior to January 1, 1981 and 50' from all other streets. No parking area may be placed within the minimum front yard.	20' for buildings for which a building permit was issued prior to February 14, 1980 and for any additions thereto, 50' for all other buildings and for any additions thereto, and 200' from property lines of parcels zoned residential and in residential use, 100' of which must be a landscaped buffer. No parking area may be placed within 20' of the side and rear lot lines except where joint parking areas are permitted by the Planning Board through site plan approval.		10	40, but not more than 3 stories, excluding basements	35%, the same to include the gross ground floor area of all buildings and all paved areas.	6,000 sq.ft. gross floor area per acre for <u>Educational in LIP #2</u> , R&D and light manufacturing uses, or 3,000 sq.ft. gross floor area per acre for other uses.

ARTICLE 33. ZONING BYLAW AMENDMENT
LIMITED INDUSTRIAL PARK #2

Proposed Change:

the **Maximum Floor Area Ratio for Educational Uses** in the Limited Industrial Park District #2 would **increase from 3,000 square feet gross floor area per acre to 6,000 square feet gross floor area per acre** as shown in the underlined text in the portion of Table III as revised and printed in the Warrant.

ARTICLE 33. ZONING BYLAW AMENDMENT
LIMITED INDUSTRIAL PARK #2

Purpose of this Bylaw Amendment:

To allow educational uses to have **the same floor area ratio (FAR)** as currently allowed for R&D and light manufacturing uses in Limited Industrial Park District #2.

(this would allow a maximum FAR of 14%)

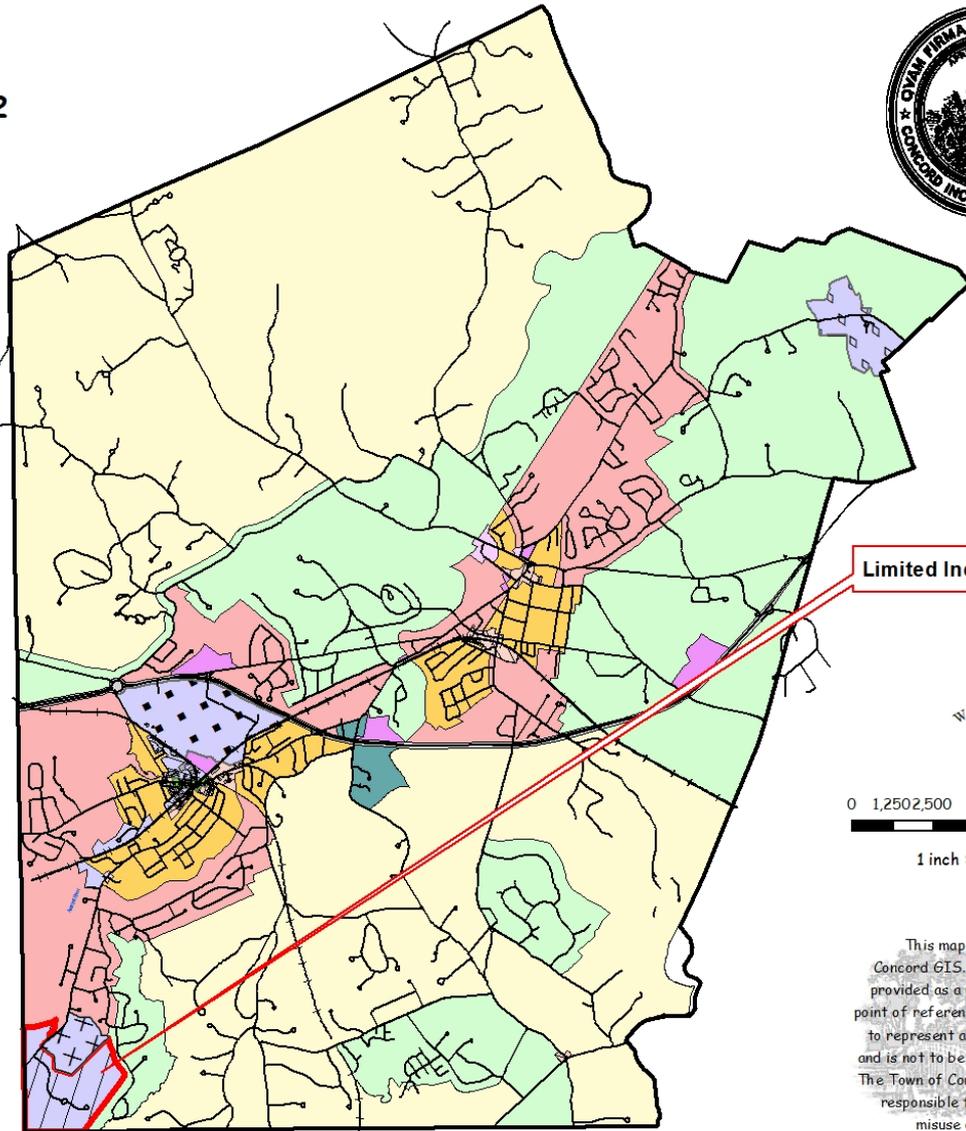
Zoning Map with Limited Industrial Park #2 outlined

February 25, 2013



Key to Map Features

- Industrial Park A
- Industrial Park B
- West Concord Village
- West Concord Industrial
- West Concord Business
- Concord Center Business
- Thoreau Depot Business
- Nine Acre Corner Business
- Business
- By-Pass
- Industrial
- Limited Business
- Limited Industrial Park 1
- Limited Industrial Park 2
- Medical Professional
- Residence A
- Residence AA
- Residence B
- Residence C
- Railroad



Limited Industrial Park #2



0 1,250 2,500 5,000 7,500
Feet

1 inch = 4,750 feet

This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



Limited Industrial Park #2

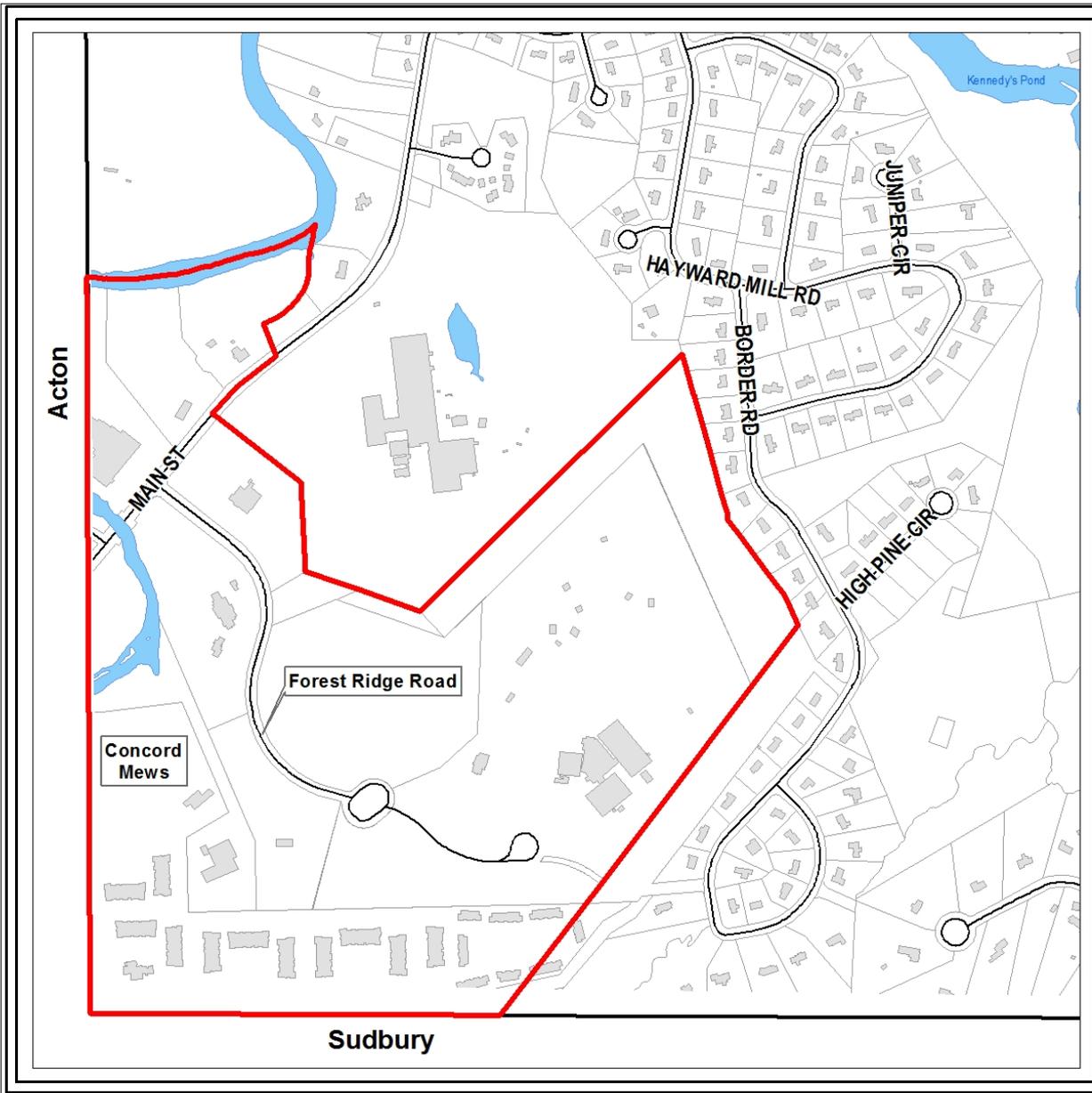
Key to Map Features

-  Limited Industrial Park #2
-  Rivers & Ponds
-  Buildings
-  Town Parcels



February 25, 2013

This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



ARTICLE 33. ZONING BYLAW AMENDMENT
LIMITED INDUSTRIAL PARK #2

Educational uses are defined as:

Use of land, buildings and structures for providing learning in a general range of subjects on land owned or leased by the Commonwealth or any of its agencies, subdivisions of bodies politic or by a recognized religious sect or denomination, or by a nonprofit educational entity which may include athletic facilities, dormitories, administrative offices and similar facilities and activities whose purpose is substantially related to further learning.

Educational uses are allowed by right in all zoning districts.