



Planning Board 2020 Zoning Warrant Articles

Town Meeting Preview Meeting

December 7, 2019

Zoning Bylaw Amendments

- Additional dwelling unit
- Two-family in Residence C
- Planned Residential Development (PRD)
- Hammerhead lot
- Front yard, side yard, and rear yard setbacks for fences and walls
- Prohibited uses - trailers
- Grocery stores in West Concord Industrial zoning district
- Fairs, bazaars, antique shows, suppers and dances
- Relief from parking requirements
- Thoreau Depot Business zoning district boundary

Additional Dwelling Unit

- Adopt a new Section 4.2.2.2 that allows one additional dwelling unit of up to 750 sq ft. in a single-family dwelling or detached accessory structure by right, subject to dimensional, owner occupancy and short term rental restrictions.
- A special permit may be granted for accessory dwelling units up to 1000 sq ft, reduced setbacks or non-conforming lot sizes.

Two-family in Residence C

- Amend Section 4.2.2.1 to allow the Board to grant a special permit for the construction of a new two-family dwelling, or alteration of an existing single family dwelling into a two-family dwelling in the Residence C Zoning District.
- The dwelling units must share a common wall or floor, without use of a tunnel or pergola, and be a minimum of 350 square feet.

Planned Residential Development

Amend Section 10 to:

- Increase required open space from 25% to 33%
- Add low impact development (LID) and green building design requirements
- Change the Permit Granting Authority for the Special Permit application from the Zoning Board of Appeals (ZBA) to the Planning Board.

Planned Residential Development (continued)

- Allow bonus density if certain elements, such as limiting the size of dwellings, one car garages, are incorporated into a project
- Amend Table 1 – Principal Use Regulations, Section 4.2.7 to require Site Plan Approval for Planned Residential Developments

Hammerhead Lot

Amend sections 6.3.2 and 6.3.2.2 to change the Permit Granting Authority for a Hammerhead Lot Special Permit application from the Zoning Board of Appeals (ZBA) to the Planning Board.

Front Yard, Side Yard, and Rear Yard Setbacks for Fences and Walls

Amend Sections 6.2.6, 6.2.7 and 6.2.8 to restrict the construction of walls over four (4) feet above existing grade and fences over seven (7) feet above existing grade within front yard, side yard or rear yard setback areas.

Prohibited Uses

Amend section 4.7.1 to clarify that only trailers “without a valid registration or used for habitation on the property” are prohibited on residential properties.

Grocery Stores in West Concord Industrial Zoning District

Amend Table I – Principal Use Regulations Section 4.5.19 to allow a grocery store of not more than 10,000 square feet of gross floor area in the West Concord Industrial Zoning District by Special Permit.

Fairs, bazaars, antique shows, suppers and dances

Amend Section 5.4.5 to add philanthropic organizations to the list of organization types that may use facilities that they own or operate to host fairs, bazaars, antique shows, suppers and dances, subject to certain conditions.

Relief from parking requirements

Amend Section 7.7.2.12 to specify the criteria to be used in evaluating applications for relief from parking requirements.

Thoreau Depot Business District

Move the Thoreau Depot Business zoning district boundary to the east.



