

SUMMARY OF  
PROPOSED ZONING AMENDMENT

Linden Street Corridor Overlay District

- A. Purposes:** In recognition of the unique location, function, and character of land uses along the Linden Street commercial corridor, the LSCOD is intended to encourage the redevelopment of several unsightly and inefficient properties in a coordinated and well-planned manner in order to promote:
- Orderly master planning of Linden Street Corridor.
  - More efficient and organized layout of buildings, parking areas, vehicular circulation aisles, and pedestrian walkways.
  - Improved facilities and circulation for the safety, comfort, ease of movement, and convenience of pedestrians.
  - Enhanced aesthetic quality and architectural compatibility of new and existing buildings.
  - Enhanced quality of landscape, including features such as trees, shrubs, lawns, and other plantings, as well as features such as walkways, plazas, street furnishings, lighting, and perimeter fencing.
  - Consolidation, improved organization, and safe design of site access points.
  - Improved overall traffic safety and operations along Linden Street.
  - Enhanced property values along the corridor, including adjacent residential and commercial neighborhoods.
  - Improved watershed conditions and improvement of existing flooding on private property.
  - Decreased peak stormwater drainage by increasing open space.
- B. Applicability:** The LSCOD is shown on the Zoning Map and overlays other existing zoning districts.
- C. Underlying Zoning Districts:**
- The LSCOD confers additional development options.
  - The LSCOD does not remove existing zoning rights unless the Applicant chooses the overlay options.
  - A Development Site may include one or more parcels.
- D. Permitted Uses:**
- Existing special permit requirements remain unchanged.
  - The following uses are not permitted: (i) uses not permitted in a business district; (ii) sale or rentals of trailers, boats or recreational vehicles; (iii) sale of items or products out of trailers; (iv) hotel or motel; (v) movie theatre; (vi) automobile dealership (new or used); (vii) storage of oil/petroleum products (gas station use is not prohibited); (viii) new on-site dry cleaning facilities (but pick-up and drop-off for dry cleaning will be permitted); (ix) drive-thru windows where food or drink is purchased by customers in vehicles; (x) light manufacturing; and (xi) adult uses.
- E. Minimum Open Space:** At least eighteen percent (18%) of the Development Site shall be open space.

**F. Maximum Floor Area Ratio (FAR)**

- The maximum floor area ratio shall be 0.30 as currently provided. The planning board shall issue a special permit allowing increased FAR up to 0.35 if:
  1. The project is consistent with the existing zoning design criteria;
  2. The project contributes to and enhances pedestrian access and safety and will accommodate pedestrian and bicycle circulation;
  3. The project contains architectural features that enhance the appearance of the Development Site;
  4. New buildings are designed to minimize noise from loading or trash removal and from the operation of HVAC or mechanical equipment;
  5. The project includes affordable housing units in excess of those required by current zoning; and
  6. The project includes open space that enhances the commercial environment, and contains significant areas of contiguous open space.

**G. Inclusionary Zoning.** The Inclusionary Zoning (affordable housing) requirements adopted at the 2004 Annual Town Meeting shall apply.

**H. Site Plan Approval.** The Site Plan Approval and Project of Significant Impact provisions shall apply, provided that the project will not degrade the “level of service” designation below the level of “C,” unless an the intersection or roadway segment is projected to operate at a level lower than “C” without the development, in which case the project will not make the level of service designation worse than the “no-build” alternative. Specific provision is made for evaluating impacted unsignalized intersections. In connection with drainage systems to be reviewed, the Planning Board may modify the standards and requirements set forth in the zoning by-law if it approves reasonable and acceptable mitigation measures.

**I. Yards and Setbacks.** The following setback and yard requirements shall apply to all new buildings and structures:

Rear Yard	10 feet
Side Yard	10 feet
Front Yard	15 feet

**J. Buffers.**

- Buffer area shall be provided where the Development Site abuts other lot in an existing residential district.
- Landscaped and screened by way of fences, walls and/or plantings to shield abutting land from parking and loading areas and buildings.
- Buffer shall consist of a landscaped and planted strip at least 10’ in width, and/or (ii) where conditions don’t permit a 10’ buffer, then a buffer strip with fencing, walls or plantings at least 7’ in average height.
- No new parking spaces, loading facilities or maneuvering areas shall be in any buffer area.

