

## OVERVIEW OF AMENDMENTS TO ZONING BYLAW

The Planning Board is in the process of preparing several zoning bylaw amendments to be considered at a special town meeting in the Fall (but which has not yet been scheduled). A principal objective of the amendments is to address the issue of “mansions” which the Planning Board recognizes is a major concern of many Town Residents. Other changes involve the restructuring and updating of certain provisions of the zoning bylaw.

The initial drafts of each amendment have been completed. We have posted two versions of each amendment. There is a clean copy which shows the revised provision in its entirety without reference to the existing bylaw language. There is also a comparison which shows the changes in the proposed provision from the existing bylaw language.

These amendments are “works-in-progress,” and the Planning Board welcomes questions and comments from the public.

### SECTION 1A - DEFINITIONS

The definition of Floor Area Ratio is amended so that exclusions for Assisted Units built for Inclusionary Zoning purposes are determined based on the entire development area (which may consist of several contiguous lots) rather than on a lot-by-lot basis.

### SECTION XVIA – SITE PLAN APPROVAL

This amendment updates the traffic impact studies required for Projects of Significant Impact. These changes are based on experience gained during the review of the Linden Square Project and reflect recommendations of the Town’s traffic engineer.

The section is also reorganized to make it more understandable.

### SECTION XVIB – INCLUSIONARY ZONING

This amendment adds a new subsection to provide that Assisted Units built in accordance with Inclusionary Zoning requirements will be exempt from residential density limits provided in other sections of the zoning bylaw, but the exemption is limited to 20% of the residential units on the Site.

### SECTION XVID – LARGE HOUSE REVIEW

This amendment adds a new zoning bylaw section to create a review process for large residential construction projects. Under this section, projects exceeding an established threshold would trigger reviews by the Planning Board and the Design Review Board for compatibility with existing structures and other Town requirements. The “large home”

threshold has not yet been decided, but a concept of bulk and floor area is included as a starting point. This amendment, in particular, is being made available to solicit review and comment by the public.

#### SECTION XIX – YARD REGULATIONS

This amendment reorganizes the entire section for greater clarity. It modifies the restrictions on noise emitting equipment. It also addresses the 500 foot rule issue, by eliminating the 500 foot rule but at the same eliminating grandfathered setbacks for rebuilt homes.

#### SECTION XXI – OFF-STREET PARKING

This amendment updates the Town’s off-street parking requirements, creating a new protocol for determining Parking Spaces Required and introducing new concepts such as “shared parking.” It also provides a way for large projects to satisfy their parking requirements (if not possible on-site) through mitigation payments into a municipal parking fund.

Please direct questions or comments to Rick Brown and Megan Jop at the Wellesley Planning Department.

Thank you,

Wellesley Planning Board