

Wellesley 3.2 RIO Bylaw Purpose Statements

ORIGINAL 1999 3.2 RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIO)

A. Purpose: To provide a residential reuse incentive for parcels where one or more of the following conditions apply:

1. general site conditions and access constraints impede long term successful commercial or industrial use;
2. the parcels that border the residential districts and their residential re-use would extend and complement the character and function of the existing surrounding neighborhood;
3. the parcels border unique natural features, open space, or historic resources which would be better preserved and enjoyed by the public over the long term through residential rather than commercial or industrial uses.

REVISED 2018 3.2 RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIO)

A. Purpose

To provide a residential reuse incentive for a parcel or parcels greater than one acre located in close proximity to the Town's Commercial Districts and public transportation.

Example Purpose Statements from Wellesley ZBL (different formats and levels of specificity)

3.3 LINDEN STREET CORRIDOR OVERLAY DISTRICT (“LSCOD”)

A. Purpose

In recognition of the unique location, function, and character of land uses along the Linden Street commercial corridor, the Linden Street Corridor Overlay District (LSCOD) is intended to encourage the redevelopment of unsightly and inefficient properties in a coordinated and well-planned manner in order to promote:

- More efficient and organized layout of buildings, parking areas, vehicular circulation aisles, and pedestrian walkways.
- Orderly master planning of the Linden Street corridor.
- 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 drainage and improvement of existing flooding conditions on private property.
- Decreased peak stormwater drainage rates into downstream receiving bodies by increasing open space.

3.4 LARGE-SCALE SOLAR OVERLAY DISTRICT

A. Purpose

The purpose of this bylaw is to establish an overlay zoning district which allows for the creation of Large-Scale Ground-Mounted Solar Photovoltaic Installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources, and to provide adequate financial assurance for the eventual decommissioning of such installations.

2.15 PARKS, RECREATION, AND CONSERVATION DISTRICTS

A. Purpose and Intent

The Parks, Recreation, and Conservation district is intended to encompass land devoted to parks, recreation, and conservation uses, and closely related uses.

Purpose Statements for Housing Overlay Bylaws in Other Towns

ARLINGTON

5.8 MULTI-FAMILY HOUSING OVERLAY DISTRICTS

5.8.2 Purposes

The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A

LEXINGTON

7.5 VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS

7.5.1 Purpose

The purposes of the Village Overlay Districts are:

1. To provide family housing and ensure compliance with MGL c. 40A § 3A;
2. To promote multi-family housing near retail sales and services, office, civic, and personal service uses;
3. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation such as bus stops, the Minuteman Commuter Bikeway, and major transportation routes;
4. To ensure pedestrian-friendly development by permitting higher density housing in areas that are walkable to public transportation, shopping, and local services;
5. To respond to the local and regional need for affordable housing by permitting a variety of housing types with inclusionary housing requirements;
6. To encourage economic investment in the redevelopment of properties;
7. To encourage residential and commercial uses to provide a customer base for local businesses; and
8. To meet the goals of the housing element of the 2022 Lexington NEXT Comprehensive Plan.

Example Zoning Bylaw Purpose Statements

NATICK

9.5 HOUSING HOUSING OVERLAY DISTRICTS - OPTION PLANS I AND II (HOOP)

9.5.1 Purpose

This Section creates overlay districts in selected areas of the Town in order to enhance the public welfare by increasing the production of dwelling units affordable to persons and households of low and moderate income in a manner consistent with the character of the downtown area. In order to encourage utilization of the Town's remaining developable land in a manner consistent with local housing policies and needs, new housing developments in the HOOP Districts are required to contain a proportion of dwelling units affordable to persons or households of low and moderate income. This requirement will reduce sprawl by developing land that is underutilized and is located in Natick Center where public transportation is available. Development under the provisions of this By-Law, or under G.L. Chapter 40B, Sections 20-23 is encouraged to take place in the HOOP Districts. It is desirable in these overlay districts to provide for: pedestrian areas within and between housing complexes; public parks; open space and additional open space resulting from placing parking under buildings or underground. The Planning Board shall be the SPGA.

WAYLAND

Art 27 MULTI-FAMILY HOUSING OVERLAY DISTRICT

27.01 Purpose

2101.1 The purpose of the Senior and Family Housing Overlay District (SFHOD) is to:

- 2701.1.1. Provide for multi-family housing development in accordance with M.G.L. c. 40A, § 3A and the Section 3A Compliance Guidelines of the Executive Office of Housing and Livable Communities (EOHLC), as may be amended from time to time;
- 2701.1.2. Implement the Wayland Housing Production Plan;
- 2701.1.3. Encourage the production of a variety of housing sizes and types to provide access to new and redeveloped housing for people with a variety of needs and income levels;
- 2701.1.4. Locate housing in areas to promote public health and meet the community's environmental goals, including maintaining open space, reducing greenhouse gases and improving air quality;
- 2701.1.5. Locate housing in or near existing developed areas and roadways;
- 2701.1.6. Provide multi-family housing that is well integrated into Wayland's land use patterns; and
- 2701.1.7. Increase the tax base through private investment in new housing development.2101.1.2.
Provide multifamily condominium dwellings and/or apartments for occupancy by individuals 55 years of age or older;