

## MEMORANDUM

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| To      | Members of the Planning and Permitting Committee<br>Alicia Hunt, Director of Planning, Development & Sustainability<br>Danielle Evans, Senior Planner<br>Brenda Pike, Climate Planner<br>Salvatore Di Stefano, Economic Development Director<br>Scott Vandewalle, Building Commissioner |
| From    | Paula Ramos Martinez, Senior Urban Designer/Planner                                                                                                                                                                                                                                     |
| Date    | February 20, 2025 – reformatted March 21, 2025 – reformatted May 6, 2025                                                                                                                                                                                                                |
| Project | 23146 – Medford – Zoning - Revised                                                                                                                                                                                                                                                      |
| Subject | Residential Districts– Progress set for review and discussion                                                                                                                                                                                                                           |
| Cc:     | Emily Keys Innes, AICP, LEED AP ND, President<br>Jimmy Rocha, GIS Analyst/Data Scientist<br>Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC                                                                                                                        |

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This memorandum contains draft text for the following proposed zoning changes:

|                                                                                         |         |
|-----------------------------------------------------------------------------------------|---------|
| <b>Amend</b> Section 94-2.1. Division into districts                                    | page 2  |
| <b>Amend</b> Section 94-3.2 Table of Use Regulations (Table A)<br>Dimensional Standards | page 3  |
| <b>Amend</b> Section 94-4.1 Table of Dimensional Requirements (Table B)                 | page 12 |
| <b>Amend</b> Section 94-12.0 Definitions (if needed)                                    | page 13 |

**Amend** Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

| Full Name                  | Classification | Abbreviation |
|----------------------------|----------------|--------------|
| Neighborhood Residential 1 | Residential    | NR-1         |
| Neighborhood Residential 2 | Residential    | NR-2         |
| Neighborhood Residential 3 | Residential    | NR-3         |
| Urban Residential 1        | Residential    | UR-1         |
| Urban Residential 2        | Residential    | UR-2         |

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**Amend** Section 94-3.2 Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

|                                            | <b>Residential Districts</b> |             |             |             |             |                                    |               |
|--------------------------------------------|------------------------------|-------------|-------------|-------------|-------------|------------------------------------|---------------|
|                                            | <b>NR-1</b>                  | <b>NR-2</b> | <b>NR-3</b> | <b>UR-1</b> | <b>UR-2</b> | <b>PC<sup>5</sup></b>              | <b>LC</b>     |
| <b>A. RESIDENTIAL USES</b>                 |                              |             |             |             |             |                                    |               |
| 1. Detached one-unit dwelling              | Y                            | Y           | Y           | N           | N           | 2 per Dwelling Unit                | NA            |
| 2. Attached one-unit dwelling (Rowhouse)   | N                            | N           | Y           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 3. Detached two-unit dwelling (Duplex)     | N                            | Y           | Y           | Y           | N           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 4. Three-unit dwelling, Detached.          | N                            | N           | Y           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 5. Multiplex (4-6 units)                   | N                            | N           | N           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 6. Multiple dwelling (>6 units)            | N                            | N           | N           | N           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 7. Dormitory, fraternity or sorority house | N                            | N           | N           | N           | N           | 1 per 4 beds                       | 1/15,000 s.f. |
| 8. Lodging or boarding house               | N                            | CDB         | CDB         | CDB         | CDB         | 1 per Guestroom                    | 1/15,000 s.f. |
| 9. Senior housing facility                 | CDB                          | CDB         | CDB         | CDB         | CDB         | 1 per 2 Units                      | 1/15,000 s.f. |
| 10. Co-housing.                            | N                            | N           | N           | CDB         | CDB         | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 11. Congregate Housing.                    | Y                            | Y           | Y           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 12. Townhouse                              | N                            | N           | N           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 13. Historic Conversion                    | Y                            | Y           | Y           | Y           | Y           | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| <b>B. COMMUNITY USES</b>                   |                              |             |             |             |             |                                    |               |

|                                                                                                                                                                                                                                           | Residential Districts |      |      |      |      |                   |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|------|------|------|-------------------|---------------|
|                                                                                                                                                                                                                                           | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup>   | LC            |
| 1. Museum                                                                                                                                                                                                                                 | CDB                   | CDB  | CDB  | Y    | Y    | 1 per 750 s.f.    | 1/15,000 s.f. |
| 2. Community center or adult recreational center, nonprofit                                                                                                                                                                               | CDB                   | CDB  | CDB  | CDB  | CDB  | 1 per 750 s.f.    | 1/15,000 s.f. |
| 3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination                                                                                                                           | Y                     | Y    | Y    | Y    | Y    | 1 per 140 s.f.    | NA            |
| 4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation | Y                     | Y    | Y    | Y    | Y    | 1 per 750 s.f.    | 1/15,000 s.f. |
| 5. Child care center or school aged child care program                                                                                                                                                                                    | Y                     | Y    | Y    | Y    | Y    | 1 per 750 s.f.    | 1/15,000 s.f. |
| 6. Public fire station                                                                                                                                                                                                                    | Y                     | Y    | Y    | Y    | Y    | 1 per 2 employees | 1/50,000 s.f. |
| 7. Public library                                                                                                                                                                                                                         | Y                     | Y    | Y    | Y    | Y    | 1 per 750 s.f.    | 1/15,000 s.f. |
| 8. Other municipal uses                                                                                                                                                                                                                   | Y                     | Y    | Y    | Y    | Y    | NA                | NA            |
| 9. Essential services                                                                                                                                                                                                                     | CDB                   | CDB  | CDB  | CDB  | CDB  | NA                | NA            |
| 10. Hospital, nonprofit                                                                                                                                                                                                                   | N                     | N    | N    | N    | N    | 1 per 4 beds      | 1/15,000 s.f. |
| 11. Other Institution                                                                                                                                                                                                                     | CDB                   | CDB  | CDB  | CDB  | CDB  | 1 per 750 s.f.    | 1/15,000 s.f. |
| <b>C. OPEN RECREATIONAL AND AGRICULTURAL USES</b>                                                                                                                                                                                         |                       |      |      |      |      |                   |               |
| 1. Private open recreational uses, available to the public                                                                                                                                                                                | N                     | N    | N    | CDB  | CDB  | 1 per 750 s.f.    | 1/15,000 s.f. |

|                                                                        | Residential Districts |      |      |      |      |                 |               |
|------------------------------------------------------------------------|-----------------------|------|------|------|------|-----------------|---------------|
|                                                                        | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup> | LC            |
| 2. Public open recreational uses                                       | Y                     | Y    | Y    | Y    | Y    | 1 per 750 s.f.  | NA            |
| 3. Exempt agriculture                                                  | Y                     | Y    | Y    | Y    | Y    | NA              | NA            |
| 4. Production of crops, horticulture and floriculture                  | Y                     | Y    | Y    | Y    | Y    | NA              | 1/15,000 s.f. |
| 5. Keeping and raising of livestock, including animal stable or kennel | N                     | N    | N    | N    | N    | NA              | 1/15,000 s.f. |
| <b>D. COMMERCIAL USES</b>                                              |                       |      |      |      |      |                 |               |
| 1. Private entertainment or recreation facility excluding adult uses   | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 2. Public entertainment or recreation facility                         | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 3. Private nonprofit members only recreational club or lodge           | CDB                   | CDB  | CDB  | Y    | Y    | 1 per 750 s.f.  | 1/15,000 s.f. |
| 4. Trade, professional, or other school operated for profit            | N                     | N    | N    | N    | N    | 1 per 750 s.f.  | 1/15,000 s.f. |
| 5. Hotel                                                               | N                     | N    | N    | N    | N    | 1 per Guestroom | 1/15,000 s.f. |
| 7. Mortuary, undertaking or funeral establishment                      | N                     | N    | N    | N    | N    | 1 per 140 s.f.  | 1/15,000 s.f. |
| 8. Adult use                                                           | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 9. Brewery or taproom <sup>1</sup>                                     | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 10. Artisanal Fabrication.                                             | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 11. Artistic/Creative Production.                                      | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 12. Work-Only Artists' Studio.                                         | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 13. Co-working Space.                                                  | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 14. Retail Store or Shop for Sale of                                   | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |

|                                                                   | Residential Districts |      |      |      |      |                 |               |
|-------------------------------------------------------------------|-----------------------|------|------|------|------|-----------------|---------------|
|                                                                   | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup> | LC            |
| Custom Work or Articles Made on the Premises.                     |                       |      |      |      |      |                 |               |
| <b>E. OFFICE USES</b>                                             |                       |      |      |      |      |                 |               |
| 1. Business, professional, or government office                   | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 2. Bank and other financial institution                           | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 3. Neighborhood Medical Office                                    | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 4. Medical Office                                                 | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 5. Clinic                                                         | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| <b>F. RETAIL AND SERVICE USES</b>                                 |                       |      |      |      |      |                 |               |
| 1. Retail sales <sup>2</sup>                                      | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 2. Convenience retail <sup>2</sup>                                | N                     | N    | N    | N    | N    | 1 per 500 s.f.  | 1/15,000 s.f. |
| 3. Neighborhood retail                                            | N                     | N    | N    | N    | N    | 1 per 750 s.f.  | 1/15,000 s.f. |
| 4. Drive through retail sales and consumer service                | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 5. Consumer service establishment                                 | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/50,000 s.f. |
| 7. Body art establishment                                         | N                     | N    | N    | N    | N    | 1 per 850 s.f.  | 1/15,000 s.f. |
| 8. Adult Use Marijuana Establishment — Cultivation                | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/50,000 s.f. |
| 9. Adult Use Marijuana Establishment — Manufacture and processing | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/50,000 s.f. |
| 10. Adult Use Marijuana Establishment —Retail                     | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |
| 11. Adult Use Marijuana Establishment — Independent laboratory    | N                     | N    | N    | N    | N    | 1 per 350 s.f.  | 1/15,000 s.f. |

|                                                                                                             | Residential Districts |      |      |      |      |                  |               |
|-------------------------------------------------------------------------------------------------------------|-----------------------|------|------|------|------|------------------|---------------|
|                                                                                                             | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup>  | LC            |
| 12. Doggy Daycare                                                                                           | N                     | N    | N    | N    | N    |                  |               |
| <b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>                                                |                       |      |      |      |      |                  |               |
| 1. Eating place, without drive through                                                                      | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/50,000 s.f. |
| 2. Eating place, with drive through                                                                         | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/15,000 s.f. |
| 3. Neighborhood Café                                                                                        | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/50,000 s.f. |
| <b>H. MOTOR VEHICLE RELATED USES</b>                                                                        |                       |      |      |      |      |                  |               |
| 1. Motor vehicle light service station                                                                      | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/50,000 s.f. |
| 2. Motor vehicle repair establishment                                                                       | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/50,000 s.f. |
| 3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure | N                     | N    | N    | N    | N    | 1 per 1,040 s.f. | 1/50,000 s.f. |
| 4. Outdoor motor vehicle sales and storage accessory to H.3                                                 | N                     | N    | N    | N    | N    | NA               | NA            |
| 5. Motor vehicle sales and storage, outdoors                                                                | N                     | N    | N    | N    | N    | NA               | NA            |
| 6. Class II used motor vehicle sales                                                                        | N                     | N    | N    | N    | N    | NA               | NA            |
| 7. Motor vehicle wash within enclosed structure                                                             | N                     | N    | N    | N    | N    | 1 per 350 s.f.   | 1/50,000 s.f. |
| <b>I. MISCELLANEOUS COMMERCIAL USES</b>                                                                     |                       |      |      |      |      |                  |               |
| 1. Parking area or garage not accessory to permitted principal use:                                         |                       |      |      |      |      |                  |               |
| Residential                                                                                                 | N                     | N    | CDB  | CDB  | CDB  | NA               | NA            |
| Nonresidential                                                                                              | -                     | -    | -    | -    | -    | NA               | NA            |

|                                                                                                                                                        | Residential Districts |      |      |      |      |                   |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|------|------|------|-------------------|---------------|
|                                                                                                                                                        | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup>   | LC            |
| 2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use                                          | Y                     | Y    | Y    | Y    | Y    | NA                | NA            |
| 3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district | N                     | N    | Y    | Y    | Y    | NA                | NA            |
| 4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use                                       | N                     | N    | CDB  | CDB  | CDB  | NA                | NA            |
| 5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district <sup>3</sup>    | N                     | N    | N    | N    | N    | NA                | NA            |
| 6. Open Storage                                                                                                                                        | N                     | N    | N    | N    | N    | 1 per 1,400 s.f.  | 1/15,000 s.f. |
| 7. Moving of land                                                                                                                                      | N                     | N    | N    | N    | N    | NA                | NA            |
| 8. Radio and television tower                                                                                                                          | N                     | N    | N    | N    | N    | NA                | NA            |
| 9. Solar energy system                                                                                                                                 | Y                     | Y    | Y    | Y    | Y    | NA                | NA            |
| <b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>                                                                                                   |                       |      |      |      |      |                   |               |
| 1. Fuel and ice sales                                                                                                                                  | N                     | N    | N    | N    | N    | 1 per 1,400 s.f.  | 1/50,000 s.f. |
| 2. Motor freight terminal                                                                                                                              | N                     | N    | N    | N    | N    | NA                | NA            |
| 3. Printing and publishing                                                                                                                             | N                     | N    | N    | N    | N    | H                 | B             |
| 4. Railroad right-of-way                                                                                                                               | Y                     | Y    | Y    | Y    | Y    | NA                | NA            |
| 5. Manufacturing                                                                                                                                       | N                     | N    | N    | N    | N    | 1 per 2 employees | 1/50,000 s.f. |



|                                                                          | Residential Districts |      |      |      |      |                    |               |
|--------------------------------------------------------------------------|-----------------------|------|------|------|------|--------------------|---------------|
|                                                                          | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2 | PC <sup>5</sup>    | LC            |
| 6. Research and testing laboratory                                       | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/50,000 s.f. |
| 7. Plumbing or carpentry shop, and other similar service or repair shops | N                     | N    | N    | N    | N    | 1 per 350 s.f.     | 1/15,000 s.f. |
| 8. Wholesale bakery or food processing plant                             | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/15,000 s.f. |
| 9. Wholesale laundry, cleaner, dyer or similar use                       | N                     | N    | N    | N    | N    | H                  | 1/50,000 s.f. |
| 10. Warehouse, Wholesale establishment                                   | N                     | N    | N    | N    | N    | 1 per 1,400 s.f.   | 1/15,000 s.f. |
| 11. Mini or self-storage warehouse                                       | N                     | N    | N    | N    | N    | 1 per 1,400 s.f.   | 1/15,000 s.f. |
| 12. Distillery or winery.                                                | N                     | N    | N    | N    | N    | 1 per 350 s.f.     | 1/15,000 s.f. |
| 13. Food Production Facility                                             | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/50,000 s.f. |
| 14. Life Science Facility                                                | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/50,000 s.f. |
| 15. Light Manufacturing                                                  | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/50,000 s.f. |
| 16. Maker Space                                                          | N                     | N    | N    | N    | N    | 1 per 2 employee s | 1/50,000 s.f. |
| 17. Shared-use Kitchen                                                   | N                     | N    | N    | N    | N    | 1 per 1,000 s.f.   | 1/15,000 s.f. |
| <b>K. ACCESSORY USES</b>                                                 |                       |      |      |      |      |                    |               |
| 1. Home occupation (see § 94-3.4)                                        |                       |      |      |      |      |                    |               |
| As of right                                                              | Y                     | Y    | Y    | Y    | Y    | 1 per 350 s.f.     | NA            |
| By special permit                                                        | CDB                   | CDB  | CDB  | CDB  | CDB  | 1 per 350 s.f.     | NA            |

|                                                                                                                                  | Residential Districts |      |      |      |          |                   |               |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|------|------|----------|-------------------|---------------|
|                                                                                                                                  | NR-1                  | NR-2 | NR-3 | UR-1 | UR-2     | PC <sup>5</sup>   | LC            |
| 2. Accessory child care center or school aged child care program                                                                 | Y                     | Y    | Y    | Y    | Y        | Y                 |               |
| 3. Family day care home                                                                                                          | Y                     | Y    | Y    | Y    | Y        | 1 per 2 employees | NA            |
| 4. Family day care home, large                                                                                                   | CDB                   | CDB  | CDB  | CDB  | CDB      | 1 per 2 employees | NA            |
| 5. Adult day care home                                                                                                           | CDB                   | CDB  | CDB  | CDB  | CDB      | 1 per 2 employees | NA            |
| 6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers | Y                     | Y    | Y    | Y    | Y        | 1 per Guestroom   | NA            |
| 7. Noncommercial greenhouse, tool shed, or similar accessory structure                                                           | Y                     | Y    | Y    | Y    | Y        | NA                | NA            |
| 8. Swimming pool, on a lot with:                                                                                                 | Y                     | Y    | Y    | Y    | Y        | NA                | NA            |
| Less than 4,500 sq. ft.                                                                                                          |                       |      |      |      |          |                   |               |
| More than 4,500 sq. ft.                                                                                                          | Y                     | Y    | Y    | Y    | Y        | NA                | NA            |
| 9. Scientific research and development, as provided at section 94-3.3.3.1                                                        | N                     | N    | N    | N    | N        | NA                | NA            |
| 10. Keno                                                                                                                         | N                     | N    | N    | N    | N        | NA                | NA            |
| 11. Open storage                                                                                                                 | N                     | N    | N    | N    | N        | 1 per 1,400 s.f.  | 1/15,000 s.f. |
| 12. Heavy repair operations                                                                                                      | N                     | N    | N    | N    | N        | 1 per 350 s.f.    | 1/15,000 s.f. |
| <b>L. OTHER PRINCIPAL USES</b>                                                                                                   |                       |      |      |      |          |                   |               |
| 1. Mixed-Use, Community                                                                                                          | N                     | N    | N    | N    | <u>N</u> |                   |               |
| 2. Mixed-Use Development                                                                                                         | N                     | N    | N    | N    | <u>N</u> |                   |               |

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**Amend** Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the following table:

| Dimensions                                    | Residential Districts |                       |                       |                       |                       |
|-----------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                               | NR-1                  | NR-2                  | NR-3                  | UR-1                  | UR-2                  |
| Lot Area sf (Min) – under review              | 4,000                 | 4,000                 | 4,000                 | 4,000                 | 4,000                 |
| Frontage (Min)                                | 40                    | 40                    | 40                    | 40                    | 40                    |
| Façade Build Out (Min)                        | NA                    | NA                    | 60%                   | 60%                   | 60%                   |
| Residential Density (Units per lot) (Min-Max) | 1 unit                | 1-2 units             | 1-3 units             | 2-6 units             | 3-N/A                 |
| Historical Conversion (Max) * <sup>1</sup>    | No unit density limit | No unit density limit | No unit density limit | No unit density limit | No unit density limit |
| <b>Height</b>                                 |                       |                       |                       |                       |                       |
| Max Height. (Stories)                         | 2.5                   | 2.5                   | 3                     | 3                     | 3                     |
| <b>Setbacks (ft)</b>                          |                       |                       |                       |                       |                       |
| Front (Min)                                   | 15                    | 15                    | 10                    | 10                    | 5                     |
| Side (Min)                                    | 5                     | 5                     | 5                     | 5                     | 5                     |
| Rear (Min)                                    | 10                    | 10                    | 10                    | 10                    | 10                    |
| <b>Stormwater and Landscaping</b>             |                       |                       |                       |                       |                       |
| Building Coverage (Max)                       | 50%                   | 50%                   | 50%                   | 60%                   | 60%                   |
| Green Score                                   | -                     | -                     | -                     | -                     | 25* <sup>2</sup>      |
| Pervious Surface (Min)                        | 30%                   | 30%                   | 30%                   | 25%                   | 25%                   |
| Open Space Landscape (Min)                    | 20%                   | 20%                   | 20%                   | 15%                   | 15%                   |

\*<sup>1</sup> Maximum permissible number of units is determined by dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a minimum area of 900 sf. Additions and expansions to the existing building shall not increase the number of units allowed.

\*<sup>2</sup> The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers
- b) Requires Site Plan Review.

In those cases, Pervious Surface requirement does not apply.

#### **Amend Section 94-12.0 Definitions**

**Historic Conversion.** The conversion of an existing structure, a minimum of **seventy five (75)** years old, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure. Each unit has an independent entrance directly from outside the building or through a common vestibule.

#### **Use Standards**

No new dwelling unit created by the conversion of an existing dwelling into a greater number of units or by addition or enlargement of an existing dwelling shall be permitted unless the requirements of minimum lot area, maximum building coverage, and minimum pervious surface requirements of the district in which the structure is located are satisfied after the conversion or enlargement.

The required yards shall be those of the structure existing at the time of the conversion. However, any construction occurring outside the limits of the existing structure shall be subject to the yard requirements of the district in which the structure is located.

The maximum height shall be that height permitted in the district in which the structure is located, or the existing building height, whichever is greater.

Open space requirement shall be that required in the district in which the structure is located.

Off-street parking shall be provided as required in Section 94-3.2 Table of Use Regulations (Table A).

**Multiplex.** A residential building that contains four, five or six primary dwelling units on one lot. In order to qualify as a multiplex, at least one dwelling unit must be entirely or partially above another. Multiple units built side-by-side would generally be considered a townhouse or a semi-detached house.

**Pervious Surface.** A surface that allows water to infiltrate the soil beneath it. Also known as permeable surface.

**Open Space Landscape.** Open space designed and planted for pleasant appearance with trees, shrubs, ground cover and grass. Such space may not include lot area used for parking, loading, access drives, other areas with hard surfaces, or usable open space.

**Private open recreational uses.** An outdoor land area privately owned, designed or designated to be used for community recreation leagues, exercise, sports, education, or

similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty. This use may include outdoor playfields, athletic fields or courts, other recreation facilities, and water features, picnic areas, natural areas, boating facilities, fishing facilities, arboreta, and botanic gardens.

**Public open recreational uses.** An outdoor land area publicly owned and operated parks, playgrounds, playing fields, and other facilities for active and passive recreation.