

ARTICLE 56:

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ZONING BYLAW AMENDMENTS TO ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT

Benefits of Zoning Amendment



Shapes and Influences Development

Developers have several options to build on land in the Overlay District. This provides an option that meets the Town's housing and conservation goals.



Creates Inclusive and Livable Neighborhood

Eliminates age requirements and instead requires various housing types designed to allow aging in place. All required affordable units must be constructed and will count toward Stow's affordable home requirements.

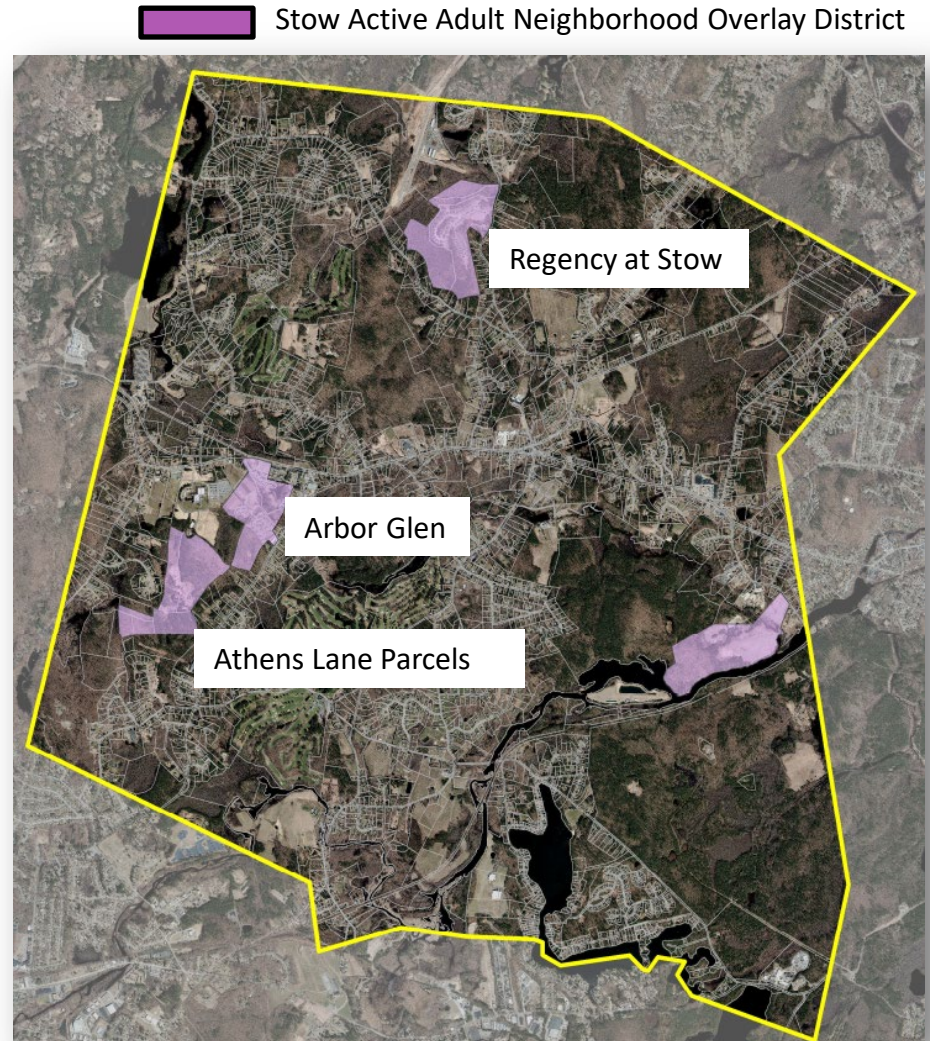


Balances Housing with Open Space Preservation

Increases amount of open space provided and requires design that incorporates connections with surrounding lands and neighborhoods.

Active Adult Neighborhood Overlay District

- Zoning Bylaw limits the number of AAN homes allowed in Stow;
- Amendments would allow more homes to be constructed, subject to updated standards.





Current AAN Bylaw

If the cap on units were lifted, up to 198 “age-restricted” homes could potentially be constructed at buildout.

Proposed AAN Bylaw

Allows up to 132 “age-targeted” homes at buildout with improved design standards.

Athens Lane

Current Development Potential

By Right Development – Research/Office/Manufacturing



Athens Lane

Current Development Potential

By Right Development – Screened Storage



Athens Lane

Current Development Potential

Comprehensive Permit (via Chapter 40B) | 250+ Housing Units



Data Source: Habitech, Inc. 2020 Concept Plan⁷

Zoning Amendment Goals

Produce “Age-Targeted” Homes and Communities to allow residents to age in place within a diverse community;

Require Diversity of Housing

Variations in mix of home size, design and affordability;

Improve Open Space Planning

by adopting proven standards from other Town bylaws and incentivizing connections and corridors of recreation and conservation;

Generate Functional Communal Spaces

Through inclusion of community kitchens, gardens, function spaces and pedestrian opportunities.



Goal #1

Produce Age Targeted Communities



Focus on design principles and standards that allow residents to comfortably age-in-place.

Goal #2

Require a Diversity of Housing Types

Requires adherence to design standards and diverse levels of affordability

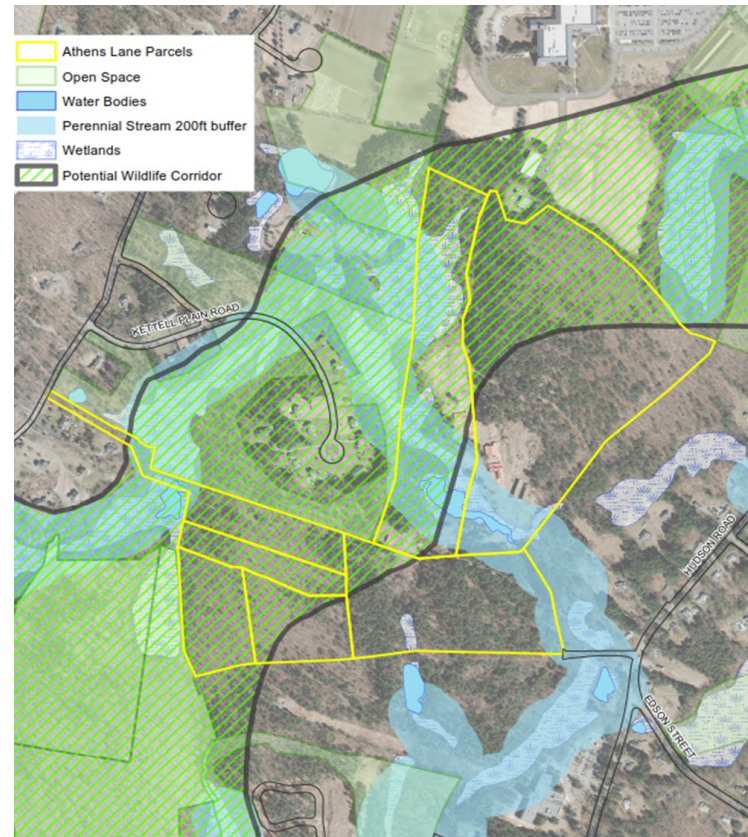


Goal #3

Improve Open Space Planning

Requires additional
open space
preservation/design;

Adopts language from
the Town's Planned
Conservation
Development Bylaw.



Goal #4

Generate Functional Community Spaces

Requires indoor and outdoor community spaces;

Requires connections to, sidewalks and/or trails.



Questions



Stow Active Adult Neighborhood Overlay District

