

ARTICLE: XX Amend Zoning Bylaw Sections 1.3 (Definitions), 5.4.9 (ACTIVE ADULT NEIGHBORHOOD Overlay District Special Housing Standards), and 7.3 (Schedule of Minimum Parking)

To see if the Town will vote to amend the Zoning Bylaw by amending Sections 1.3, 5.4.9, and 7.3 to read in their entirety as stated below in section (A-C) of this article; and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Zoning Bylaw; or to take any other action relative thereto.

A) Amend Section 1.3 (Definitions) by amending the following definitions to read in their entirety as stated below:

COTTAGE DWELLING - A detached one-family dwelling that does not exceed 1,800 sq. ft. of FLOOR AREA.

B) Amend Section 5.4.9.4 (Special Housing Standards) to read in its entirety as stated below:

5.4.9.4 At least 30% of total number of units in an AAN shall have a FLOOR AREA below 1,800' square feet. At least 50% of those units below 1,800' square feet shall be comprised of detached housing types.

C) Amend Section 7.3 (Schedule of Minimum Parking) to read in its entirety as stated below:

7.3 Schedule of Minimum Parking - General Requirements

7.3.1 Comparable USE Requirement - Where a USE is not specifically included in the Schedule of Minimum Parking, it is intended that the regulations for the most nearly comparable USE specified shall apply. Alternative off-street parking standards to those shown below may be accepted if the applicant demonstrates to the satisfaction of the Permit Granting Authority (or BUILDING INSPECTOR if no special permit or site plan approval is required), or their designee, that such standards are adequate for the intended USE.

7.3.1.1 Section 7.3 shall not apply to DWELLINGS, COTTAGE DWELLINGS or indoor community facilities proposed as part of the Active Adult Neighborhood Overlay District in Section 5.4 of the Bylaw. Parking Schedules shall adhere to the requirements of the Planning Board's Active Adult Neighborhood Rules and Regulations as amended.

7.3.2 Mixed Use Facilities - BUILDINGS or LOTS which contain more than one USE are considered mixed use facilities. In the case of mixed uses, the requirements shall be the sum of the requirement calculated separately for each use, so that adequate space

shall be provided to accommodate all vehicles anticipated on the premises at any one time. Parking spaces for one USE shall not be considered as providing the required spaces for any other USE, except when it can be clearly demonstrated that the need for parking occurs at different times.