

Summary of Existing Zoning and Proposed Amendments for May 2009 Town Meeting

Dimensional Standard	EXISTING		PROPOSED		
	Center Business	Chestnut Street	Needham Center Overlay	Lower Chestnut Street Overlay	Garden Street Overlay
Minimum Lot Area	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Minimum Frontage	80 feet	80 feet	80 feet	100 feet	80 feet
Maximum Building Height: By Right	35 feet 2.5 stories	35 feet 2.5 stories	<u>Sub-District A</u> 35 feet 2.5 stories <u>Sub-District B</u> 2.5 stories 35 feet	35 feet 2.5 stories	35 feet 2.5 stories
Maximum Building Height: By Special Permit	N/A	N/A	<u>Sub-District A</u> 37 feet, 3 stories <u>or</u> 48 feet 3+1 stories <u>Sub-District B</u> 37 feet 2+1 stories	For lots with frontage on Chestnut St: 37 feet 3 stories <u>or</u> 48 feet 3+1 stories	37 feet 2+1 stories
<u>Minimum</u> Building Height	N/A	N/A	<u>Sub-District A</u> 2 stories, 27 feet	N/A	N/A
Floor Area Ratio: By Right	1.0 or as existing on 1/1/90, whichever is greater	0.7	Same as Center Business	0.7	.7 by right
Floor Area Ratio: By Special Permit			2.0 <u>or</u> 3.0	For lots with frontage on Chestnut Street: 1.5 <u>or</u> 2.0	1.0 for multi-family 1.2 for other uses

ZONING SUMMARY

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	Center Business	Chestnut Street	Needham Center Overlay	Lower Chestnut Street Overlay	Garden Street Overlay
Front Setback	Minimum 3 feet, or Average of adjacent setbacks, whichever is smaller	Minimum 20 feet	Minimum 0 feet	Minimum 5 feet or Average of setbacks within 100 feet, whichever is smaller	Minimum 10 feet or Average of setbacks within 100 feet, whichever is smaller
Side and Rear Setback Adjacent to Residential Zones	Minimum 50 feet, including 25-ft. landscaped buffer closest to residential boundary	Minimum 50 feet, including 25-ft. landscaped buffer closest to residential boundary	Same as Center Business; except minimum setback 10 feet for underground parking structure	Same as Chestnut Street except: <u>Lots adjacent to residential districts</u> *Minimum setback 10 feet for underground parking structure <u>Lots adjacent to MBTA ROW</u> *Minimum setback 10 ft. for underground parking structure *Minimum 25-ft. setback composed of: (a) 10-ft. landscaped buffer or, by special permit, surface parking if landscaped and (b) 15 ft. for accessory uses, excluding buildings or structures.	Minimum 10 feet side and rear
Building Coverage	N/A	N/A	N/A	N/A	N/A

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Enclosed Parking	Included within FAR calculation with exception of underground parking exclusion by Special Permit; certain design standards also apply	Included within FAR calculations	Underground parking exempt from FAR	Underground parking exempt from FAR	Underground parking exempt from FAR
Basic Off-Street Parking Requirements	Per ZBL Section 5.1.2	Per ZBL Section 5.1.2	Per ZBL Section 5.1.2 except: * No parking required for retail <800 sq. ft. * Reduced parking for buildings with more than 40% of floor area located in upper stories * Bike racks required for residential uses * Payment in lieu of	Same as Needham Center Overlay	Same as Lower Chestnut Overlay