

Summary of Existing and Proposed Zoning

Dimensional Standard	Existing Chestnut Street	Existing Lower Chestnut Street Overlay	Proposed TODD
Minimum Lot Area	10,000 SF	15,000 SF	Same as Lower Chestnut Street Overlay
Minimum Frontage	80 feet	100 feet	50 feet
Maximum Building Height By Right	35 feet 2.5 stories	35 feet 2.5 stories	Same as Lower Chestnut Street Overlay
Maximum Building Height By Special Permit	N/A	For lots with frontage on Chestnut Street: 37 feet 3 stories <u>or</u> 48 feet 3+1 stories	For lots with required frontage on Chestnut Street: 80 feet 6 stories (sixth story under pitched roof or recessed)
Minimum Building Height	N/A	N/A	N/A
Floor Area Ratio By Right	0.70	0.70	Same as Lower Chestnut Street Overlay
Floor Area Ratio By Special Permit		For lots with frontage on Chestnut Street: 1.50 <u>or</u> 2.00.	Same as Lower Chestnut Street Overlay
Front Setback	Minimum 20 feet	Minimum 5 feet or average of setbacks within 100 feet, whichever is smaller Maximum: 15 feet from front property line.	Minimum 5 feet or average of setbacks within 100 feet, whichever is smaller Maximum: 150 feet from front property line.
Side and Rear Setback Adjacent to Residential Zones and MBTA ROW	Minimum 50 feet, including 25-ft landscaped buffer closest to residential boundary	Same as Chestnut Street, except: for lots adjacent to MBTA ROW, minimum 25-ft setback and 10-ft landscaped buffer	Same as Lower Chestnut Street Overlay, except: for Multi-Family Dwelling-only development on lots adjacent to MBTA ROW, minimum 5-ft setback and 5-ft landscaped buffer and for lots abutting residential district, minimum 5-ft setback
Building Coverage	N/A	N/A	N/A
Enclosed Parking	N/A	Underground Parking Exempt from FAR	Same as: Lower Chestnut Street Overlay
Basic Off-Street Parking Requirements	Per ZBL Section 5.1.2 and 5.1.3	Per ZBL Section 5.1.2 and 5.1.3, except: <ul style="list-style-type: none"> • No parking required for retail <800 SF • 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 parking spaces to Needham Center Off-Street Parking Fund 	Same as Lower Chestnut Street Overlay, except for Multi-Family Dwelling-only development: <ul style="list-style-type: none"> • One parking space required per bedroom • Reduced aisle width for one-way traffic within parking area Minimum number of required parking spaces and payment of fees in lieu parking of parking spaces may be waived for all developments having an FAR > 1.50.
Affordable Housing		For developments with not more than 10 dwelling units, at least one unit. For developments with 11 or more dwelling units, at least 10 percent. Floor area of affordable unit not counted towards FAR.	Same as Lower Chestnut Street Overlay