

# HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING

NEEDHAM, MA

MARCH 05, 2019



PREPARED BY:

**STUDIO ENÉE**





**EXISTING VIEW FROM HIGHLAND AVENUE**

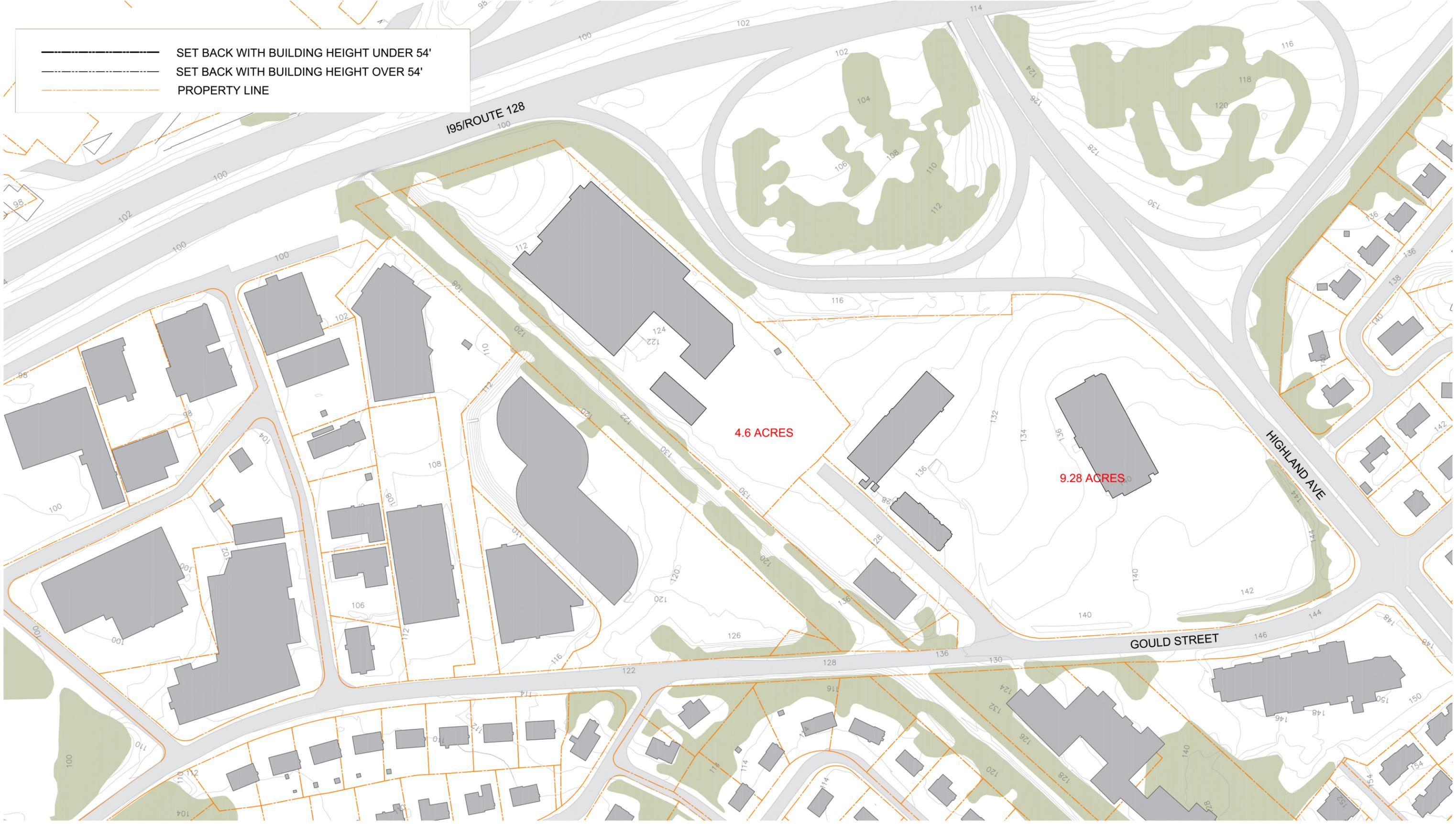


**EXISTING VIEW FROM GOULD STREET/ HIGHLAND AVENUE**



**EXISTING VIEW FROM GOULD STREET**

- SET BACK WITH BUILDING HEIGHT UNDER 54'
- - - SET BACK WITH BUILDING HEIGHT OVER 54'
- - - - PROPERTY LINE





# Amend Zoning By-Law Highway Commercial 1 Zoning District

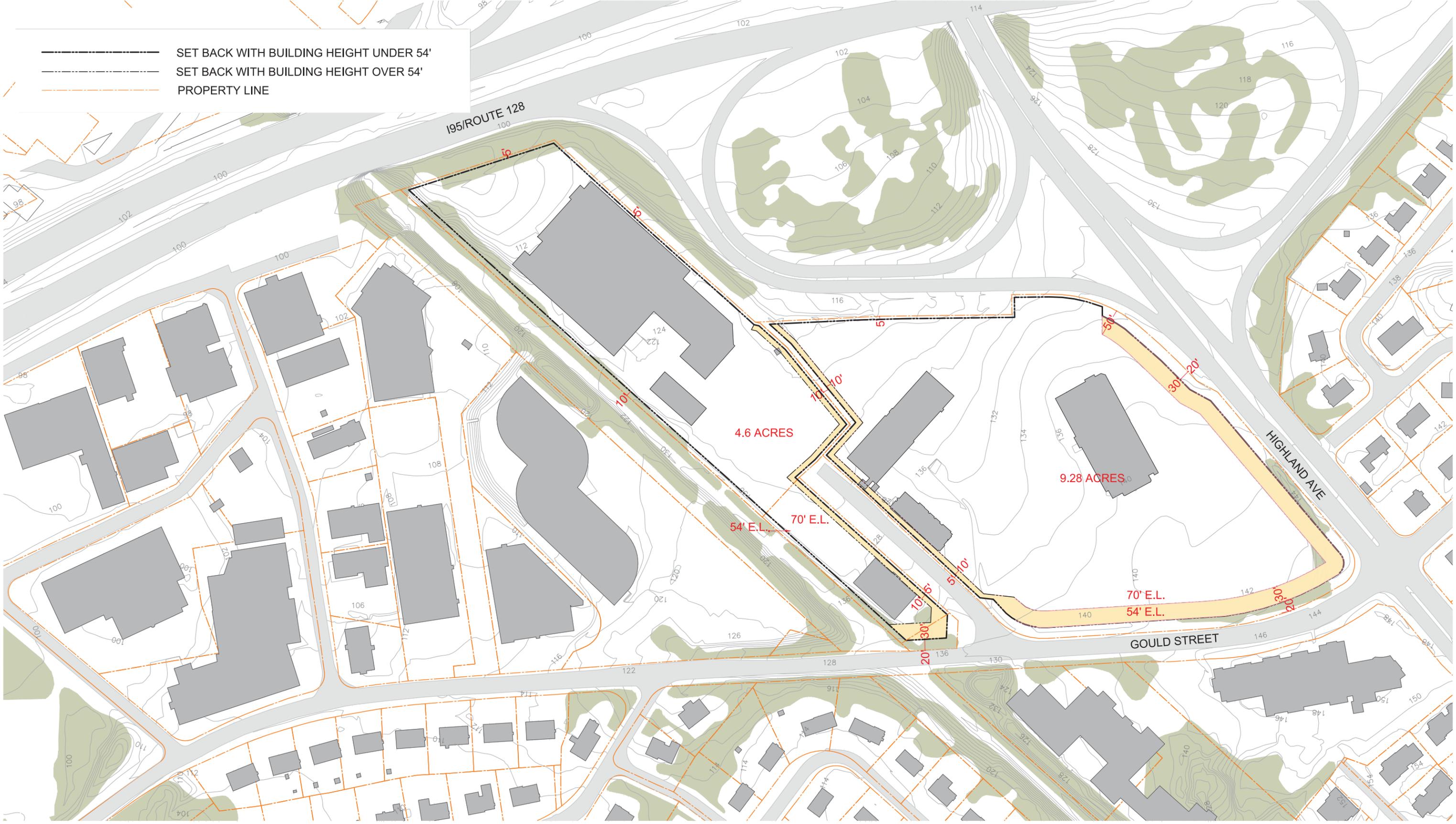
**Major Dimensional Changes from Industrial 1 to Highway Commercial 1** (comprised of the area along Gould Street between Highland Avenue and the RR track—essentially Muzi and Channel 5—across Gould Street from Elder Services District.) The **RED** reflects the existing requirements:

Minimum Lot Area (Sq. Ft.)	Minimum Lot Frontage (Ft.)	Front Setback (Ft.) (1)	Side Setbacks (Ft.) (1) (3)	Rear Setback (Ft.) (3)	Maximum Height (Ft.) (1)	Maximum Lot Coverage (2) (4) (7)	Floor Area Ratio (5) (6)
20,000	100	5	10	10	70	65%	1.00
<b>20,000</b>	<b>100</b>	<b>20*</b>	<b>20</b>	<b>10</b>	<b>2 story/30</b>	<b>None</b>	<b>0.5**</b>

**\*50' buffer on Gould and Highland \*\*under special circumstances 0.65-0.75**

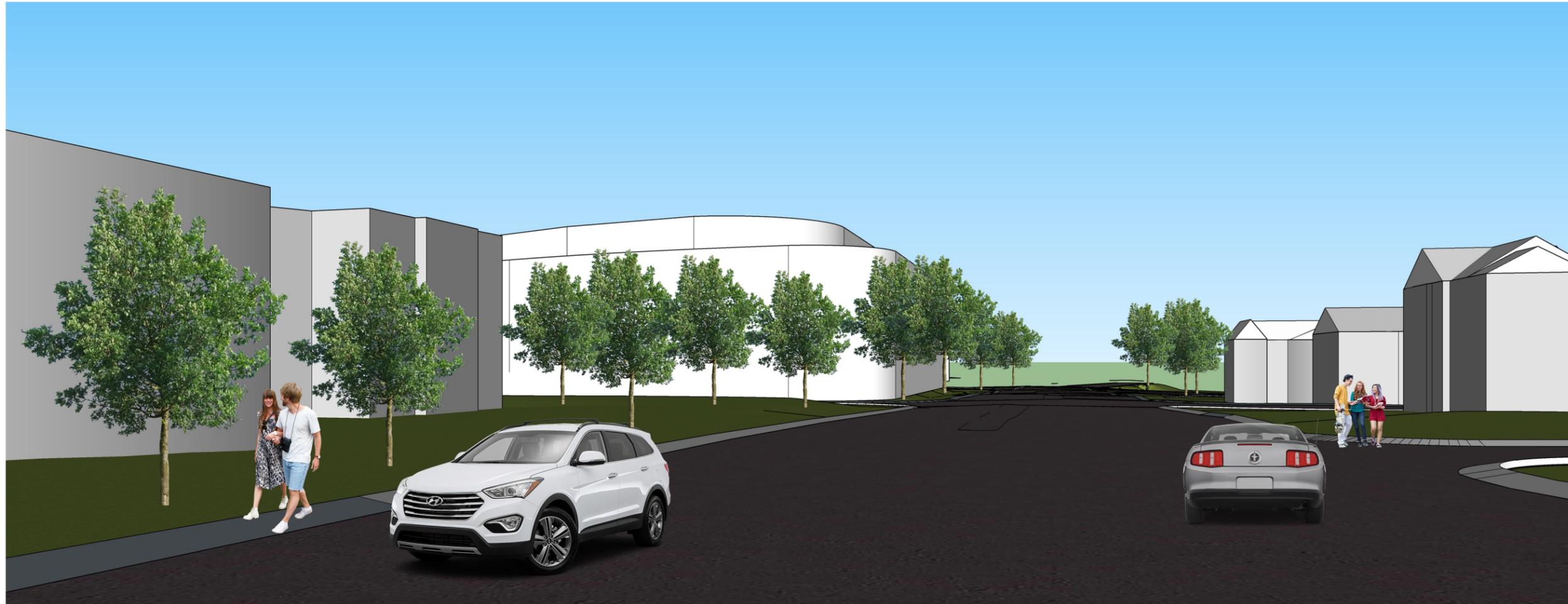
1. Heights within 50' of Gould and Highland are limited to 54' unless additional height is contained under pitched or recessed roof. By special permit height can be increased to 84'. Setbacks increase to 15' front and 20' side if the building height exceeds 54'. A 20' landscape buffer is required on Highland and Gould.
4. A minimum of 20% of the total lot area must be open space.
5. The FAR may be increased up to 1.75 by special permit provided certain findings are made.

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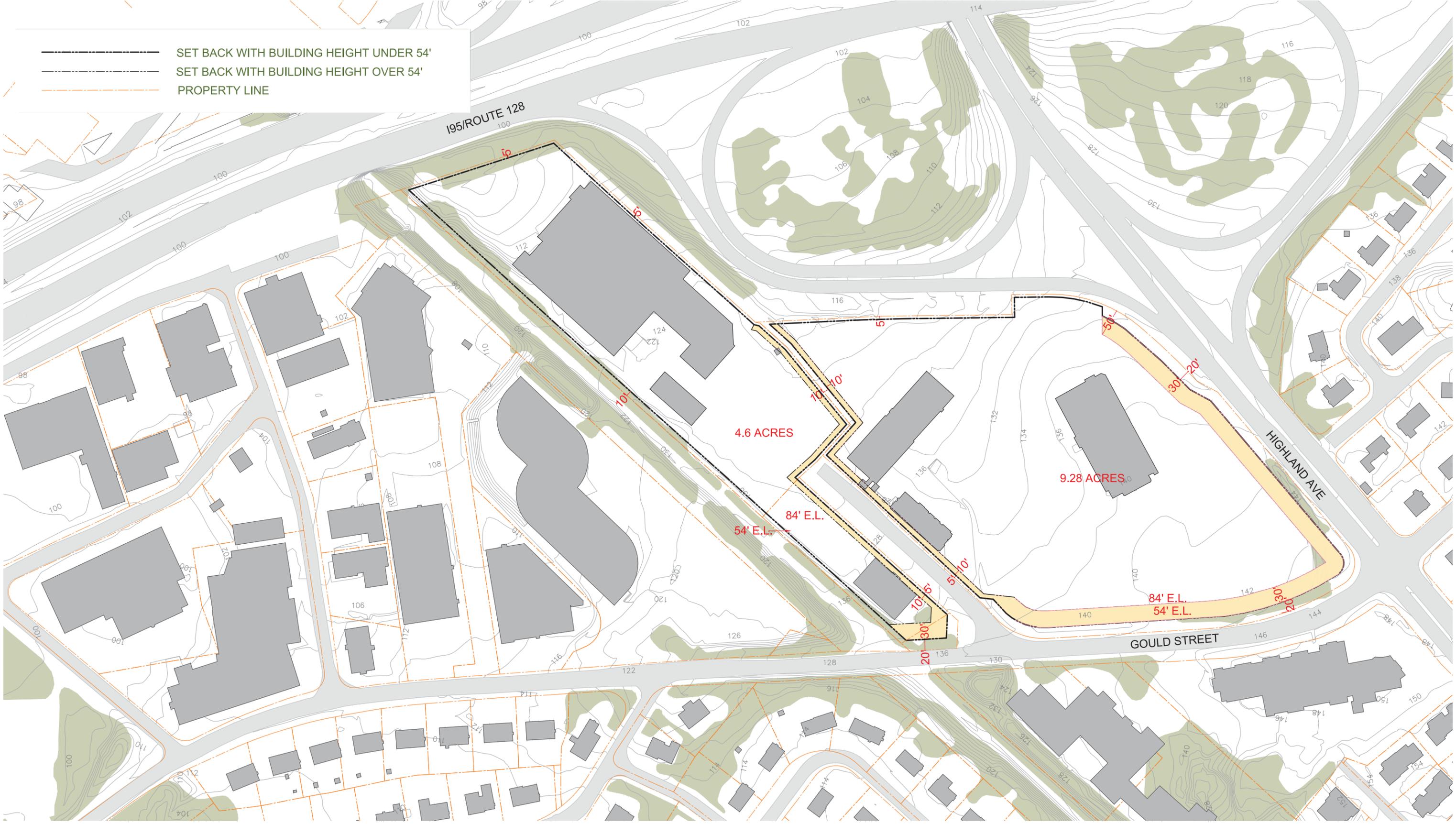




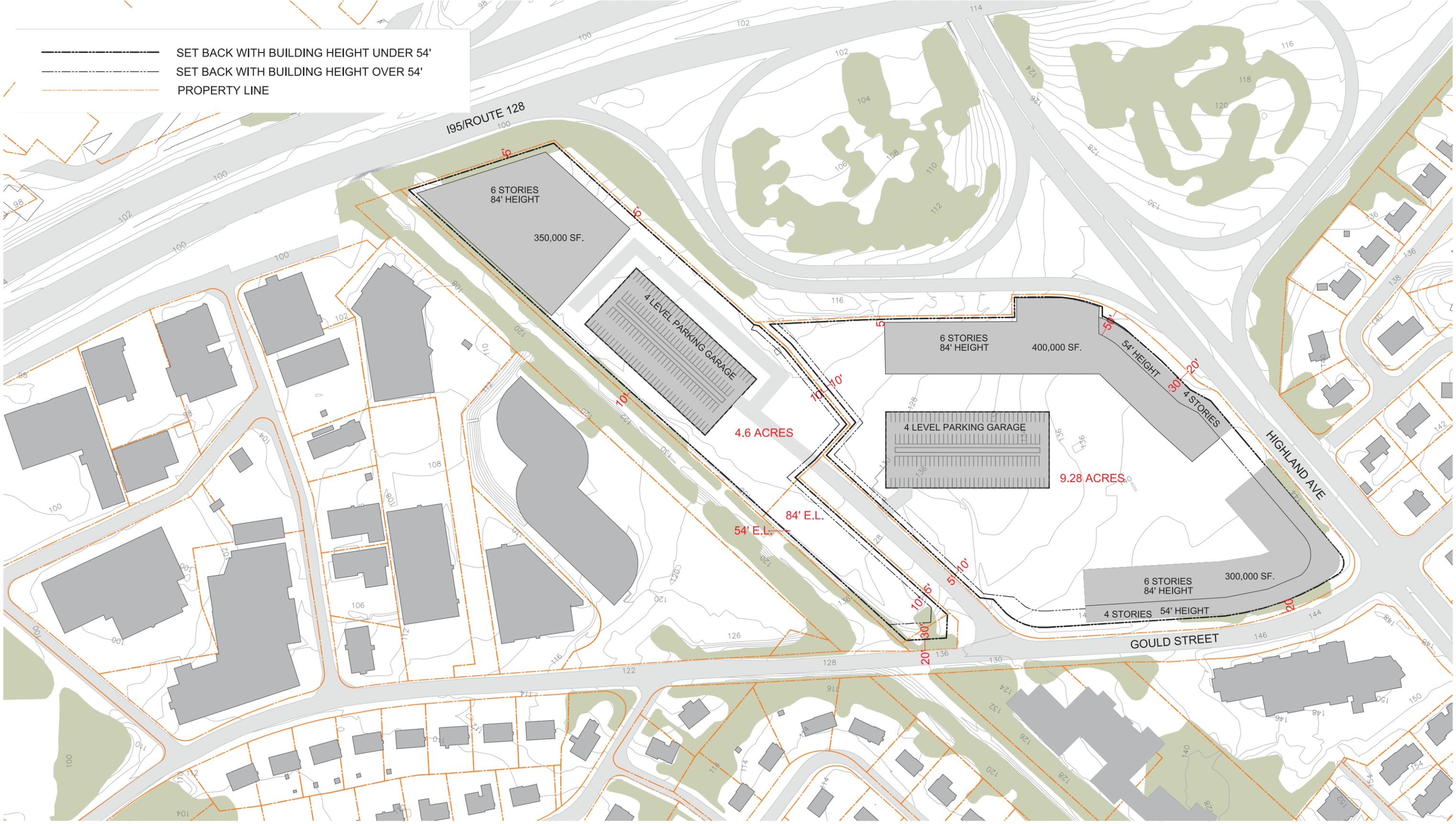


AS OF RIGHT VIEW FROM GOULD STREET TOWARDS HIGHLAND AVENUE

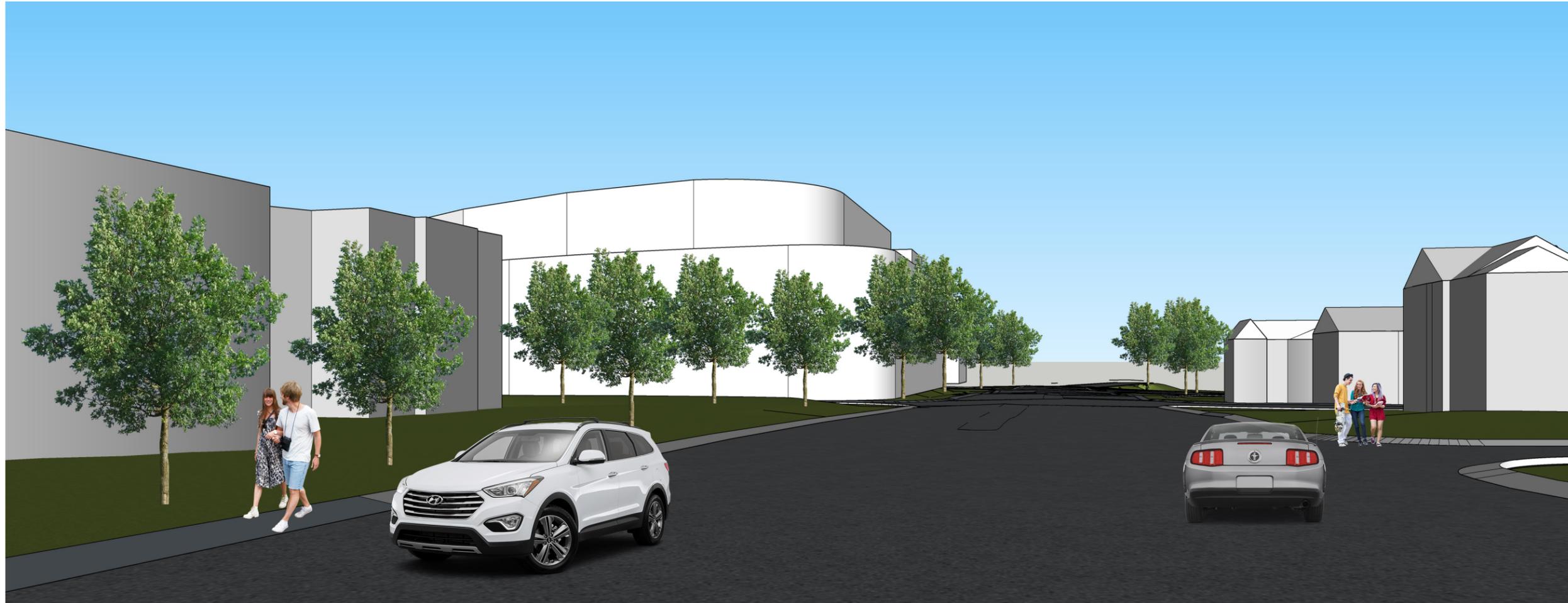
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**SPECIAL PERMIT VIEW FROM GOULD STREET TOWARDS HIGHLAND AVENUE**