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TOWN OF NEEDHAM MASSACHUSETTS ZONING MAP

NEEDHAM PLANNING BOARD

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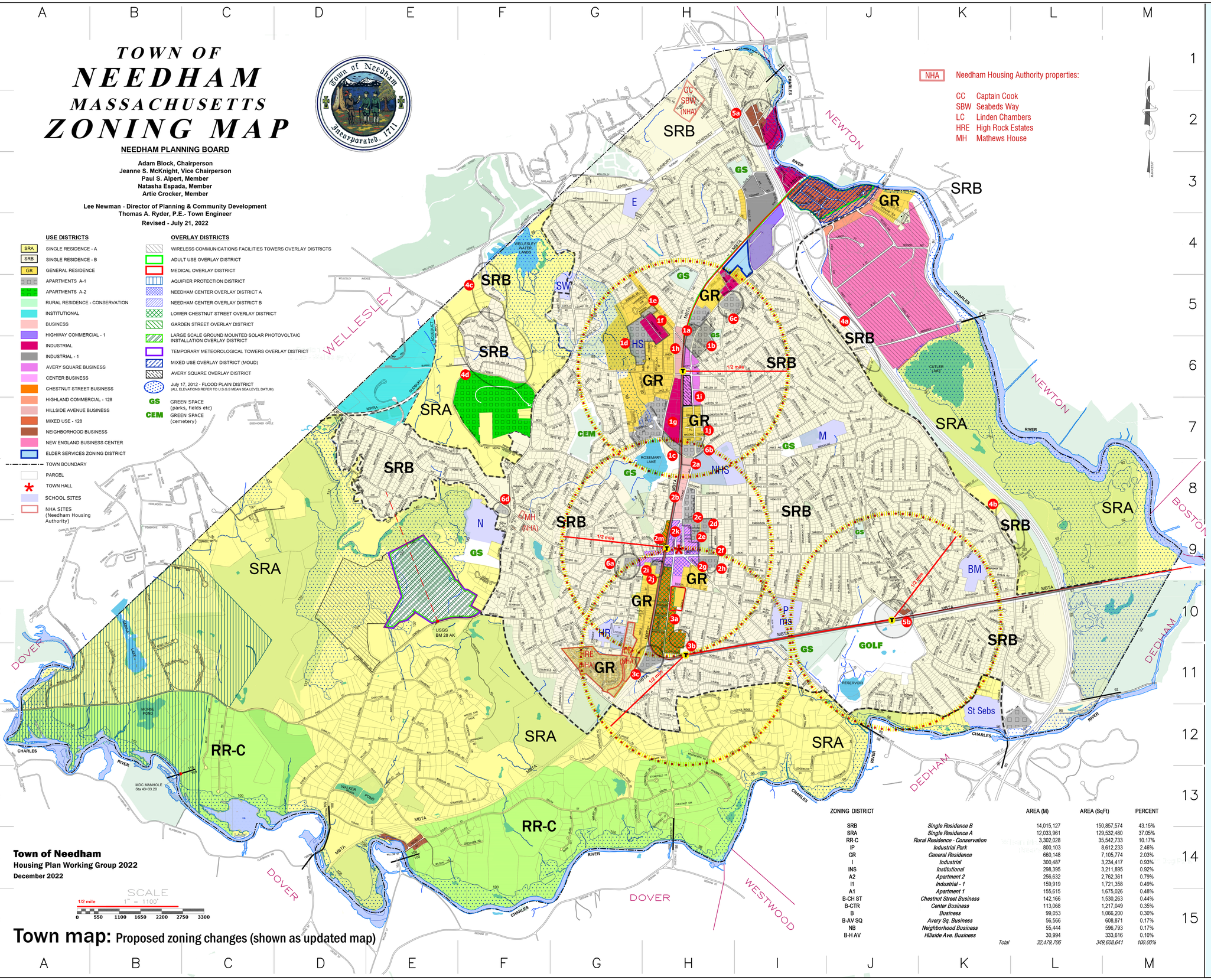
Revised - July 21, 2022



ZONING DISTRICT		AREA (M)	AREA (SqFt)	PERCENT
SRB	*Single Residence B*	14,015,127	150,857,574	43.15%
SRA	*Single Residence A*	12,033,961	129,532,480	37.05%
RR-C	*Rural Residence - Conservation*	3,302,028	35,542,733	10.17%
IP	*Industrial Park*	800,103	8,612,233	2.46%
GR	*General Residence*	660,148	7,105,774	2.03%
I	*Industrial*	300,487	3,234,417	0.93%
INS	*Institutional*	298,395	3,211,895	0.92%
A2	*Apartment 2*	256,632	2,762,361	0.79%
I1	*Industrial - 1*	159,919	1,721,358	0.49%
A1	*Apartment 1*	155,615	1,675,026	0.48%
B-CH ST	*Chestnut Street Business*	142,166	1,530,263	0.44%
B-CTR	*Center Business*	113,068	1,217,049	0.35%
B	*Business*	99,053	1,066,200	0.30%
B-AV SQ	*Avery Sq. Business*	56,566	608,871	0.17%
NB	*Neighborhood Business*	55,444	596,793	0.17%
B-H AV	*Hillside Ave. Business*	30,994	333,616	0.10%
	Total	*32,479,706*	*349,608,641*	*100.00%*

Town of Needham
Housing Plan Working Group 2022
December 2022

Town map: Proposed zoning changes (shown as updated map)

ZONING CHANGES FOR CONSIDERATION:

Needham Heights District (group 1):

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, or **GR**, including locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned SRB:

1a. From Hamilton Highlands (Apartment A-1) along Highland Avenue south to Hunnewell Street;
1b. Avery Park Condominium and farther south along Highland Avenue to Hunnewell Street and including the Methodist Church at Hunnewell and Highland;
1c. Extend existing Apartment A-1 zoning across Hillside Avenue and along the northerly side of Rosemary Street adjacent to the Industrial District and up to the MBTA right-of-way (see item 1g. below) and beyond the ROW to Highland Avenue to include Needham Library (see item 1g. below and Christ Episcopal Church (se item 1J. and 6b. below);

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned GR:

1d. Convert Hillside School and the rear portions of 5 lots of the Industrial district on Crescent Road that abut the Hillside School to Apartment A-1;
1e. Convert Brookline Rug parcel to Apartment A-1, but the current use may remain as a prior non-conforming use. It has connection to both Hunnewell and Crescent Road and can be part of a consolidated MF district with the rest of new Apartment A-1 and the Industrial District that is to be rezoned to allow MF by-right as a use (see item 1f. below);

Amend current **Industrial** Districts within 1/2 mile of Needham Heights transit station to allow MF as an additional allowed use with **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size.

1f. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District along Crescent Road;

1g. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way and between West and Rosemary Streets;

Amend current **Hillside Avenue Business** District within 1/2 mile of transit station to allow MF by-right and use **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size. Allow mixed-use option by Special Permit.

1h. Hillside Avenue Business from both sides of the Hunnewell intersection south to the south side of West Street;

Amend current **Avery Square Business** District within 1/2 mile of transit station. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

1i. Avery Square Business – increase height from 35 ft. to 38 ft. for mixed-use MF allowed by special permit;

Expand **General Residence** over **SRB** area along the Highland Avenue corridor to allow 2-family and SF conversions to 2-family.

1j. Both sides of Highland Avenue from Rosemary Street to Avery Square Business District (but see item 1c. above and 6B. below related to rezoning Christ Church to Apartment A-1).

Needham Center District (group 2):

Amend and extend current **Business** District within 1/2 mile of transit to allow MF by-right and use **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size. Allow, by special permit, mixed-use MF to 48 ft. & 4 stories with 4th floor setback.

2a. Extend Business District north to Rosemary Street to include portion of Sudbury Farms parcel now zoned SRB;
2b. Business District along Highland Avenue from May Street northerl to Rosemary Street to include all of Sudbury Farms parcel;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, **GR** or **Industrial** or in locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned SRB:

2c. St. Joseph School strip along May Street;
2d. Stephen Palmer former school leased by Town for multi-family housing;
2f. YMCA site on Great Plain Avenue next to Greene's Field;
2g. 888 Great Plain Avenue (former nursery/garden center);
2h. Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned GR:

2e. Lots on Pickering Place together with a portion of St. Joseph School parcel;
2i. Consolidate a portion of the Denmark Lane MF housing south of the Needham Center Overlay District, currently zoned GR, and combine it with the small Industrial district along the MBTA right-of-way proposed for rezoning to Apartment A-1 that is also part of the Denmark Lane MF project area (see item 2j. below);

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned Industrial:

2j. Convert the small Industrial district along the MBTA right-of-way to be combined with the front portion of the parcel being rezoned from GR (see item 2i. above) that is also part of the Denmark Lane housing project area.

Amend current **Center Business** and **Overlay District B** and **Garden Street Overlay** District within 1/2 mile of transit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

2k. Increase height limits in Needham Center Overlay District B for mixed-use MF to 48 ft. & 4 stories with 4th floor setback. No stand-alone MF is allowed in the district;
2m. Rezone Garden Street Overlay District by changing stand-alone MF to be allowed by right, rather than special permit, using the existing dimensional limits.

Needham Junction District (group 3):

Amend current **Chestnut Street Business** District and **Lower Chestnut Street Overlay** District within 1/2 mile of transit to allow stand-alone MF by-right, and mixed-use with MF by special permit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

3a. Chestnut Street Business and Lower Chestnut Street Overlay District changed to allow stand-alone MF using Apartment A-1 dimensional limits with a minimum 10,000 sf lot size, with 4-story / 48 ft. limits allowed by special permit for mixed-use MF in the Lower Chestnut Street Overlay District;
3b. Extend Chestnut Street Business and Lower Chestnut Street Overlay Districts to include Skilled Nursing Facility (SNF) property on Lincoln Street;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, or **Chestnut Street Business** Districts or in locations of non-conforming existing non single-family (SF) uses. Use **Apartment A-1** dimensional limits.

Apartment A-1 – rezone parcels within ½ mile of Needham Junction station, now zoned Chestnut Street Business, Lower Chestnut Street Overlay District and SRB:

3c. Rezone the Hartney Greymont site (now partly Chestnut Street Business/ Lower Chestnut Street Overlay District and partly SRB) to be Apartment A–1 to allow MF without allowing mixed-use, with the current use allowed to remain as a prior non-conforming use.