

West Chatham Neighborhood Center District Draft Zoning

COMPARISON OF EXISTING ZONING TO DRAFT PROPOSED ZONING

The existing zoning for the proposed West Chatham Neighborhood Center (WCNC) is GB3 zoning. The current proposed zoning for the WCNC includes three different zones: Zone A1 is the area within 100' of Route 28 right-of-way for lots with frontage on Route 28; Zone A2 is the area beyond 100' of Route 28 right-of-way for lots with frontage on Route 28; and Zone B includes lots without frontage on Route 28. Below is a high-level comparison of some key parts of the existing zoning in the area and the draft proposed zoning.

	EXISTING (GB3)	WCNC ZONE A1	WCNC ZONE A2	WCNC ZONE B
LOT STANDARDS				
Minimum Lot Size	10,000 sf	Same as existing (10,000 sf)		
Minimum Lot Frontage	100'	Same as existing (100')		
Maximum Lot Coverage	60%	Same as existing (60%)		
SETBACKS				
Road Setback	50' minimum	10' minimum; 20' maximum for primary building	10' minimum	10' minimum; 30' maximum for primary building
Minimum Abutter	15'	15' when abutting residential zone, otherwise 8'	15' when abutting residential zone, otherwise 10'	15' when abutting residential zone, otherwise 10'
Minimum Parking Setback	20' from road; 15' from abutters	10' behind the primary building façade	30' from all road frontages	10' behind the primary building façade

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	EXISTING (GB3)	WCNC ZONE A1	WCNC ZONE A2	WCNC ZONE B
BUILDING FORM				
Maximum Building Height	30'/2.5 stories	30'/2 stories (2.5 stories if providing deed-restricted affordable housing units)		
Façade Width Maximum	(No maximum)	75' for the total street-facing façade, with 10' step back required if over 50'		
Single Building Footprint Maximum	(No maximum)	3,000 sf/building	5,000 sf/building	4,000 sf/building
Roof Slope	(None)	Minimum pitch of 6:12 for main roof; no flat roofs		
STREETSCAPE				
Building Frontage Occupancy	(No minimum)	50% minimum	-	-
Lot Frontage Occupancy	(No minimum)	70% minimum	-	-
Transparency Minimum for Street-facing Facades	(No minimum)	35% minimum for the ground floor; 20% for the upper floor (exemption for historic structures)	-	-
MAXIMUM DENSITY				
Residential Density	Approximately 4 dwelling units/acre (for "apartments incidental to commercial use")	8 dwelling units/acre; bonus for affordable housing	8 dwelling units/acre; bonus for affordable housing	8 dwelling units/acre; bonus for affordable housing

PARKING REQUIREMENTS

The draft parking requirements for the proposed WCNC, for all zones, include not only minimums but also maximums, which is a best practice for parking management. The minimum requirements for uses are typically lower than existing zoning while the maximum values tend to align with the existing parking minimums. These lower parking requirements are due to opportunities for greater walkability and shared parking through concentrating a mix of uses in the neighborhood center. Parking is prohibited in the front yard in all zones in the WCNC to facilitate a more engaging and pedestrian-friendly streetscape.

USES

Uses not listed in the Permitted Use Provisions that are similar in character, scale, and impact to Permitted Uses may be allowed if determined by the Building Commissioner to be consistent with the regulations and intent of the WCNC.

	Use	EXISTING (GB3)	WCNC ZONE A1	WCNC ZONE A2	WCNC ZONE B
Commercial	Bank	P	P	P	P
	Conservation of Natural Features	P	P	P	P
	Formula Business Establishment	SP/SPA	SP	SP	SP
	Low Intensity Recreational Use	P	P	P	P
	Lunch Room	SC	SC	SC	SC
	Medical Clinic	SP	P	P	P
	Motel, Hotel and Inn	SP	SP	SP	SP
	Personal and Household Services	P	P	P	P
	Private Educational Use	P	P	P	P
	Professional Office	P	P	P	P
	Public Educational Use	P	P	P	P
	Religious and Municipal Use	P	P	P	P
	Restaurant	SC	SC	SC	SC
	Retail Sales and Service	P	P	P	P
Roadside Stand	P	P	P	P	
Tourist Home	SC/SPA	SC	SC	SC	
Mixed Use	Mixed Use Development (A building or buildings in which there are a mix of permitted commercial use(s) and dwelling unit(s))	(new definition for WCNC)	SC	SC	SC
	Home Occupation	X	P	P	P

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Residential	Affordable Apartment Incidental to a Single Family Dwelling (for pre-existing single family dwellings)	SP	SP	SP	SP
	Conversion of Existing Dwelling to Multi-family Dwelling	SC/SPA	SC	SC	SC
	Dormitories	SP	X	X	X
	Multi-family Dwelling (including townhouses, duplexes, etc.)	X	X	SP	SP
	Accessory Dwelling Unit	P**	P	P	P
	One-Family Dwelling	SP	X	X	X

X – Not permitted P – Standard permitted use SC – Special condition SP – Special permit ** In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw.