

AMHERST PLANNING BOARD
Zoning Subcommittee
FY 10 Work Plan (DRAFT)
[Suggested priorities are **bolded**]

PRIORITY A (2009 Annual Town Meeting – provisional list):

- * **Phased Growth Amendment – Alternative controls/performance standards ← (Nov. 2009 deadline)**
- * **Expansion of Municipal Parking District**
- * **Recreational Facilities in Res. Development (w/ LSSE)**
- * **Main/Dickinson/High Streets & new Neighborhood Business (B-N) District**
- * **Village Center Zoning:**
 - **Atkins Corner village center zoning (B-VC, B-N, R-VC, PURD) – long-term**
 - **Cushman Village center (B-VC, R-VC) – long-term**
 - **Gatehouse Road/Old Farms (B-VC, R-VC) – long-term**
- * **Housing:**
 - **Adjust Dimensional Regulations in R-G and R-VC to encourage infill**
 - **“Buy-out” provision (payment in lieu of) for meeting affordable housing goals**
- * **Acceptance of Mullin Rule (M.G.L. Ch. 39, Sec. 23D)**

PRIORITY B

- * Master Plan Zoning priorities – Zoning Map analysis, etc.
- * Form-Based Codes (targeted areas)
- * Economic Development Amendments
- * Brownfields development incentives [MP]
- * Light Industrial (LI) District ~ Reconsideration of district
- * Expand DRB jurisdiction/expand applicability of design review principles & standards
- * Reconsider Parking Standards (res. req's in centers)
- * Inn/restaurant regulation (SP→SPR)

Property Owner or Citizen requests:

- ~ Low Impact Development/Green Building Standards & Bldg/Lot Coverage Requirements (w/ Energy Task Force)
- ~ 284 No. Pleasant Street – amendment of zoning covenant

Town Meeting Referrals:

- ~ Steep Slopes
- ~ Visitability (w/ DAAC)
- ~ Farm/ FC Development Standards amendments (w/ Agricultural Commission)
- ~ New development standards for property adjacent to active farmland
- ~ Accessory Farm Stands (w/ Agricultural Commission)

Housing-Related amendments:

- ~ Unit count→square footage in Res. Developments of 5+ units [MP]
- ~ Unified & Enhanced Density Bonuses (new Article 16?)
- ~ Converted Dwellings (1→2 units by SPR)
- ~ Allow Duplexes and Conversions in ARP District, with standards

Zoning Map Issues to be Studied:

- Village Center zoning:
 - Cushman Village center rezoning
 - Gatehouse Village Center (B-VC /R-VC)
 - ~ West Amherst PRP (N'ton Rd./Snell)
- ~ North Amherst PRP boundaries
- ~ Downtown Transitional edges (B-L uses & dimensions)
- ~ Reconsideration of R-N District boundaries
- ~ East Amherst OP/PRP

Other/Subdivision Regulations:

- ~ Comprehensive Rewrite
- ~ Section I.V.1.b. – Private wells & septic in same development
- ~ Street/Shade Tree Regulation Improvements

PRIORITY C

- * Adult Entertainment Uses
- * Hotels/Motels (SP→SPR in B-G & R-VC)
- * FPC Map & Bylaw amendments (w/ FPC Task Force)
- * Converted Dwellings/Outbuildings in ARP
- * Lighting Standards
- * Waste /Recycling Standards
- * PRP Development Design Standards
- * Mixed Uses in R-G
- * Accessory Business Uses in Residence Districts
- * Political Signs
- * Residential Parking regulations
- * Driveway regulations
- * Parking Lot Standards/Design revision
- * Religious Institution Setbacks (new structures vs. existing)
- * Commercial District (COM) Development Design Standards

Technical Fixes:

- Definitions:
 - ~ Amusement devices definition (Section 12.01 – ZBA request)
 - ~ “Family”
 - ~ “Street”
 - ~ “Floor”

Housing-Related Amendments:

- ~ Table 3 amendments: 1) non-conforming dimensions; 2) R-G & R-VC, distinct lot area requirements for single bedroom dwelling units
- ~ Age-Restricted Development regulations

Planning Board Rules & Regulations:

- ~ SP→SPR switch for clusters (overdue correction)
- ~ Update & coordinate with ZBA Rules & Regulations.
- ~ Sound regulations
- ~ Preliminary OSCD Review Procedure (administrative? For all SPRs, SPPs, subdiv.'s, etc.?)

Zoning Amendments Adopted Since 10/04

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|---|--|
| * Density Calculations | * Municipal Parking District |
| * Design Review Districts | * Inclusionary Zoning (% affordable) |
| * Spring Street (R-G → B-G) rezoning | * Prof./Tech. Offices Amendment |
| * Research & Industrial uses (Sections 3.370, 3.371, & 3.372) | * Accessory Light Manufacturing |
| * South East Street/College Street R-N→B-VC/R-VC | * Phased Growth extension to 11/2009 |
| * Ewert (McClellan/No. Pleasant, R-G→B-L (contract zoning) | * Inclusionary zoning |
| * Supplemental Apartments – allow in R-G; increase max. from 600 to 900 sq. ft.; add purposes | * Olympia Drive, R-F→ R-N |
| * PB/ZBA/DRB appointments (3 articles) | * Affordable cluster dimensions |
| * Demolition Delay – 6 mos. →12 mos. (request of Historical Commission) | * Fences (B-G, B-L, B-VC) |
| * Cluster Table 3 footnote (SP→SPR switch) | * R-G & R-VC Density calculations (footnote “m”) |
| * Section 6.0 (tech. fix) | * B-G & B-VC upper floor res. |
| * Wetlands (WD) District removal | * Drive-through Facilities |
| * Design Review Districts (overlay) | * Municipal Parking District (overlay) |
| * Inclusionary Affordable Limits | * Density Calculations |
| * Residential Density in B-G & B-VC | * Duplexes in R-G & R-VC |