



**PLANNING BOARD**

**Report to Town Meeting**

**Article 27. Zoning – Separate B-L (Limited Business) & COM (Commercial) Districts in Table 3, Dimensional Regulations – (Planning Board)**

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To see if the Town will amend Article 6, Table 3, Dimensional Regulations, of the Zoning Bylaw, with respect to dimensional requirements for the Limited Business (B-L) and Commercial (COM) districts, as follows:

~ SEE WARRANT ~

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Recommendation

The Planning Board voted 6-0-0, with 1 member absent, to recommend that Town Meeting adopt Article 27.

Background and Purpose

Article 27 is a formatting change to the Zoning Bylaw. In the current Bylaw, the Limited Business (B-L) and Commercial (COM) districts are listed in the same column of Article 6, Table 3 - Dimensional Regulations. Besides the shared column, these districts have little in common - they occur in varying areas of the Town. The dimensional regulations of the two districts are the same, with the exception of a footnote (Footnote “j”) relating to lot coverage. Article 27 does not alter any of the dimensional regulations in either district. It would separate them into two columns to make Table 3 more consistent and comprehensible, and to clarify that a possible future change to one district would not impact the other. The Bylaw is far from a perfect document, and this article addresses one of a list of formatting, numbering, and reference issues which the Planning Board has identified.

Process and Public Hearing

The Planning Board held a public hearing on this article on February 17th, 2016. One member of the public spoke, in favor of the proposed changes.

The Planning Board voted 6-0-0 with 1 member absent, to recommend that Town Meeting adopt Article 27.

Town of Amherst



# ARTICLE \_\_\_: BL & COM Dimensional Columns

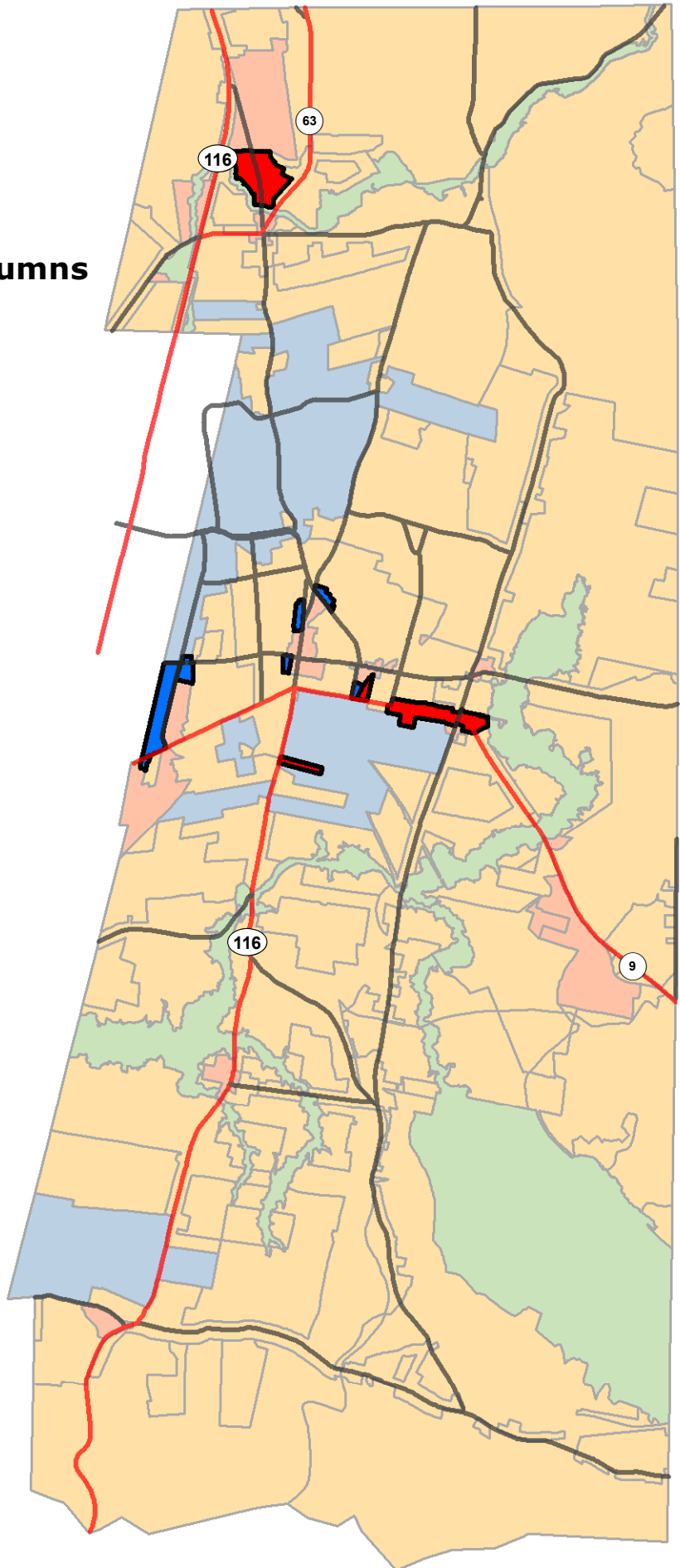
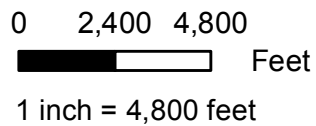
## Legend

### Zoning Districts

-  B-L: Limited Business
-  COM: Commercial
-  Residential Zones
-  Business/Professional Zones
-  Educational Zone
-  Flood-Prone Conservancy Zone

### Streets

-  State Routes
-  Major Roads



Horizontal Datum: MA Stateplane Coordinate System,  
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40'  
and 1"=100' scale from April, 1999 Aerial Photography,  
Aerial Photography, April, 2004.  
Parcels compiled through a "best-fit" methodology to  
match the basemap; revisions are ongoing.  
Property Lines are not for conveyance purposes.

The Town of Amherst and its mapping contractors assume  
no legal responsibility for the information contained herein.

**EXISTING**

TABLE 3 - DIMENSIONAL REGULATIONS<sup>1</sup>

Zoning District	R-LD	R-O <sup>1</sup>	R-N <sup>1</sup>	R-VC	R-G	R-F	B-C	B-L COM	B-VC	B-N	OP	LI	PRP	FPC	ED
Basic Minimum Lot Area (sq. ft.) <sup>b</sup>	80,000	30,000	20,000	15,000	12,000 <sup>m</sup>	20,000	12,000 <sup>l</sup>	<b>20,000<sup>b</sup></b>	2,000 <sup>b</sup>	15,000 <sup>ab</sup>	40,000 <sup>a</sup>	30,000 <sup>a</sup>	80,000		
Additional Lot Area/Family (sq. ft.)	10,000	10,000	6,000	4,000	2,500 <sup>nm</sup>	1,250 <sup>al</sup>		<b>4,000</b>	2,500 <sup>ob</sup>	1,500 <sup>ob</sup>					
Basic Minimum Lot Frontage (ft.)	200	150	120	120	100	100	40 <sup>l</sup>	<b>125<sup>b</sup></b>	60 <sup>b</sup>	100 <sup>b</sup>	100 <sup>a</sup>	100 <sup>a</sup>	200		
Basic Minimum/Maximum Front Setback (ft.) <sup>m</sup>	30	25	20	15	15	20	0/20 <sup>l</sup>	<b>20</b>	10/20	10	30	20	20	40	
Basic Minimum Side and Rear Yards (ft.) <sup>e</sup>	20	25	15 <sup>d</sup>	15 <sup>d</sup>	10 <sup>d</sup>	10	10 <sup>m</sup>	<b>25<sup>a</sup></b>	10 <sup>a</sup>	10 <sup>ae</sup>	f	e	f	20	
Maximum Building Coverage (%)	10	15	20	25 <sup>a</sup>	25 <sup>a</sup>	45 <sup>a</sup>	70 <sup>l</sup>	<b>35</b>	35 <sup>a</sup>	35 <sup>a</sup>	20	25	25	10	
Maximum Lot Coverage (%) <sup>c</sup>	15	25	30	40	40	65 <sup>a</sup>	95 <sup>l</sup>	<b>70/85<sup>l</sup></b>	70	65 <sup>a</sup>	70	65	70	15	
Maximum Floors <sup>a</sup>	2 ½	2 ½	3	3	3	5	5	<b>3</b>	3	3	2 ½	3	3	1	
Minimum/Maximum Height (ft.) <sup>m</sup>	35	35	35	35	40	55 <sup>a</sup>	55 <sup>l</sup>	<b>35</b>	16/40	40	35	50	35	20	
Cluster Minimum Lot Area (sq. ft.)	25,000	15,000	10,000	7,500	6,000										
Cluster Lot Frontage (ft.) <sup>k</sup>	100	100	80	60	50										
Cluster Minimum Front Setback <sup>k</sup>	20	20	15	10	10										
Cluster Minimum Side and Rear Yards (ft.) <sup>k</sup>	15	15	15	10	10										

See Section 3.213

**PROPOSED**

TABLE 3 - DIMENSIONAL REGULATIONS<sup>1</sup>

Zoning District	R-LD	R-O <sup>i</sup>	R-N <sup>i</sup>	R-VC	R-G	R-F	B-C	B-L	COM	3-VC	B-N	OP	LI	PRP	FPC	ED
Basic Minimum Lot Area (sq. ft.) <sup>b</sup>	80,000	30,000	20,000	15,000	12,000 <sup>m</sup>	20,000	12,000 <sup>i</sup>	<b>20,000<sup>b</sup></b>	<b>20,000<sup>b</sup></b>	12,000 <sup>b</sup>	15,000 <sup>ab</sup>	40,000 <sup>a</sup>	30,000 <sup>a</sup>	30,000 <sup>a</sup>	80,000	
Additional Lot Area/Family (sq. ft.)	10,000	10,000	6,000	4,000	2,500 <sup>m</sup>	1,250 <sup>a</sup>		<b>4,000</b>	<b>4,000</b>	1,500 <sup>ab</sup>	1,500 <sup>ab</sup>					
Basic Minimum Lot Frontage (ft.)	200	150	120	120	100	100	40 <sup>i</sup>	<b>125<sup>b</sup></b>	<b>125<sup>b</sup></b>	60 <sup>b</sup>	100 <sup>b</sup>	100 <sup>a</sup>	100 <sup>a</sup>	100 <sup>a</sup>	200	
Basic Minimum/Maximum Front Setback (ft.) <sup>m</sup>	30	25	20	15	15	20	0/20 <sup>i</sup>	<b>20</b>	<b>20</b>	0/20	10	30	20	20	40	
Basic Minimum Side and Rear Yards (ft.) <sup>e</sup>	20	25	15 <sup>d</sup>	15 <sup>d</sup>	10 <sup>d</sup>	10	10 <sup>b</sup>	<b>25<sup>a</sup></b>	<b>25<sup>a</sup></b>	10 <sup>a</sup>	10 <sup>ac</sup>	f	e	f	20	
Maximum Building Coverage (%)	10	15	20	25 <sup>a</sup>	25 <sup>a</sup>	45 <sup>a</sup>	70 <sup>i</sup>	<b>35</b>	<b>35</b>	35 <sup>a</sup>	35 <sup>a</sup>	20	25	25	10	
Maximum Lot Coverage (%) <sup>c</sup>	15	25	30	40	40	65 <sup>a</sup>	95 <sup>i</sup>	<b>70/85<sup>j</sup></b>	<b>-70</b>	70	65 <sup>a</sup>	70	65	70	15	
Maximum Floors <sup>a</sup>	2 ½	2 ½	3	3	3	5	5	<b>3</b>	<b>3</b>	3	3	2 ½	3	3	1	
Minimum/Maximum Height (ft.) <sup>m</sup>	35	35	35	35	40	55 <sup>a</sup>	55 <sup>i</sup>	<b>35</b>	<b>35</b>	35/40	40	35	50	35	20	
Cluster Minimum Lot Area (sq. ft.)	25,000	15,000	10,000	7,500	6,000											
Cluster Lot Frontage (ft.) <sup>k</sup>	100	100	80	60	50											
Cluster Minimum Front Setback <sup>k</sup>	20	20	15	10	10											
Cluster Minimum Side and Rear Yards (ft.) <sup>k</sup>	15	15	15	10	10											

See Section 3.213