

Why A Temporary Moratorium on Multi-Unit Residential Projects Now?

- We need to design standards for new development downtown
- Why a moratorium – a 6 month **pause** - now?
 - Opportunity for change: the Town is considering new bylaws 1
 - Experience with large, looming residential units downtown
 - **Lack of walkable sidewalks or public space**
 - **Displaced small businesses**
 - **No parking and loss of parking spaces**
 - **No affordable units**
- Time to rethink current zoning provisions
- Time for Planning Staff and Consultant to develop design guidelines and streetscape improvements.

What Does Amherst Gain with a Temporary Moratorium?

- Support/stimulate businesses to draw residents and visitors downtown with space to walk and interact
- Build on Amherst's historical, cultural, and educational resources for year-round Town
- Implement Design standards:
 - Building height,
 - Set-backs from streets,
 - Pedestrian friendly sidewalks
- Expand Amherst's affordable housing units
- Re-assess parking for residential buildings downtown
- Enact climate change provisions for new construction

What Would the Temporary Moratorium Bylaw Do?

- Hit the “pause button” with a 6-month moratorium on new permits for buildings with 3 or more units in downtown (B-G), limited business (BL) and adjacent General Residence (RG) districts
- Allow time to act, develop, and implement provisions regarding
 - Mixed use building definition
 - Inclusionary zoning
 - Design Standards for streetscapes
 - Revisit the parking overlay district provisions downtown
 - Potential climate action criteria for new construction
- The moratorium on permits would NOT apply to new businesses, homes, duplexes, or accessory dwelling units
- The temporary delay could be extended 90 days.