

ZONING AMENDMENT PROPOSALS

- APARTMENT,**
- MIXED-USE BUILDING, AND**
- PARKING**

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APARTMENT



SECTION 3.323 APARTMENTS:

Existing Definition:

A residential use consisting of one or more buildings, each building containing no fewer than 3, nor more than 24 dwelling units.

Existing Standards & Conditions –

Development Location: The site or lot upon which one or more apartment buildings are proposed shall be located:

1. close to a heavily traveled street or streets,
2. close to a business, commercial or educational district, or
3. in an area already developed for multi-family use.



SECTION 3.323 APARTMENTS:

Standards & Conditions (continued)

- Need to connect to sewer
- Need to meet the dimensional regulations
- Special provisions for the Neighborhood Business (BN) Zoning District
- **Bedroom Count:** No more than 50% of the total number of dwelling units shall be of any one size (i.e. # of bedrooms).
- Need to apply Design Review Principles & Standards



APARTMENTS BY ZONING DISTRICT

Apartments and Mixed-use Buildings (as comparison) are allowed by either Special Permit or Site Plan Review approval in the following Zoning Districts:

Zoning District	Apartments	Mixed-use Building
Village Center Residence (R-VC)	Special Permit Site Plan Review	Special Permit
General Residence (R-G)	Special Permit	Not allowed
Limited Business (B-L)	Special Permit	Site Plan Review
Village Center Business (B-VC)	Special Permit	Site Plan Review
Neighborhood Business (B-N)	Special Permit	Site Plan Review
General Business (B-G)	Site Plan Review Special Permit	Site Plan Review
Commercial (COM)	Not Allowed	Site Plan Review

Apartments and Mixed-use Buildings are not allowed in the following Zoning Districts:

- R-O, R-LD, R-N, R-F, LI, PRP, and FPC



PROPOSED ZONING AMENDMENT LANGUAGE

1. Remove the maximum number of units allowed per building, opposed to having a max of 24 units/building
2. Update Standards & Conditions:
 - a. Diversify Bedroom Count for 10 unit+, and
 - b. Enclosed Parking
3. Revise permitting path to allow Apartments:
 - a. By Special Permit approval in the General Business (B-G), and
 - b. By Site Plan Review approval in the Village Center Residence (R-VC)



APARTMENTS PERMITTED BY ZONING DISTRICT

TABLE 3 - DIMENSIONAL REGULATIONS

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



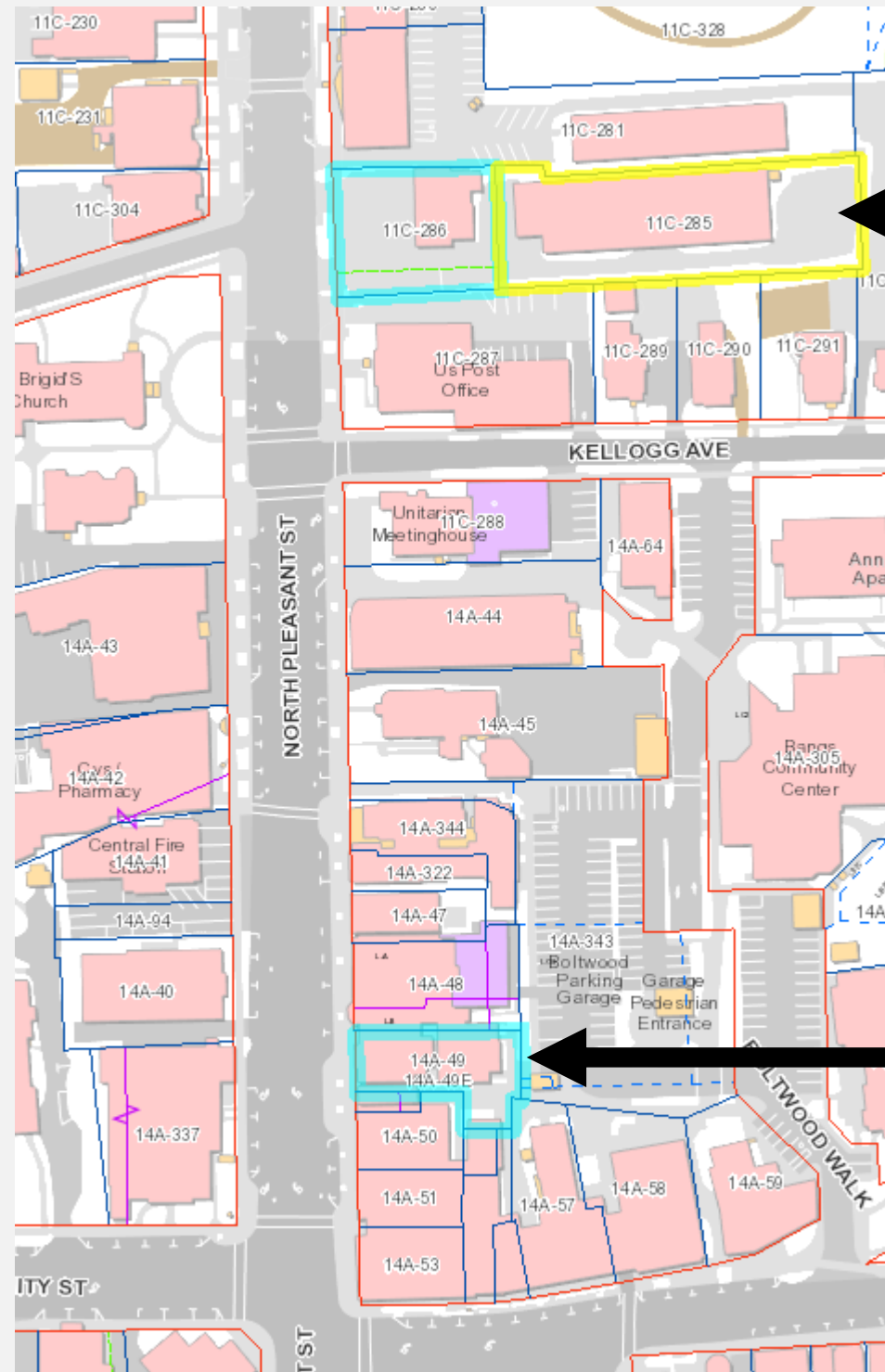
= Apartments permitted by Zoning District



= Apartments permitted by Zoning District. Basic Min. Lot Area, Additional Lot Area/Family, Min. Lot Frontage not required, per Footnote "B"



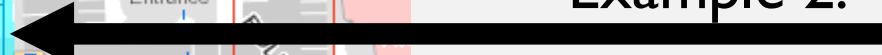
B-G ZONING DISTRICT - EXAMPLES



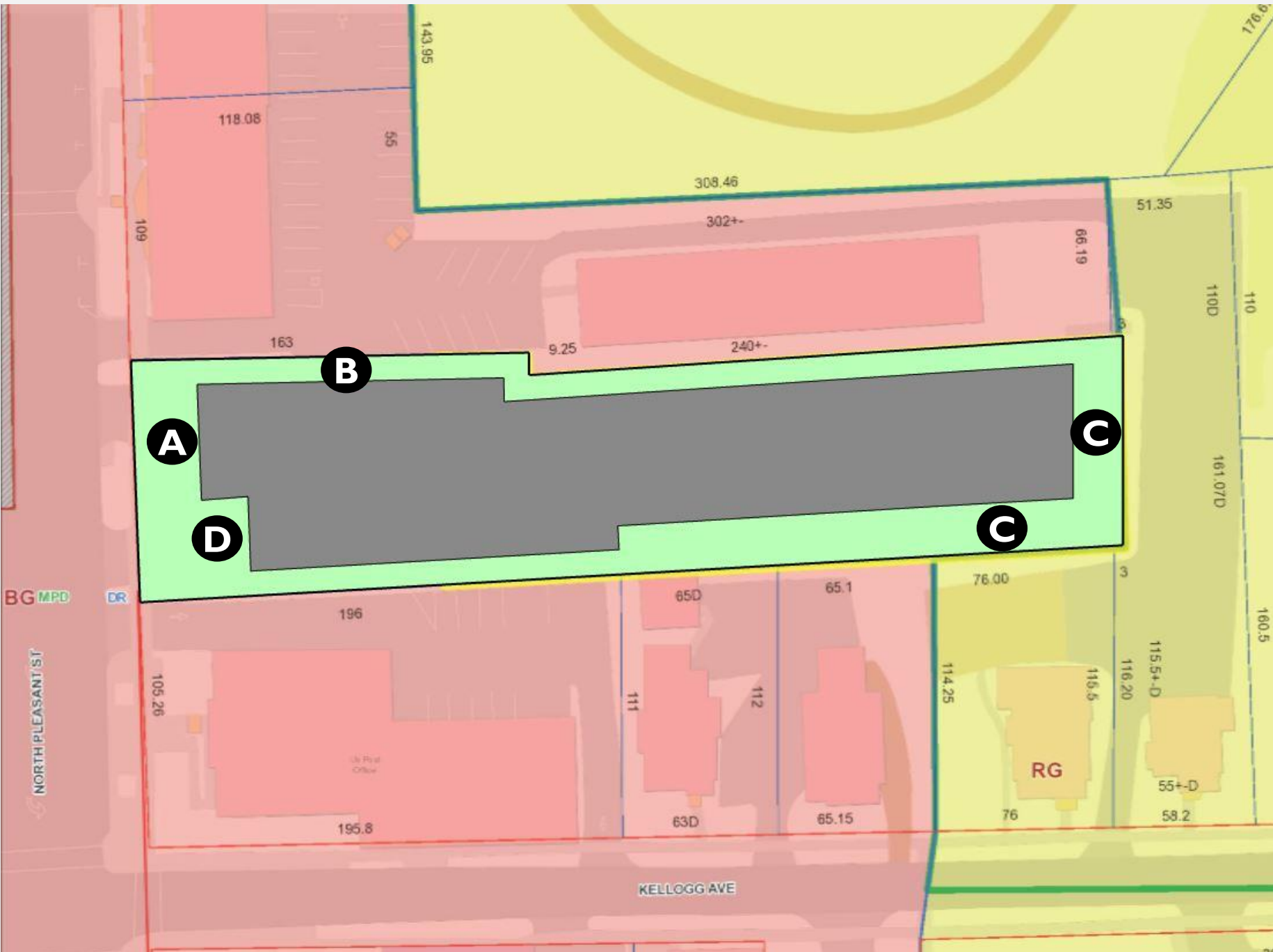
Example 1:



Example 2:



EXAMPLE #1 – B-G PARCEL

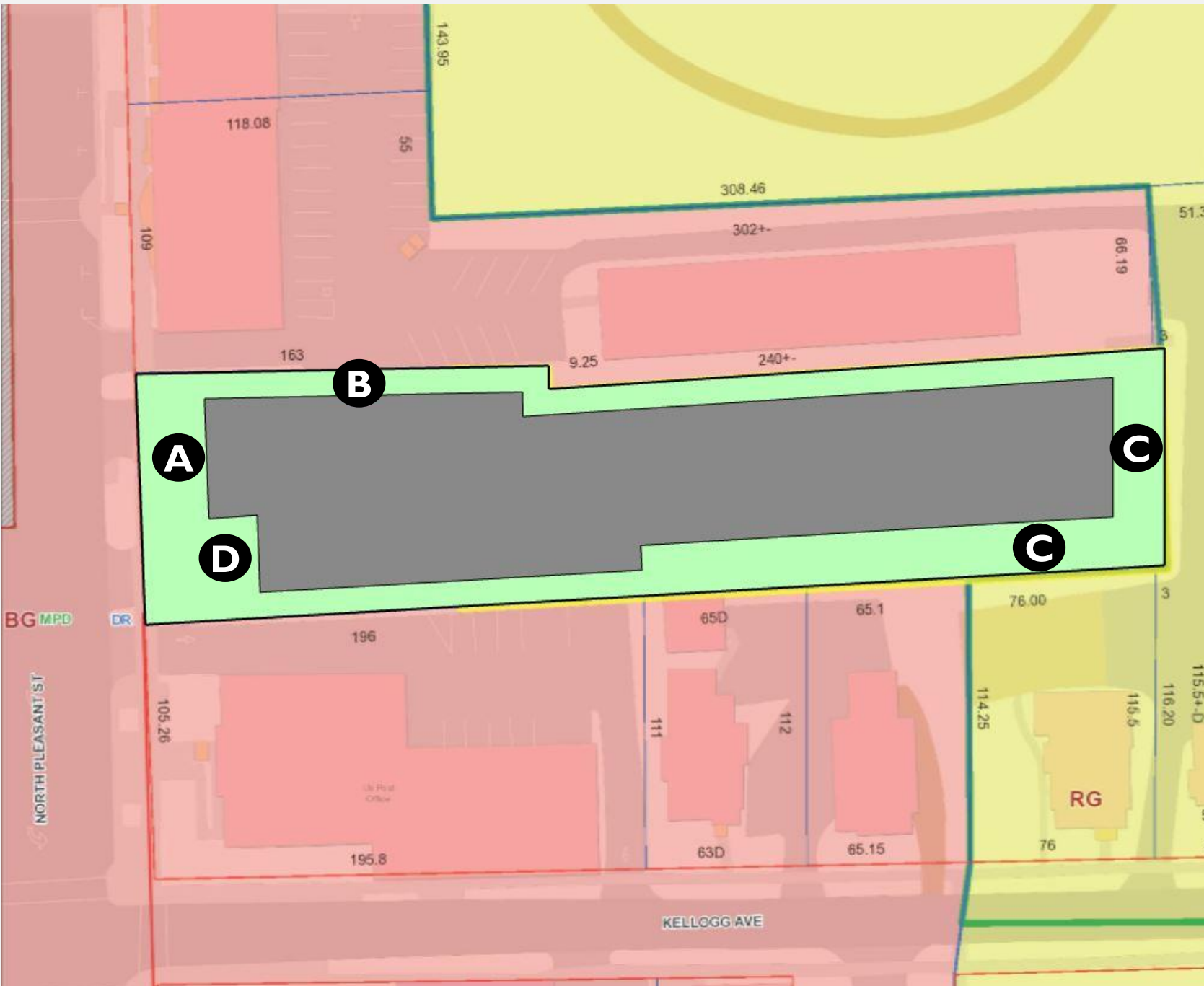


Proposal:

- ±90 dwelling units on the property, total
- 5-floor building
- ± 1,020ft² courtyard provided
- Bedroom count per unit varies
- Building Coverage: 21,173.5ft² or 60%



EXAMPLE #1 – B-G PARCEL



- A** Front setback: 25-feet (consistent with abutting building (post office))
- B** Side Setback: 10-feet
- C** Side/Rear Setback abutting R-G Zone: 20-feet
- D** Open Space & Amenities Provided: ± 1,020ft²



EXAMPLE #2 – B-G PARCEL

Existing Use:

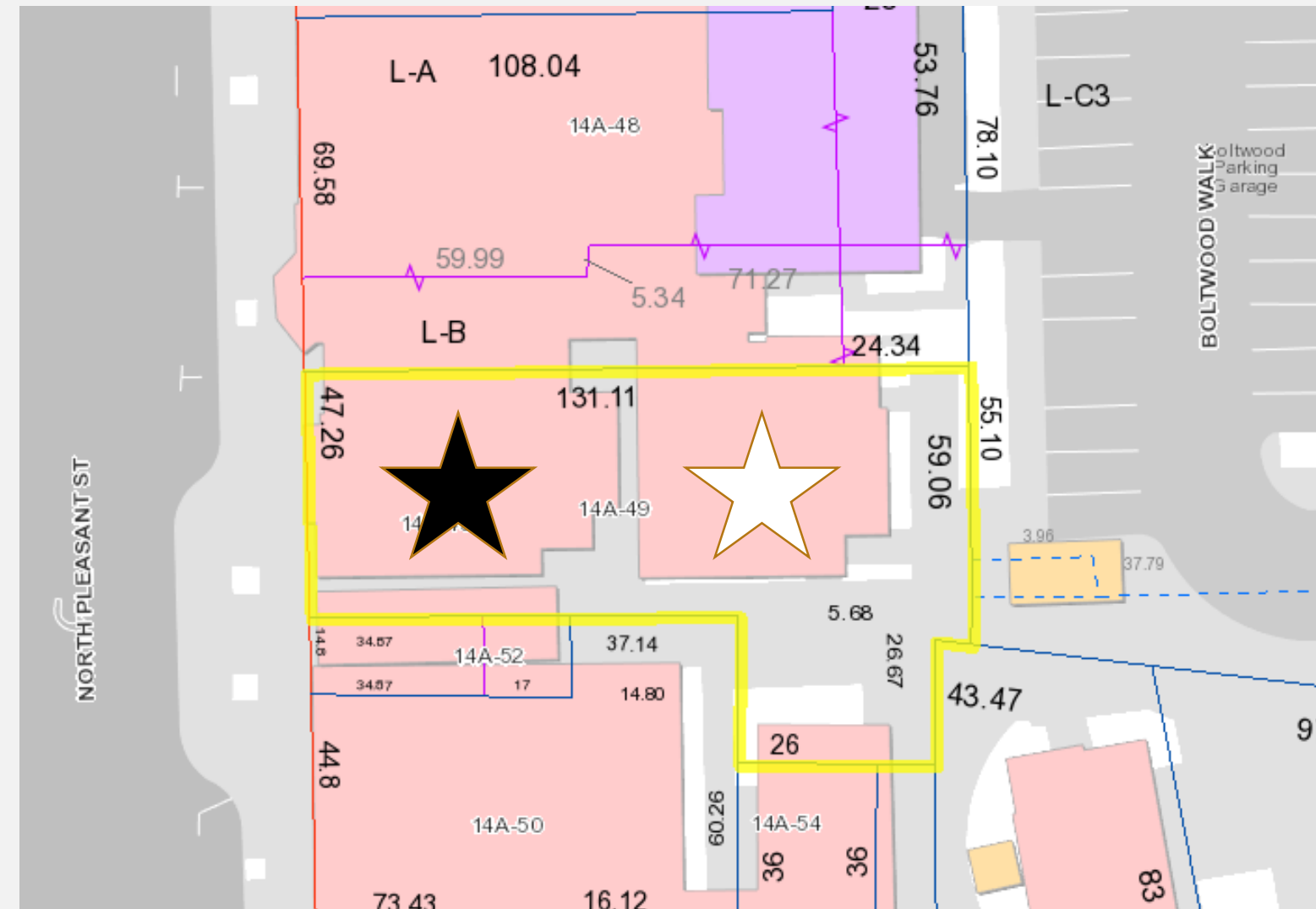
- ★ Typewriter shop and
- ☆ Knight of Columbus building

Existing Lot Size:

- 0.17 Acres / 7,413 Square Feet

Maximum Build-out:

- Maximum Building Coverage: 5,189ft² (building footprint)
- ±25 Residential Units could be provided, (based on Table 3 regulations)



MIXED-USE BUILDING



SECTION 3.325 MIXED-USE BUILDING

EXISTING ZONING

The existing Zoning Bylaw provides minimal standards for mixed-use buildings and there is no definition.

The standards & conditions are found in Section 3.325 (Use Chart) and require a management plan, a Special Permit in the Limited Business (B-L) Districts not abutting the B-G District, and in the Commercial (COM) District if there are more than 10 dwelling units above the first floor; retail and commercial uses in a building in the commercial district cannot face onto the street; and in Commercial Districts, no more than forty percent (40%) of the first floor Gross Floor Area shall be used for residential purposes.



PROPOSAL STRATEGIES

- Define the Mixed-use Building Use in Article 12 “Definitions”
- Provide standards for uses located on the first floor
- Diversify bedroom counts



PROPOSED ZONING AMENDMENT LANGUAGE

New Definition: Mixed-use building is a building containing one (1) or more dwelling unit(s) in combination with permitted non-residential uses in accordance in Article 3.



PROPOSED ZONING AMENDMENT LANGUAGE

Proposed Conditions & Standards:

- **Maximum of 60% Gross Floor Area on First or Ground Floor** – shall be a combo of residential use or enclosed residential parking, including incidental and associated spaces for residential use(s).
- **Minimum of 40% Gross Floor Area on First or Ground Floor** - shall be any permitted non-residential use, including incidental and associated spaces for non-residential use. Parking is excluded from this ratio.

Examples of incidental and associated spaces: storage, required entries, stair/elevator towers, or other purposes, any residential uses on upper floors



PROPOSED ZONING AMENDMENT LANGUAGE

Examples of permitted non-residential use, include:

- retail,
- business,
- institutional,
- government,
- public service,
- consumer service,
- office or
- similar principal use(s) and
- lawful accessory use(s).



PROPOSED ZONING AMENDMENT LANGUAGE

Proposed Conditions & Standards (continued):

- Dwelling units & enclosed parking on the first or ground floor need to be located at the rear of the building and need to be designed to reduce visibility from the public way or walkways.
- Address sloping lots or lots with multiple frontages
- Diversify bedroom counts for a 10 unit + mixed-use building.



EXAMPLE – “MOCK” MIXED-USE BUILDING DEVELOPMENT



FIRST FLOOR

- A** Retail
5,881ft² or 41%
- B** Residential
2,308ft² or 16%
- C** Parking Garage for Residential
5,214ft² or 36%
- D** Elevator, Stairs, Mail Room for Residential
880ft² or 6%

Total Building Footprint 14,284ft²



2018 ECONOMIC DEVELOPMENT FORUM - FINDINGS

According to the “Retail Market Analysis,” The Town can support new retail businesses that capture existing leakage and unmet spending potential. The data analysis found that the following types of businesses could recapture enough of the projected 5-year retail gap to be successful in the Town:

- **Clothing Stores:** 1- 2 new clothing stores or approximately 4,500ft² of clothing store retail space.
- **Health and Personal Care Store:** ~2 new business representing about 18,000 square feet could be supported in this category that includes businesses such as pharmacies, drug stores, cosmetics, and eye glasses.
- **Other General Merchandise:** Stores that sell a variety of products, can support one additional business (nearly 13,000 square feet)
- **Other Miscellaneous Store Retailer that specializes in one category of merchandise.** Approximately one new store in this category may be supportable but depends on whether there is a specific market need for any given line of specialized merchandise.



2018 ECONOMIC DEVELOPMENT FORUM - FINDINGS

Other categories that may have potential but require additional analysis include:

- **Neighborhood-scale or boutique grocery store that serves a very localized population.** The feasibility depends on whether the convenience or differentiation of a new business would be enough to compete with the cluster of grocery stores on Route 9 in Hadley.
- **Automobile Dealership** that shows some potential in the data analysis, but in reality, may not have feasibility due to other regional concentrations of dealerships.

See links for the 2018 Economic Development Forum Reports, which may be found on the Town's Economic Development webpage: <https://www.amherstma.gov/2214/Economic-Development>

- [Local Economic Indicators Report](#)
- [Retail Market Analysis](#)
- [Strengths, Weaknesses, Opportunities, and Threats Analysis](#)



PARKING



EXISTING ZONING LANGUAGE

For dwellings, including apartments:

Two (2) parking spaces for each dwelling unit.

PROPOSED ZONING AMENDMENT LANGUAGE

For residential uses with one or more dwelling units:

Two (2) parking spaces for each dwelling unit shall be provided for the following:

- one family detached dwelling;
- two family detached dwelling (duplex);
- town house;
- subdividable/converted dwellings;



PROPOSED ZONING AMENDMENT LANGUAGE

Adequate parking for each dwelling unit shall be provided for the following:

- Apartments
- Mixed-use building
- Supplemental dwelling units

The amount of parking spaces provided for each dwelling unit shall be based on specific factors such as:

- bedroom count;
- analysis of traffic impact reports;
- proximity and connectivity to downtown, public transit, and/or public parking, including on-street and off-street parking;
- availability of alternative modes of transportation;
- tenant lease restrictions relative to parking; and
- shared or leased parking.



Questions/Comments?

Thank you!

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