

Zoning Innovations

Evolution and Practice

Very Euclidean!

DISTRICTS	USE DESIGNATION	DISTRICT										OVERLAY DISTRICTS	
		RO	RG	RC	BN	BL	BG	BT	IG	IH	IR	A	WR
4.2.6	RETAIL, CONSUMER, AND TRADE USES												
4.2.6.1	Personal service businesses such as, but not limited to, barbers and hairdressers	NO	NO	NO	SP	YES	YES	YES	NO	NO	YES	SP	SP
4.2.6.2	Convenience food stores, drugstores, retail stores for sale of beauty and health aids, smoking supplies, periodicals; none with the sale of food intended for consumption on the premises	NO	NO	NO	SP	SP	YES	SP	NO	NO	YES	YES	YES
4.2.6.3	Retail stores other than above; showrooms	NO	NO	NO	NO	NO	YES	NO	NO	NO	YES	YES	YES
4.2.6.4	Post offices, banks	NO	NO	NO	NO	NO	YES	NO	SP	YES	YES	YES	YES
4.2.6.5	Establishments for the repair of radios, televisions,	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	SP

Minimum lot size issues

**APPENDIX A
TABLE 2
Section 4.1.2 - Table of Dimensional Requirements**

District	Minimum Lot Dimensions (e)		(f) Minimum Yard Depth			Maximum Height (g)		Maximum Coverage Including Accessory Building (percent)
	Area (square feet)	Frontage (feet)	Front (feet)	Side (feet)	Rear (feet)	Feet	Stories	
Single Residence A	15,000 (a)	115	35	20 (d)	30	35	---	---
Single Residence B	30,000 (a)	150	40	25 (e)	30	35	---	---
Single Residence C	43,560 (a)	180	50	30 (e)	30	35	---	---
Apartment (h)	(i)	(i)	30	20	20	35	3	30 (b)
Limited Service	---	---	30	50	50	40	3	30 (b)
Office Park (j)	43,560	180	30	50	50	40	3	33 1/3 (b)
General Business (k)	---	---	---	---	---	50	4	---
Mixed Use (l)	---	50	10	10	10	50	4	30 (b)
Industrial G (j)	---	---	30	15	15	60	5	50 (b)
Industrial A (j)	---	---	50	40	40	60	4	30 (b)
Industrial D (j)	---	50	100	100	100	50	3	25 (b)

Enter Cluster Housing

Planned Unit Development

- Emerged as an alternative to the residential subdivision and lot by lot development practices associated with the post-World War II period
- Evident by 1960s
- Precursor to performance and flexible zoning

Planned Unit Development

- Early PUD development shares some characteristics with its predecessor, cluster development, which also emerged as a residential development trend at about the same time.
- With cluster, greater flexibility in residential lot size and dimensional requirements was offered, but typically this did not increase the gross density of units on a site.

PLANNED UNIT DEVELOPMENT (PUD)

In Beautiful, Booming Traverse City, Michigan

Create Your Own Village

Invest or Build Now

230 Residential Units*

(48 Apartments, 38 Stately Town-Homes,

58 Courtyard Town Homes, 18 Live/Work Units,

47 Single Family, 11 multiple assisted living units,

& 5 Zero Lot Line)

4 Commercial sites-Office/Day Care

Ski Slope and Pond

Enter Environmental Standards

13. AQUIFER PROTECTION DISTRICTS

13.1 Purpose

The purpose of the Aquifer Protection Districts is to protect the public health by preventing contamination of the ground and surface water resources providing public water supply. For the purpose of 310 CMR 40.000, areas designated as Zone I, Zone II, and Zone III are classified as -Current or Potential Drinking Water Source Areas.i

13.2 Definitions pertaining to Aquifer Protection Districts

A. Aquifer: Geologic formation composed of sand and gravel, or of rock, that contains significant amounts of potentially recoverable water.

B. Groundwater: All water found beneath the surface of the ground.

C. Special Permit Granting Authority: The special permitting granting authority shall be the Selectmen.

D. Zone I: The protective radius required around a public water supply well or wellfield, as defined in 310 CMR 22.02.

E. Zone II: The area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield with no recharge from precipitation), as defined in 310 CMR 22.02. For the purpose of this bylaw, the Zone I area is incorporated into Zone II.

F. Zone III: The land area beyond the area of Zone II from which surface water and groundwater drain into Zone II, as defined in 310 CMR 22.02.

Zone IIIA is the land area beyond Zone II from which groundwater drains directly into Zone II, such as areas of glacial till and bedrock adjacent to Zone II.

Zone IIIB is the area beyond Zone II which drains into Zone II by surface water

flow, such as the drainage basin of rivers that run near a well.

13.3 Establishment of Districts

13.3.1 Overlay Districts

The Aquifer Protection Districts are herein described as overlay districts. The Aquifer Protection Districts are delineated on a map entitled "Hydrogeologic Zones for Bedford Water Supply Wells." The Aquifer Protection Districts Map is hereby made a part of this Zoning Bylaw and is on file in the office of the Town Clerk.

13.3.2 District Boundary Disputes

Where the bounds of the Aquifer Protection Districts are in dispute, as delineated on the Aquifer Protection Districts Map, the burden of proof shall be upon the owners of the land in question to show where the district boundary line should be located. Resolution of boundary disputes shall be through a Special Permit application to the Selectmen. Any application for a special permit for the purpose of resolving boundary disputes shall be accompanied by documentation prepared by a person who meets the following requirements:

1. Is experienced in delineating hydrogeologic zones in Massachusetts, and
2. Has one of the hydrogeologic credentials listed in Table IV.

Table IV Hydrogeologic Credentials

Title	Conferring Entity
Registered Professional Hydrogeologist, or Registered Professional Hydrologist - Ground Water	American Institute of Hydrology

Certified Professional Geologic Scientist	American Institute of Professional Geological Scientists
Registered Professional Engineer-Sanitary, Civil or Environmental	Commonwealth of Massachusetts
Certified Ground Water Professional	Association of Ground Water Scientists and Engineers

An exception to the above requirement is that a Registered Land Surveyor may make a determination of the outermost boundary of Zone III, by defining the boundary of the watershed in which the Town wells are located.

The determination of the location and extent of Zone II shall be in conformance with the criteria set forth in 310 CMR 22.00 and in the Department of Environmental Protection's "Guidelines and Policies for

Public Water Systems" (most recent edition). The applicant shall provide all information and procedures used in preparing the Zone II delineation as part of the application.

The Selectmen shall not grant a Special Permit under this Subsection unless the applicant demonstrates that the provisions governing the Aquifer Protection District(s), under this Section, may be waived without detrimental effect to groundwater quality.

13.4 Use Regulations

13.4.1 Permitted and Prohibited Uses

Within an Aquifer Protection District the requirements of the underlying districts continue to apply except as modified in the table below. In Table V, uses which are prohibited are indicated with an "N", uses which require a Special Permit are indicated with an "SP", and uses which are permitted in an Aquifer Protection District are indicated with a "Y".

Table V: Aquifer Protection Districts Use Regulations

	Type of Use	Zone	
		II & IIIA	IIIB
1	Landfills and open dumps, as defined in 310 CMR 19.006;	N	N
2	Landfilling of sludge and septage, as defined in 310 CMR 32.05;	N	N
3	Automobile graveyards and junkyards, as defined in M.G.L. c. 140B s. 1;	N	N
4	Stockpiling and disposal of snow or ice removed from highways and streets located outside of Zones II and III that contains sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for snow and ice removal;	N	Y
5	Individual sewage disposal systems;	N	Y
6	Privately owned treatment or disposal works for nonsanitary wastewaters that are subject to 314 CMR 5.00, except the following:	N	N
a	the replacement or repair of an existing system(s) that will not result in a design capacity greater than the design capacity of the existing system(s);	Y	Y

Zoning Needs An Overhaul

by [Chris Fiscelli](#) Senior Fellow in Urban Development

- Flexible zoning is a concept that embraces the notion that individual land uses, neighborhoods, and communities are dynamic and constantly evolving as society, technology, and preferences change.
- Flexible zoning simply sets the rules of the marketplace like not allowing an adult theatre within a certain distance of a school or requiring mitigation measures for certain uses. But it does not specify a specific land use or density or parking requirement for private land.

The performance zoning alternative

- Performance (or flexible) zoning ordinances have been implemented more comprehensively within cities, although in smaller jurisdictions. Porter, et al (1988) used case studies of seven communities to illustrate the benefits of flexible zoning:
 - Fort Collins, Colorado
 - Breckenridge, Colorado
 - Largo, Florida
 - Hardin, Kentucky
 - Bath Charter Township, Michigan
 - Buckingham Township (Pennsylvania), and
 - Duxbury (Massachusetts).

*TOWN OF BEDFORD ZONING BYLAWS
As amended through Annual Town Meeting of 2002*

Table I: Use Regulations										
PRINCIPAL USES	RESIDENTIAL DISTRICTS				BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS		SITE PLAN APPROVAL
	R	A	B	C	LB	GB	C	I	IP	
4.1 EXTENSIVE USES										
4.2 4.1.1 Forestry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.1.2 Agriculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.1.3 Greenhouse	SP	SP	SP	SP	No	No	Yes	Yes	Yes	NR
4.1.4 Earth Removal	SP	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.1.5 Conservation Use	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.1.6 Private Recreation	SP	SP	SP	SP	SP	SP	SP	SP	SP	R
4.2 RESIDENTIAL USES										
4.2.1 Single Family Dwelling	Yes	Yes	Yes	Yes	Yes	No	No	No	No	NR
4.2.2.1 Two Family Dwelling (Conv)	SP	SP	SP	SP	SP	No	No	No	No	NR
4.2.2.2 Two Family Dwelling (New)	Yes	Yes	Yes	Yes	No	No	No	No	No	NR
4.2.3 Cluster Development	SP	SP	SP	SP	No	No	No	No	No	NR
4.2.4 Planned Residential Development	SP	SP	SP	SP	No	No	No	No	No	NR
4.2.5 Housing for Elderly	SP	SP	SP	SP	No	No	No	No	No	NR
4.2.6 Hotel or Motel	No	No	No	No	Yes	Yes	No	No	SP ¹	R
4.2.7 Home Occupation	Yes	Yes	Yes	Yes	Yes	No	No	No	No	NR
4.2.8 Public School Building Conversion	SP	SP	SP	SP	SP	SP	SP	SP	SP	R
4.2.9 Accessory Apartment	Yes	Yes	Yes	Yes	No	No	No	No	No	NR
4.2.10 Adaptive Reuse	SP	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.3 INSTITUTIONAL USES										
4.3.1 Educational	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	R
4.3.2 Religious	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	R
4.3.3 Philanthropic	SP	SP	SP	SP	SP	SP	SP	Yes	Yes	R
4.3.4 Nursing Home	SP	SP	SP	SP	No	No	No	No	No	NR
4.3.5 Nursing Care Facility	SP ¹	SP ¹	SP ¹	SP ¹	No	No	No	No	No	NR
4.3.6 Lodge and Club	SP	SP	SP	SP	SP	SP	SP	No	No	R
4.3.7 Cemetery	SP	SP	SP	SP	No	No	No	No	No	NR
4.3.8 Child Care Facility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	R
4.4 GOVERNMENTAL AND PUBLIC SERVICES										
4.4.1 Municipal Use	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.4.2 Aviation	No	No	No	No	No	No	No	No	Yes	NR
4.4.3 Underground Utility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.4.4 Above Ground Utility	SP	SP	SP	SP	SP	SP	Yes	Yes	Yes	NR
4.4.5 Wireless Communications Fac.	SP	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.4.6 Amateur Radio Towers	SP	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.5 BUSINESS USES										
4.5.1 Retail Store	No	No	No	No	Yes	Yes	No	No	No	R
4.5.2 Supermarket and General Department Store	No	No	No	No	No	Yes	No	No	No	R
4.5.3 Personal Service Shop	No	No	No	No	Yes	Yes	No	No	No	R
4.5.4 Funeral Home	No	No	No	No	SP	SP	No	No	No	R
4.5.5 Repair Shop and Building Trade	No	No	No	No	Yes	Yes	Yes	Yes	Yes	R
4.5.6 Indoor Amusement	No	No	No	No	Yes	Yes	Yes	No	No	R
4.5.7 Restaurant	No	No	No	No	SP	SP	No	No	SP ¹	R
4.5.8 Bank	No	No	No	No	Yes	Yes	No	No	SP	R
4.5.9 Business and Professional Office	No	No	No	No	Yes	Yes	Yes	Yes	Yes	R
4.5.10 Research Facility	No	No	No	No	Yes	Yes	Yes	Yes	Yes	R
4.5.11 Auto Service Station	No	No	No	No	No	SP	No	No	No	R
4.5.12 Auto Body Shop	No	No	No	No	No	No	Yes	No	No	R
4.5.13 Retail or Wholesale of New or Rebuilt Auto Parts	No	No	No	No	Yes	Yes	Yes	No	No	R
4.5.14 Vehicular Dealership	No	No	No	No	No	No	Yes	No	No	R
4.5.15 Parking Facility	No	No	No	No	Yes	Yes	Yes	Yes	Yes	R
4.5.16 Mixed Business and Residential	No	No	No	No	Yes	Yes	No	No	No	R
4.5.17 Industrial Mixed Use	No	No	No	No	No	No	No	SP	SP	NR
4.6 INDUSTRIAL USES										
4.6.1 Warehouse	No	No	No	No	No	No	Yes	Yes	Yes	R
4.6.2 Storage Yard, Open-air Sales	No	No	No	No	No	No	Yes	No	No	R
4.6.3 Light Manufacturing	No	No	No	No	Yes	Yes	Yes	Yes	Yes	R
4.6.4 Heavy Vehicular Dealership	No	No	No	No	No	No	Yes	No	No	R
4.7 RESTRICTED AND PROHIBITED USES										
4.7.1 Prohibited Uses	No	No	No	No	No	No	No	No	No	NR

*See Section 3 for provisions applicable to this Table I.

Performance Zoning

Virtues of Performance Zoning

- Flexible zoning ordinances attempted to improve the planning system by:
- streamlining the development process,
- increasing certainty over development permissions and approvals, and
- reducing the costs of negotiating with local planners.

Performance model didn't last ...

- Jaffe cites the case of Gay Head, Massachusetts, which helped pioneer performance zoning, as an example of a local jurisdiction that backtracked, adopting more traditional zoning to make its system of planning more manageable and practical. More recently, Fort Collins has abandoned LDGS. "There is little evidence," Jaffe concludes, "that [performance-base zoning ordinances] have ever been either adequately enforced or administered...." (9).

Incentives

- Floor Area or Other Bonus
- Parking Reductions

Table II Dimensional Regulations

ZONING DISTRICTS		MINIMUM LOT AREA IN SQ.FT.	MINIMUM LOT FRONTAGE IN FEET	FRONTAGE EXCEPTION IN FEET	MINIMUM LOT WIDTH IN FEET	MINIMUM FRONT YARD IN FEET	MINIMUM SIDE YARD IN FEET	MINIMUM REAR YARD IN FEET	CORNER CLEARANCE IN FEET	MAXIMUM HEIGHT IN FEET	MAXIMUM LOT COVERAGE %	MINIMUM LOT LANDSCAPING %	MAXIMUM FLOOR AREA RATIO %
RESIDENCE R	Standard Subdivision	60,000	200	160	160	35	15	30	15	37	—	—	—
RESIDENCE A	*	40,000	150	120	120	35	15	30	15	37	—	—	—
RESIDENCE B	*	30,000	125	100	100	35	15	30	15	37	—	—	—
RESIDENCE C	*	25,000	115	92	92	35	15	30	15	37	—	—	—
RESIDENCE R	Cluster Development	40,000	125	50	125	35	15	30	15	37	—	—	—
RESIDENCE A	*	30,000	100	50	100	35	15	30	15	37	—	—	—
RESIDENCE B	*	20,000	75	50	75	35	15	30	15	37	—	—	—
RESIDENCE C	*	15,000	75	50	75	35	15	30	15	37	—	—	—
LIMITED BUSINESS		10,000	60	—	50	35	10	10	15	37	35	25	50
LIMITED BUSINESS		10,000	60	—	50	10	10	10	15	25	35	25	50
GENERAL BUSINESS		80,000	—	—	—	10	10	10	15	37	35	25	50
COMMERCIAL		20,000	90	—	50	35	20' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 50'.		15	37	25	30% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	
INDUSTRIAL		60,000	90	—	50	35	50' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 100'.		15	42	25	50% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	

Burlington, MA

5.1.10 Floor Area Ratio Incentive

- An owner or owners of land in the IG or IH districts may increase the Maximum Floor Area Ratio requirement from .15 to a maximum of .25 if the Planning Board makes the following determinations and findings:
- Methods satisfactory to the Planning Board to ensure that the site operator or owner reduces 20% of the estimated Institute of Transportation Engineers (ITE) forecasted trip generation rates related to the development in both the a.m. and p.m. peak hours, based upon the most recent "ITE Trip Generation Manual". This provision being satisfied in the opinion of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 to .20.

Burlington, MA

5.1.10 Floor Area Ratio Incentive

- An owner or owners of land in the IG or IH districts may increase the Maximum Floor Area Ratio requirement from .15 to a maximum of .25 if the Planning Board makes the following determinations and findings:
- Methods satisfactory to the Planning Board to ensure that the site operator or owner reduces 20% of the estimated Institute of Transportation Engineers (ITE) forecasted trip generation rates related to the development in both the a.m. and p.m. peak hours, based upon the most recent "ITE Trip Generation Manual". This provision being satisfied in the opinion of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 to .20.

Floor Area Ratio Incentive (Cont'd)

Acceptance by the Planning Board of a Transportation Management Plan or System which:

- Mitigates service level deterioration on impacted roadways and affected intersections such that the proposed development does not create a decrease in service levels experienced by roadway users.
- Improves service levels or safety characteristics on affected roadways or intersections.

This provision being satisfied in the opinion of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 or .20 to .25.

Other Incentives

11.203 *Applicability of Incentive Zoning Provisions.* Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissible density or intensity of a particular use in the proposed development, the developer shall be subject to the applicable provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	Reduction in required parking for nonresidential development
Section 20.108	Divergence from dimensional requirements, North Massachusetts Avenue Overlay District
Section 20.54.2(2)	Additional height, Harvard Square Overlay District
Section 20.54.4(2)	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 20.54.5(2)	Exemption from yard requirements, Harvard Square Overlay District
Section 20.63.7	Divergence from dimensional requirements, Parkway Overlay District
Section 20.304.2(2), (3)	Additional height, Central Square Overlay District
Section 20.304.4	Waiver of setback requirements, Central Square Overlay District

Burlington, MA

5.1.9

Development Incentive for Affordable Housing

5.1.9.1 An owner or owners of land in all residential districts may, in connection with the submission of an application for a special permit and site plan to the Planning Board, pursuant to the requirements for particular uses within such districts, apply for a special permit to increase the number of dwelling units which would otherwise be permitted under this Bylaw up to a maximum of 10% of the units otherwise permitted on the tract under this Bylaw and provided that a minimum of 10% of all units in the tract are affordable to persons of low and moderate income. In all cases, affordable units shall be reasonably mixed with market rate housing units.

5.1.9.2 No development shall take place pursuant to a special permit under this section until and unless a site plan is submitted to and approved by the Planning Board.

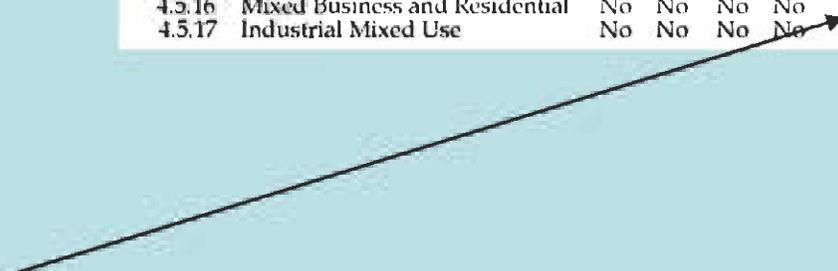
5.1.9.3 In the event that a special permit under this section is granted, the lot area, frontage, width of lot at building and yards of the development shall be as shown by a site plan submitted to and approved by the Planning Board, which site plan shall conform generally to the pattern of development permitted in the district in which the land lies with such deviations as are reasonable, in the judgment of the Planning Board, to permit the increased density.

Very Euclidean!

DISTRICTS	USE DESIGNATION	DISTRICT										OVERLAY DISTRICTS	
		RO	RG	RC	BN	BL	BG	BT	IG	IH	IR	A	WR
4.2.6	RETAIL, CONSUMER, AND TRADE USES												
4.2.6.1	Personal service businesses such as, but not limited to, barbers and hairdressers	NO	NO	NO	SP	YES	YES	YES	NO	NO	YES	SP	SP
4.2.6.2	Convenience food stores, drugstores, retail stores for sale of beauty and health aids, smoking supplies, periodicals; none with the sale of food intended for consumption on the premises	NO	NO	NO	SP	SP	YES	SP	NO	NO	YES	YES	YES
4.2.6.3	Retail stores other than above; showrooms	NO	NO	NO	NO	NO	YES	NO	NO	NO	YES	YES	YES
4.2.6.4	Post offices, banks	NO	NO	NO	NO	NO	YES	NO	SP	YES	YES	YES	YES
4.2.6.5	Establishments for the repair of radios, televisions,	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	SP

Table I: Use Regulations
PRINCIPAL USES

	RESIDENTIAL DISTRICTS				BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS		SITE PLAN APPROVAL
	R	A	B	C	LB	GB	C	I	IP	
4.4 GOVERNMENTAL AND PUBLIC SERVICES										
4.4.1	Municipal Use	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.4.2	Aviation	No	No	No	No	No	No	No	Yes	NR
4.4.3	Underground Utility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR
4.4.4	Above Ground Utility	SP	SP	SP	SP	SP	SP	Yes	Yes	NR
4.4.5	Wireless Communications Fac.	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.4.6	Amateur Radio Towers	SP	SP	SP	SP	SP	SP	SP	SP	NR
4.5 BUSINESS USES										
4.5.1	Retail Store	No	No	No	No	Yes	Yes	No	No	R
4.5.2	Supermarket and General Department Store	No	No	No	No	No	Yes	No	No	R
4.5.3	Personal Service Shop	No	No	No	No	Yes	Yes	No	No	R
4.5.4	Funeral Home	No	No	No	No	SP	SP	No	No	R
4.5.5	Repair Shop and Building Trade	No	No	No	No	Yes	Yes	Yes	Yes	R
4.5.6	Indoor Amusement	No	No	No	No	Yes	Yes	Yes	No	R
4.5.7	Restaurant	No	No	No	No	SP	SP	No	No	R
4.5.8	Bank	No	No	No	No	Yes	Yes	No	No	R
4.5.9	Business and Professional Office	No	No	No	No	Yes	Yes	Yes	Yes	R
4.5.10	Research Facility	No	No	No	No	Yes	Yes	Yes	Yes	R
4.5.11	Auto Service Station	No	No	No	No	No	SP	No	No	R
4.5.12	Auto Body Shop	No	No	No	No	No	No	Yes	No	R
4.5.13	Retail or Wholesale of New or Rebuilt Auto Parts	No	No	No	No	Yes	Yes	Yes	No	R
4.5.14	Vehicular Dealership	No	No	No	No	No	No	Yes	No	R
4.5.15	Parking Facility	No	No	No	No	Yes	Yes	Yes	Yes	R
4.5.16	Mixed Business and Residential	No	No	No	No	Yes	Yes	No	No	R
4.5.17	Industrial Mixed Use	No	No	No	No	No	No	No	SP	NR



15. INDUSTRIAL MIXED USE

15.1 Purpose

Industrial Mixed Use allows by Special Permit from the Planning Board an alternative pattern of land development to the pattern normally permitted in the underlying District. It is intended to create mixed commercial, residential, and open space areas where the visual and physical dominance of the automobile is made secondary to pedestrian needs; to encourage pedestrian activity by creating a pleasant, rich and diverse experience for pedestrians; to reduce traffic congestion and air pollution by providing opportunities for retail services, housing and employment in close proximity; and to encourage the sharing of parking lots and driveway curb cuts, minimizing the amount of paved parking surface area, and reducing traffic congestion.

Criterion at Bedford 59 Middlesex Turnpike

17.78 Acre Site

Existing Building Square Footage 100,000

Existing Impervious Area 408,000

Form-Based Updates

- TND/New Urbanism
- Transect Zoning
- Special Districts

Table II Dimensional Regulations

ZONING DISTRICTS		MINIMUM LOT AREA IN SQ.FT.	MINIMUM LOT FRONTAGE IN FEET	FRONTAGE EXCEPTION IN FEET	MINIMUM LOT WIDTH IN FEET	MINIMUM FRONT YARD IN FEET	MINIMUM SIDE YARD IN FEET	MINIMUM REAR YARD IN FEET	CORNER CLEARANCE IN FEET	MAXIMUM HEIGHT IN FEET	MAXIMUM LOT COVERAGE %	MINIMUM LOT LANDSCAPING %	MAXIMUM FLOOR AREA RATIO %
RESIDENCE R	Standard Subdivision	60,000	200	160	160	35	15	30	15	37	—	—	—
RESIDENCE A	*	40,000	150	120	120	35	15	30	15	37	—	—	—
RESIDENCE B	*	30,000	125	100	100	35	15	30	15	37	—	—	—
RESIDENCE C	*	25,000	115	92	92	35	15	30	15	37	—	—	—
RESIDENCE R	Cluster Development	40,000	125	50	125	35	15	30	15	37	—	—	—
RESIDENCE A	*	30,000	100	50	100	35	15	30	15	37	—	—	—
RESIDENCE B	*	20,000	75	50	75	35	15	30	15	37	—	—	—
RESIDENCE C	*	15,000	75	50	75	35	15	30	15	37	—	—	—
LIMITED BUSINESS		10,000	60	—	50	35	10	10	15	37	35	25	50
LIMITED BUSINESS		10,000	60	—	50	10	10	10	15	25	35	25	50
GENERAL BUSINESS		80,000	—	—	—	10	10	10	15	37	35	25	50
COMMERCIAL		20,000	90	—	50	35	20' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 50'.		15	37	25	30% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	
INDUSTRIAL		60,000	90	—	50	35	50' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 100'.		15	42	25	50% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	

Smart Growth Principles

Review Dimensional Standards

Smart Growth Principles

New Setback Standard

Enter Sustainable Development ...

The evolution continues...