

ARTICLE 20 – NEWTON STREET SMART GROWTH DISTRICT

**Article PB 20:** Article PB 20: To see if the Town will vote to amend in the Zoning By-Law Article IV Districts Subsection 255-15 Overlay Districts, by including an Overlay District entitled Newton Street Smart Growth District; Article VII Supplemental District Regulations, Subsection 255-123 South Hadley Smart Growth Districts by inserting a new Subpart (C) Newton Street Smart Growth District, (pursuant to M.G.L. Chapter 40R and 760 CMR 59.00 and M.G.L. Chapter 40S) as detailed in the Planning Board's Report to Town Meeting or take any other action relative thereto.

The changes to be made in the Zoning Bylaw are as follows:

**1. Amend Section 255-15 of the South Hadley Zoning Bylaw by adding the following:**

E. Newton Street Smart Growth District. The purposes of this district are as stated in Section 255-23.

**2. Amend Section 255-23 Smart Growth Zoning Districts; by inserting the following Subpart (C) "(C) Newton Street Smart Growth District (NSSGD) to read as follows:**

**C. Newton Street Smart Growth Zoning District (NSSGZD)**

**(a) Establishment and Delineation of the NSSGZD** - The NSSGZD is an overlay district that is superimposed over the Underlying District. The boundaries are delineated as the "Newton Street Smart Growth Zoning District" on the Official Zoning Map of the Town of South Hadley on file in the office of the Town Clerk, said map hereby made a part of the South Hadley Zoning Bylaw.

**(b) Allowed and Prohibited Uses** - Any Use not listed herein as an Allowed Use is deemed prohibited.

**[1] Allowed Uses** - The following Uses shall be permitted As-Of-Right in the NSSGZD upon Plan Approval pursuant to the provisions of this Section 255-23:

[a] Multi-Family Dwelling

[b] Mixed-Use Development Project

[b-1] Multi-Family Dwelling

[b-2] Single-Family, Two-Family and Three-Family Dwelling\*

[b-3] Office \*

[b-4] Retail \*

[b-5] Restaurant (excludes drive-through windows)\*

[b-6] Institutional \*

[b-7] Consumer Service \*

\*Only as part of a Mixed-Use Development; see Section 255-23(A)(5)

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In addition to the Allowed Uses listed above, the following Uses are permitted As-Of-Right for Development Projects within the NSSGZD subject to the requirements of this Section 255-23:

- [g] Parking Accessory to any of the above permitted Uses, including surface, garage-under, and structured parking
- [h] Accessory Uses customarily incidental to any of the above permitted Principal Uses

(c) **Dimensional and Other Requirements** - Applications for Plan Approval shall be governed by this Section and the Design Standards for the NSSGZD.

<b>Dimensional Requirement</b>	
Maximum Building Height	4 stories or 65 feet, whichever is less
Minimum Lot Frontage	N/A***
Maximum Lot Coverage	N/A***
Minimum Lot Area	N/A***
Number of Buildings per Lot	N/A***
Maximum Building Frontage	300 feet
Minimum Front Setback	N/A***
Minimum Side/Rear Setback abutting a Residential Zone	20 feet
Minimum Side/Rear Setback when abutting a parcel with an existing Single Family Dwelling	20' for that portion of a Structure not exceeding two (2) stories 50' for that portion of a Structure exceeding two (2) stories
Minimum Side/Rear Setback in NSSGZD or abutting Business-A	20 feet
***No requirement or limitation applies	

[1] Residential Density Allowances - The minimum Multi-Family Residential density shall be 20 units per acre and the maximum Multifamily Residential Density shall be 24 units per acre for all Lots and all Buildings. The Single-Family Residential Density shall be a maximum of up to 8 units/acre and Two-Family and Three-Family Residential Density shall be a maximum of up to 12 units/acre.

[a] The Planning Board may provide a waiver, including permitting a density of less than 20 units per acre for Multi-Family, as specified in Section A(10) to promote the renovation or adaptive reuse of existing Buildings.

[2] Contiguous Lots - In the NSSGZD, where two or more Lots are contiguous or are separated by a right-of-way, such Lots may be considered as one Lot for the purpose of calculating maximum Lot coverage; parking requirements; minimum useable open space; and Dwelling Units per acre.

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- [3] Age-Restricted Housing Units - An Applicant may propose a Residential or Mixed-Use Development Project in which all Dwelling Units are designed for or are accessible to the elderly or the handicapped under all applicable laws and regulations, provided that not less than twenty-five percent (25%) of the housing units in any such Development Project shall be Affordable Units. All such Development Projects shall be governed by the requirements of this Section 255-23 and the Design Standards.

PUBLIC HEARING DRAFT