

Proposed Amendments to McLean Zoning Districts
(as of December 18, 2018)

1. Use for Zone 3

6A.1.2 Senior Living Subdistrict

Within the Senior Living Subdistrict, ~~a continuing care retirement community~~ senior residential dwelling units and facilities shall be allowed, which ~~shall be defined as development comprised of~~ may include residential housing and other associated services ~~operated or sponsored as a coordinated unit by a corporation or organization having as its principal purpose the provision of housing.~~ Such dwelling units and associated services, ~~including~~ may include those designed to provide for medical care and assistance with activities of daily living, for ~~elderly persons.~~ ~~A continuing care retirement community~~ seniors and may include one or more of the following types of facilities:

- a) Independent Living Dwelling Units and Associated Facilities. Independent Living ~~Facilities~~ Dwelling Units, including side-by-side attached single-family dwellings, multi-family or flats dwelling units and the conversion of structures existing as of the date of adoption hereof to single-family or multi-family dwellings which provide private living ~~and dining~~ accommodations to persons fifty-five (55) years of age or older, and may include the provision of common ~~areas~~, social, recreational and educational areas and programs, ~~and psychological counseling and crisis intervention as needed~~, all with the purpose of providing an environment in which ~~elder persons~~ seniors and active adults can continue to derive the personal and psychological benefits of independent living while also enjoying the substantial social and educational benefits of community living. Home health care facilities for the provision of medical, nutritional, social, psychological, and educational services for the ~~residents of the Independent Living Facilities~~ are permitted.

2. Use for Zone 4

6A.1.3 Research and Development Subdistrict

Within the Research and Development Subdistrict, offices for and laboratories for research and development, including but not limited to, research and development in the fields of biology, chemistry, electronics, engineering, geology, medicine, pharmaceutical, physics, computer research and technology shall be allowed. Uses allowed in the McLean Institutional Subdistrict shall be allowed.

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3. Affordable Housing

- b) Maximum number of 480 units, ~~at least 30 non-nursing care units~~ of which 10 percent must be set aside on a continuing basis as affordable units, and no more than a total gross floor area of 600,000 square feet; provided, however, that an additional 6 units having a total gross floor area of no more than 6,000 square feet may be constructed as a historic preservation bonus based on rehabilitation and reuse of buildings consistent with the United States Secretary of the Interior's Standards and Guidelines for Rehabilitation; two such units shall be earned based on rehabilitation and reuse of the existing building known as Chapel Building; and four such units shall be earned based on rehabilitation and reuse of the existing building known as Office Building. Of the 486 units, no more than 400 shall be Independent Living Facilities, no more than 150 shall be Assisted Living Facilities and no more than 150 shall be nursing care beds within Nursing Care Facilities. "Affordable units" shall mean units which are rented or sold to, and occupied by, households with annual incomes of up to 120% of the median area household income, as such median is defined by the United States Department of Housing and Urban Development. The availability of the affordable units may be phased in by approval of the Planning Board in connection with Design and Site Plan Review.

4. Setbacks for fences or walls

- g) Minimum setback from buildings to the Subdistrict boundary line of 10 feet. No fences or walls higher than 4 10 feet (or such greater height as is approved by the Planning Board in connection with Design and Site Plan Review), nor any parking areas, may be placed within such setback.

5. Parking

Senior Living Subdistrict	One Townhouse units – Two inside parking space per unit <u>spaces and 50 two outside parking spaces per unit and guest spaces. Flats Buildings – 2.00 parking spaces per unit and parking for staff and guests, per 6A.3.2.</u>
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6. Commercial Vehicle Parking

The accessory use parking of commercial vehicles shall be further restricted as follows in the several Subdistricts:

- a) Residential Subdistricts - by Special Permit only.
- b) Senior Living Subdistricts – ~~prohibited~~ by Special Permit only.

7. Parking Location and Guest Parking

6A.3.2 Parking Location and Layout

Parking must be located in the same Subdistrict as the use it serves. Parking space sizes shall conform to the rules and requirements generally applicable to the Town of Belmont as established from time to time by the Planning Board. Inside parking spaces in the Residential and Senior Living Subdistricts shall be located within a dwelling or an attached below grade parking garage ~~(no garage shall contain more than two spaces).~~ Outside parking spaces in the Residential Subdistricts shall be located within a driveway leading to the garage. Guest, visitor, delivery and/or staff parking spaces in the Residential and Senior Living Subdistricts shall be ~~outside and shall be located in clusters of no more than 6 spaces each, such clusters to be~~ located as approved by the Planning Board in connection with Design and Site Plan Review. No more than 350 parking spaces in the Senior Living Subdistrict may be outdoor surface spaces; the remainder must be located within a parking garage or other building. No more than 350 parking spaces in the Research and Development Subdistrict may be outdoor surface spaces, the remainder must be located within a parking garage or other building.