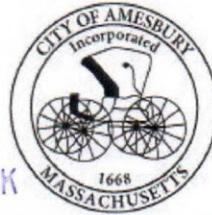


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AMESBURY CITY CLERK



CITY OF AMESBURY IN THE YEAR TWO THOUSAND EIGHTEEN

SPONSORED BY: C. Kenneth Gray, Mayor

BILL No. 2018-031

An Ordinance to Amend the Dimensional Requirements for the Office Park, or OP District

Summary: This ordinance will amend the Amesbury Zoning Bylaw, in Section VI Dimensional and Density Regulations, within the table titled Table of Dimensional and Density Regulations, for the items indicated in the applicable columns and the OP district row designation, as outlined by the below text and table sample. *(The sections in italics shall be considered as instructive amendment language and not construed as part of the insertion into the Amesbury Zoning Bylaw, unless otherwise instructed.)*

1. Amendment: *In the Amesbury Zoning Bylaw, in Section VI Dimensional and Density Regulations, within the table titled Table of Dimensional and Density Regulations, as generally shown in the below table, and described in the below text, delete the items indicated and insert the proposed amendments for the applicable columns within the OP designated row as follows:*

- a. Minimum Lot Areas (S.F.) column at the OP District row: Delete the number and text 2.5 Acres and insert in its place the number and text 2 Acres
- b. Minimum lot Frontage (ft.) column at the OP District row: Delete the number 200 and insert in its place the number 150.
- c. Maximum Height (ft.) column at the OP District row: Delete the number 40 and insert in its place the number 52.

District	Minimum Lot Area (S. F.)	Minimum lot Frontage (ft.)	Minimum Yards			Maximum Height (ft.)	Maximum Stories (#)	Maximum Building Area (%)	Minimum Open Space (%)
			Front	Side	Rear				
OP	<u>2 Acres</u>	<u>150</u>	30	25	40	<u>52</u>	4.0	40	30

Amendments for OP designation are in Bold and Underlined



Amesbury

William Scott
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Memorandum

To: Mayor Gray
From: William Scott
RE: Zoning OP District
Date: April 2, 2018

The attached zoning represents a series of amendments related to the OP, or Office Park District. The OP is characterized by the two areas as shown by the below figures. Other than Amesbury Heights these areas have not provided the opportunity for growth commensurate with the intent of the district.

As we have been working with development teams in the Golden Triangle and have found that issues associated with lot area, frontage and height have become part of the discussions. The constrained nature of many sites within both OP district locations is cause for a second look at the dimensional requirements. The attached recommendations are described below.

- Height of Buildings: First the most evident issue is the height of buildings. The height allows for 4 stories, yet the actual height in dimensions is 40 feet which is less than four stories. The typical height for a four story building is provided in other areas of the zoning as 52 feet.
- Frontage: Common with a wetlands constrained site is the need to configure lots in a manner that facilitates access and meets the frontage requirement. Reducing the frontage provides configurations which accommodate lots which may need to assume more unique configurations.
- Lot Area: This is really controlled by the need to meet parking, building coverage, open space and other factors which will increase the need for more land. Again due to wetlands and other factors in these OP districts the lot area is impacted. The below maps generally indicate the wetlands or streams in the OP district (as outlined in blue line with a slight green shading). The below reference from the definition of Lot Area would mean at least a portion of the below maps would be impacted.

