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IN THE YEAR TWO THOUSAND TWENTY-FOUR

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Pamela L Gilday
Pamela Gilday, Councilor, District 1

Jessica V. Redfern
Jessica Redfern, Councilor, District 5

An Ordinance to Amend the Amesbury Zoning Ordinance and Zoning Overlay District Map to make changes to the Amesbury Gateway Village Smart Growth Overlay District (AGV-SGOD).

Summary: This zoning amendment proposes to make certain changes to the existing Sub-Districts Map, Permitted Uses, Dimensional and Density Requirements, Building Design standards within the AGV-SGOD and make changes consistent with these changes to the AGV-SGOD sub-districts on Zoning Overlay District Map.

Be it Ordained by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:

To amend the Amesbury Zoning Ordinance and the Zoning Overlay District Map as follows:

- 1. Amend Section XI.Q. 3 – OVERLAY DISTRICT, Sub-Section XI.Q.3.1.1 by revising the Sub-Districts as follows:**

The AGV-SGOD contains eight (8) sub-districts. The eight (8) Sub-Districts are as follows:

- 1 – SDA (Substantially Developed Area)
- 2 – MU (Mixed-Use)

- 3 – SDA
- 4 – ~~MU MF (Multi-family)~~ (Strike MU and replace with MF (Multi-family))
- 5 – ~~SDA MU~~ (Strike SDA and replace with MU)
- 6 – ~~FOS (Future Open Space) MU~~ (Strike FOS and replace with MU)
- 7 – ~~STF (Single Two Family) FOS (Future Open Space)~~ (Strike STF (Single Two – Family) and replace with FOS (Future Open Space))
- 8 – MF (~~Multi-family~~) (Strike)

2. Amend Section XI.Q. 5 – PERMITTED USES, Sub-Section XI.Q. 5.1.2.a and Sub-Section XI.Q.5.1.2.b by revising the permitted uses as follows:

5.1.2 A Project within the Multi-family Sub-district [MF] may include:

- a) ~~Single-family, 2 and 3 family,~~ (Strike) **Mixed-Use** (Insert), and/or Multi-family residential use(s) [with no more than ~~forty-eight (48)~~ (Strike) **seventy five (75)** (Insert), units per building **if parking is located below the street level or, is located on the street level more than thirty (30) feet behind the building façade fronting on a public street** (Insert)], provided that the minimum allowable as of-right density requirements for residential use specified in Section 7.1 shall apply;
- b) Parking accessory to any of the above permitted uses, including surface, garage under, and structured parking (~~e.g. parking garages~~) (Strike) **provided such parking is located either below the street level story of the building or, is located at least thirty (30) feet behind the building façade fronting on a public street** (Insert); and

3. Amend Section XI.Q.7 – DIMENSIONAL AND DENSITY REQUIREMENTS, Sub-Section XI.Q. 7.1.1 and Sub-Section XI.Q.7.1.3 as follows:

7.1.1 - Table of Dimensional Requirements for AGV-SGOD. Notwithstanding anything to the contrary in this Zoning Bylaw, the dimensional requirements applicable in the AGV-SGOD are as follows:

Table of Dimensional Regulations:

Sub-District (1-7)	Minimum Lot Frontage (feet)	Minimum Yards: Front (feet)	Side (feet)	Rear (feet)	Maximum Height (feet)	Maximum Height (# stories)	Maximum Building Area (% of lot)	Minimum Open Space (% of lot)
1- SDA	200	20	15	20	40	2.5	85	15
2 - MU	250	20	15	20	35	2.5	35	65
3- SDA	200	20	15	20	35	2.5	80	20
4- MU MF	200	20	10-15	20	35-58	2.5-5.0	80-60	20-30
5- SDA MU	100	20	10	20	35-45	2.5-3.5	80	20
6- FOS MU	50	10-20	10	20	15-45	± 3.5	10-80	90-20
7- STF FOS	50	10-20	5-15	20	35	1	20-10	80-90
8 - MF	200	20	15	20	58	5	35	65

7.1.3 Waivers to Increase Density. Where project density in the AGV-SGOD, as determined under Section 7.1.2, is less than the Maximum Waived Density, as listed in the Table below, the PAA may issue a waiver for an increase of project density after a determination that the proposed density is consistent with the requirements of Sections 6 through 12.

(The Table under sub-section XI.Q.7.1.3 is amended by making revisions to the sub-districts as proposed amendment to sub-section XI.Q.3.1.1 above and changing the Maximum Waived Density as shown below)

Sub-District	Maximum Waived Density (number of units)
1- SDA	8
2-MU	20
3-SDA	18
4- MU MF	18 150
5- SDA MU	8 15
6- FOS MU	0 5
7- STF FOS	13 0
8- MF	240

4. Amend Section XI.Q.10.5 – DESIGN AND DEVELOPMENT STANDARDS, Sub-Section XI.Q.10.5.e – Building Design as follows:

Add the following Building Design standards to XI.Q.10.5.e.3 – Building Massing:

e. Façade Modulation – All building façades, elevations or building walls facing a public street shall be modulated by major breaks in the façade plane, including but not limited to: changes in setbacks; materials; fenestration; masonry details; and/ or; rooflines. No individual façade facing a public street shall be longer than 80 feet in length.

f. Building Height – Notwithstanding the requirements of Section 7.1.1, no building façade within 50 feet of a public street shall be taller than 4 stores.

5. Replace Exhibit #2 in Section XI.Q with the amended AGV-SGOD Sub-District map shown below.

6. Amend the Amesbury Zoning Overlay District Map by changing Amesbury Gateway Village Smart Growth Overlay District Sub-District Map as follows:

4-MU sub-district boundaries expanded and changed to **4-MF**

5-SDA changed to **5-MU**

6-FOS changed to **6-MU**; and

7-STF sub-district boundary is reduced and changed to **7-FOS**

SUB-DISTRICT AND DRAFT DEVELOPABLE LAND PLAN

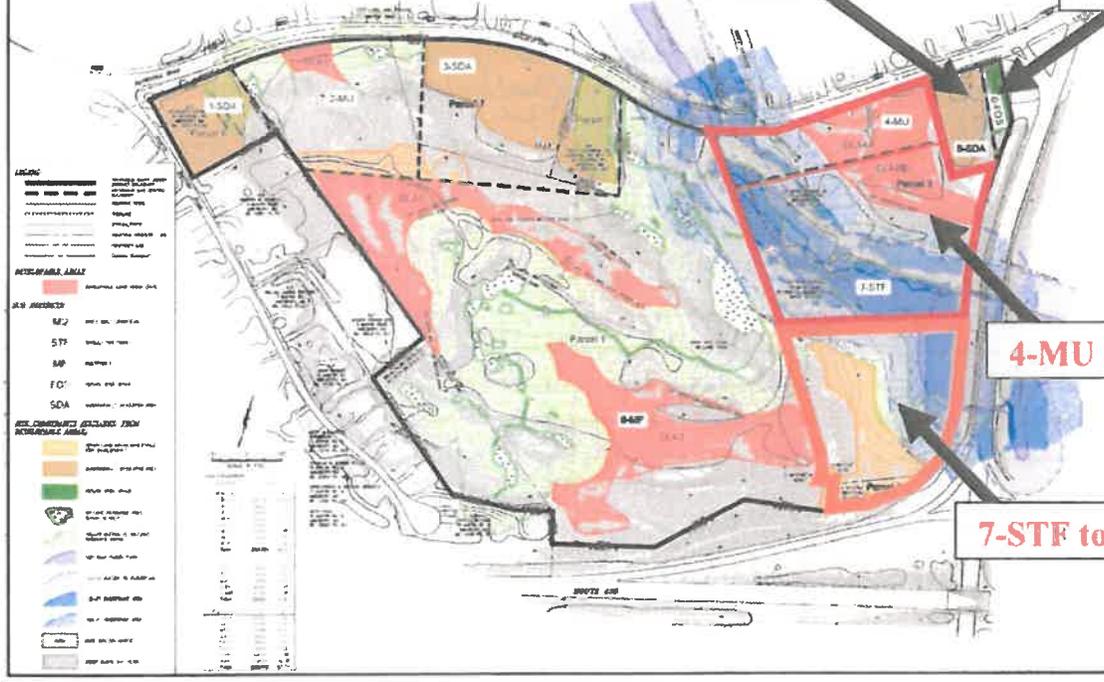
5-SDA to 5-MU

6-FOS to 6-MU

4-MU to 4-MF

7-STF to 7-FOS

- LEGEND**
- UNDEVELOPED LAND
 - RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - OFFICE
 - RECREATION
 - OPEN SPACE
 - WATER
 - ROADS
 - RAILROADS
 - UTILITIES
 - BOUNDARIES
 - PROPOSED
 - EXISTING
- DEVELOPABLE LAND**
- 5-SDA
 - 5-MU
 - 6-FOS
 - 6-MU
 - 4-MU
 - 4-MF
 - 7-STF
 - 7-FOS
- REL. CONSTRAINTS EXCLUDED FROM DEVELOPABLE AREA**
- WATER
 - WETLANDS
 - WILDLIFE
 - ARCHAEOLOGICAL
 - SCENIC
 - SOILS
 - SEismic
 - AVIATION
 - NOISE
 - HAZARDOUS WASTE
 - SLURRIES
 - LANDSLIDES
 - ROCKFALLS
 - EXPANSION
 - EXISTING



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