

ARTICLE XX: To see if the Town will vote to amend the Zoning Bylaw and Zoning Map under Section 2.0 Districts, Section 3 Use Regulations, Section 4 Dimensional Requirements, Section 6 General Regulations, and Section 9.4 Mixed Use Overlay District to establish the new Boston Providence Highway District.

Black = Existing Zoning Bylaw Text

Red = Existing Zoning Bylaw Text to be Removed

Blue = New Zoning Bylaw Text to be Added

SECTION 2.0 DISTRICTS

- 2.1 ESTABLISHMENT.** For the purposes of these Bylaws, the Town of Norwood is hereby divided into the following classes of districts.

BUSINESS DISTRICTS

Remove ~~Highway Business (HB) District~~

Add **Boston Providence Highway District (BPH)**

2.3 ZONING MAP.

Amend the Town of Norwood Zoning Map by:

- Adding the **Boston Providence Highway District (BPH)**
- Removing the ~~Highway Business (HB) District~~
- Adding the **Mixed Use Overlay Districts (MUOD)** within the BPH District in the vicinity of the University Ave./Everett Street/Ellis Avenue area; north side of Nahatan Street in the vicinity of the Route 1 southbound exit ramp; and in the vicinity of Vanderbilt Park as shown on the revised zoning map and described below.
- Amending the **boundary lines for the Manufacturing District (M) and Limited Manufacturing District (LM)** as shown on the revised zoning map and described below:
 - All properties in the vicinity of the Route 1/Everett Street/University Avenue intersection extending to the Westwood town line. (Currently in M and LM district)
 - FM Global Way Business Park (Currently in M district)
 - Vanderbilt Business Park (Currently in HB and LM district)
 - Norwood Park South (Currently in LM district)
 - Brookside Park (Currently in M district)
 - Car Max, Norwood Corporate Center, Extra Space Storage, and other properties fronting on Route 1 south of Sumner Street currently in the M zoning district.

INSERT AMENDED ZONING MAP

SECTION 3.0 - USE REGULATIONS

3.1. PRINCIPAL USES.

3.1.5 Table of Use Regulations.

Amend the Table of Use Regulations by:

Adding the **Boston Providence Highway District (BPH)** and removing the ~~Highway Business Zone (HB)~~ associated uses allowed by right, special permit, or not permitted.

3.1.5. TABLE OF USE REGULATIONS**Proposed Amendment to ~~remove Highway Business District (HB)~~ and ~~replace it with the Boston Providence Highway District (BSH)~~**

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
A. Residential Uses															
1. Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	Y
2. Two-family dwelling	N	N	N	Y	Y	Y	Y	Y	N	Y	N	N	N	N	Y
3. Two family dwelling by conversion ¹	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N
4. Multifamily dwelling	N	N	N	N	BA	BA	BA	BA	PB ^{12 13}	BA	N	N	N	N	Y
5. Dwelling units in combination with stores or other permitted commercial purposes:															
One or two <u>family</u> dwelling units	N	N	N	N	N	Y	Y	Y	PB ^{12 13}	Y	N	N	N	N	N
Three or more dwelling units	N	N	N	N	N	BA	BA	BA	PB ^{12 13}	N	N	N	N	N	N
6. Assisted Living Residence ²	BA	BA	BA	BA	BA	BA	BA	BA	PB ^{12 13}	BA	BA	BA	BA	BA	BA
7. Planned Mixed Use Development	N	N	N	N	N	N	N	N	PB ^{12 13}	N	N	N	N	N	PB
B. Institutional Uses															
1. Religious or educational use exempted from prohibition by G.L. Chapter 40A, Section 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Library or museum open to the public or connected with an allowed institutional use and not conducted as a gainful business	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Hospital, nursing, rest or convalescent home, other institution not for correctional purposes	BA	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	N	N	N	N	PB
5. Social, civic or recreational use by a club, lodge, owned by members and customarily conducted as a nonprofit activity	BA	BA	BA	BA	BA	Y	Y	Y	Y ¹²	Y	N	N	N	N	N
6. Municipal services	Y	Y	Y	Y	Y	Y	Y	Y	Y ¹²	Y	Y	Y	Y	Y	Y
7. Sheltered Workshop operated by a nonprofit charitable organization for handicapped persons	N	N	N	N	N	Y	Y	Y	Y ¹²	BA	N	BA	BA	Y	BA
8. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	Y	BA	BA	BA	BA	BA	BA
C. Open Land or Extensive Uses															
1. Agricultural use:															
Extensive	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Intensive	BA	BA	BA	N	N	N	N	N	N	N	N	BA	BA	Y	
Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
2. Extension of an existing cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	
3. Reservation, wildlife preserve or other conservation area of a nonprofit organization or	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
4. Commercial recreation, outdoors	N	N	N	N	N	BA	BA	BA	Y	N	N	N	N	N	
5. Commercial golf course with a minimum area of thirty acres and all golf course activities to be restricted to daylight hours	N	N	N	BA	BA	BA	N	Y	PB ¹²	N	N	Y	Y	N	
D. Retail Uses and Places of Assembly															
1. Motor vehicle, boat, motorcycle, trailer, truck or farm implement sales or auctions:															
Wholly within a closed building	N	N	N	N	N	Y	Y	Y	Y	N	N	BA	BA	BA	BA
With open-lot sales or storage	N	N	N	N	N	N	N	BA	PB ¹²	N	N	N	N	BA	N
2. Other open lot sales area	N	N	N	N	N	N	N	BA	PB ¹²	N	N	N	N	BA	N
3. Showroom for building supplies (including plumbing, heating and ventilating equipment)	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	BA	N
4. Other retail stores															
Enterprises under 25,000 net square feet floor	N	N	N	N	N	Y	Y	Y	Y	Y	N	BA	BA	BA	BA
Larger enterprises	N	N	N	N	N	Y	Y	Y	PB	N	N	PB	PB	PB	PB
5. Restaurant:															
With drive in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	N	N	PB	PB	N	N	PB	PB	PB	PB
With service to persons standing or sitting outside the building	N	N	N	N	N	Y3	Y3	BA	PB	N	N	N	N	BA	PB
With both the above	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	PB
With neither the above	N	N	N	N	N	Y	Y	Y	Y	BA	N	BA	BA	BA	PB
6. Commercial recreation, indoors & outdoors	N	N	N	N	N	Y	Y	Y	Y	N	N	BA	N	BA	PB
7. Adult uses as provided by Section 7.1	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
8. Drugstore	N	N	N	N	N	Y	Y	Y	Y	Y	N	BA	BA	BA	BA
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	N	PB	PB	N	N	PB	PB	PB	PB
9. Hotel or motel, rooming house, boarding house or lodging house	N	N	N	N	N	Y	Y	Y	PB	N	N	PB	BA	Y	PB

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
E. Office Uses															
1. Business or agency office, bank or other monetary institution	N	N	N	N	N	Y	Y	Y	Y	Y	Y	BA	BA	BA	
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	
2. Office for administrative, executive or professional purposes	N	N	N	N	N	Y	Y	Y	Y ¹²	Y	Y	Y	Y	Y	
3. Place of business of a building tradesman or caterer	N	N	N	N	N	Y ⁶	Y ⁶	Y ⁶	Y ^{6 12}	BA ⁹	N	N	N	Y	
4. Cable Television Studio	N	N	N	N	N	N	N	N	Y ¹²	N	N	BA	BA	BA	
5. Flex Space	N	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	N	
F. Service Establishments															
1. Personal or consumer service	N	N	N	N	N	Y	Y	Y	Y		N	BA	BA	BA	BA
2. Mortuary, undertaking or funeral establishment	N	N	N	BA	BA	Y	BA	Y	Y ¹²	BA	N	N	N	BA	N
3. Medical or dental laboratory; clinic	N	N	N	N	N	BA	BA	Y	Y ¹²	BA	Y	Y	Y	Y	Y
4. Shop of a cabinetmaker, sign painter, job printer or upholsterer	N	N	N	N	N	Y	Y	Y	Y ¹²	BA ⁷	N	N	N	Y	N
5. Printing or publishing establishment	N	N	N	N	N			Y ⁶	Y ¹²	N	N	Y	Y	Y	Y
6. Power laundry; dry cleaning plant or dying works; carpet or rug cleaning plant	N	N	N	N	N	Y ⁶	Y ⁶	Y ⁶	Y ^{6 12}	N	N	BA	BA	Y	BA
7. Private school conducted for profit, including business or trade school, dancing or music school	N	N	N	N	N	Y	Y	Y	Y ¹²	N	N	Y	Y	Y	Y
8. Body Art Establishment	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N
9. Commercial kennel, animal or veterinary hospital	BA ⁴	BA ⁴	BA ⁴	N	N	BA	BA	BA	PB ¹²	N	N	N	N	N	N
10. Fitness Center	N	N	N	N	N	Y	Y	Y	Y	Y ⁸	N	BA	BA	BA	PB
11. Medical Marijuana Treatment Center – Allowed by Special Permit from the ZBA within the Medical Marijuana Overlay District. See Section 7.5	N	N	N	N	N	N	N	N	BA ¹²	N	N	N	N	N	N
G. Wholesale Business & Storage															
1. Wholesale showroom, with storage limited to floor samples only	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y
2. Storage warehouse or distribution plant::															
a. Less than 25,000 gallons of toxic or hazardous materials	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y
b. More than 25,000 gallons of toxic or hazardous materials	N	N	N	N	N	N	N	N	N	N	N	BA	BA	BA	BA
c. Other material or equipment	N	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	Y	Y
3. Open lot storage	N	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
H. Vehicular Service and Transportation Uses															
1. Parking facility:															
Commercial	N	N	N	N	N	Y	Y	Y	PB ¹²	BA	N	Y	Y	Y	
Community or group facility solely for the parking of noncommercial motor vehicles of residents of nearby buildings	N	N	N	BA	BA	Y	Y	Y	PB ¹²	BA	N	Y	Y	Y	
2. Motor vehicle service:															
Motor vehicle service station	N	N	N	N	N	BA	BA	BA	PB	BA	N	N	N	BA	
Washing and cleaning of motor vehicles	N	N	N	N	N	N	N	BA	PB	N	N	N	N	BA	
Auto repair facility, with all major repairs conducted wholly within a building	N	N	N	N	N	BA	BA	BA	PB	BA	N	N	N	BA	
motorcycle, truck, trailer, or farm implement repair	N	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	
3. Bus or railroad passenger station	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	
4. Taxi office or stand	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	
5. Ambulance dispatch operation	N	N	N	N	N	BA	BA	BA	PB	BA	BA	BA	BA	BA	
6. Truck terminal or motor freight station; servicing of trucks or buses	N	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	
7. Municipal airport or other municipal landing and servicing facility	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	
8. Leasing motor vehicles	N	N	N	N	N	BA	BA	BA	PB ¹²	BA	N	N	N	BA	
9. Storage of Vehicles for Sale or Lease	N	N	N	N	N	N	N		PB ¹²	N	N	N	N	N	
I. Manufacturing, Processing and Related Uses															
1. Laboratory engaged in research, experimental or testing activities	N	N	N	N	N	N	N	N	Y ¹²	N	Y	Y	Y	Y	Y
2. Food processing, bottling or packaging	N	N	N	N	N	N	N	N	PB ¹²	N	N	BA	BA	BA	BA
3. Light manufacturing ¹¹	N	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	Y	Y
4. Manufacturing	N	N	N	N	N	N	N	N	Y ¹²	N	N	N	N	Y	N
5. Earth removal (see Section 7.2)	BA	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	BA	BA	BA	BA	BA
6. Manufacturing: Asphalt, cement, bituminous concrete	N	N	N	N	N	N	N	BA	N	N	N	N	N	N	N
7. Commercial Enterprise: rock crushing & processing, cement & concrete crushing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Research & development facilities for alternative and renewable energy facilities	N	N	N	N	N	N	N	N	Y ¹²	N	N	Y	N	Y	Y
9. Manufacturing facilities for alternative and renewable energy facilities	N	N	N	N	N	N	N	N	Y ¹²	N	N	Y	N	Y	Y

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
J. Accessory Uses															
1. Home occupation (see Section 3.3.1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3. Licensed family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4. Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
5. Room and board for not more than two persons not members of the household (whether regular or transient)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	
6. Light manufacturing (see Section 3.4.3)	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	
7. Dwelling for caretaker, watchman	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	BA	
8. Transient accommodations for business visitors to the premises	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	
9. Repair (conducted wholly within a building) and service for vehicles used in conjunction with the principal use of the premises	N	N	N	N	N	BA	BA	BA	BA	BA	Y	Y	Y	Y	
10. Scientific research and development, as provided at Section 3.4.4	BA	BA	BA	BA	BA	BA	BA	BA	Y ¹²	BA	BA	BA	BA	BA	
11. Clinic located within drug store or other principal use	N	N	N	N	N	BA	BA	BA	Y ¹²	N	N	BA	BA	BA	
K. Accessory Parking:															
1. Automobiles, recreational vehicles, passenger vans (See Section 3.4.5)	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	Y	PB ¹²						
2. Pickup trucks, not more than 6250 pounds gross vehicle weight	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	
3. One other vehicle which neither exceeds 12,000 pounds gross vehicle weight, nor which exceeds 21 feet in length	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	
4. Larger or additional commercial vehicles	N	N	N	N	N	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	
5. Accessory trailer (see Section 3.4.5)	Y	Y	Y	Y	Y	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	

USE	Districts														
	S	S1	S2	G	A	GB	CB	HB	BPH	LB	O	LM	LMA	M	PMUD
Relocate to J. Accessory Uses above															
12 6 . Employee restaurant, lunchroom, cafeteria or similar place for serving on-premises employees	N	N	N	N	N	Y	Y	Y	Y	BA	Y	Y	Y	BA	
13 7 . Retail sale of products manufactured or stored as the principal use	N	N	N	N	N	Y	Y	Y	Y	Y	Y ¹⁰	Y	Y	BA	
14 8 . Open lot display or storage of goods, products, materials or equipment:															
Occupying less than 25% as much area as covered by buildings on the premises	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	
Occupying a larger area	N	N	N	N	N	BA	BA	BA	PB ¹²	N	N	BA	BA	BA	
15 9 . Incinerator for disposal of waste materials incidental to the principal use	N	N	N	N	N	N	N	N	N	N	N	BA	BA	BA	
16 40 . Rental or leasing of motor vehicles	N	N	N	N	N	BA	BA	BA	PB ¹²	BA	N	BA	BA	BA	
17 44 . Livestock raising, for personal use and enjoyment of residents of the premises, but not for gain	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

3.1.6 Notes to Table of Use Regulations.

Add the following notes:

12. Route 1 Ground Level Use Restriction: This use must obtain a Special Permit from the Planning Board to be located at ground level within 100 feet of the front lot line parallel to Route 1. As an exception a residential use may be located on an upper floor within a building meeting the required front yard setback without a special permit where mixed use is allowed. The purpose of this restriction is to preserve the frontage area for retail oriented and publicly accessible uses that rely on visibility of customers traveling along the Route 1 Corridor.
13. Multifamily dwellings in the BPH District: These uses shall be located in a Mixed Use Overlay District (MUOD). Allowed building types includes Multi-Family Buildings and Development, Rowhouse/Townhouse Buildings and Development, Live/Work Buildings and Development, and Mixed Use Buildings and Development as defined in Section 9.4.8 of the Zoning Bylaw.

SECTION 4.0 - DIMENSIONAL REQUIREMENTS

4.1. GENERAL REQUIREMENTS

4.1.1 Table of Dimensional Requirements. [SEE AMENDED BELOW]

Amend the Table of Dimensional Regulations by ~~removing the Highway Business (HB) district~~ adding the Boston Providence Highway (BPH).

TABLE OF DIMENSIONAL REQUIREMENTS Amend by removing HB District and replacing it with BPH District										
District	Min. Lot Area	Min. Lot Frontage	Max. Lot Cover	Min. Open Space	Max. Floor Area Ratio	Required Lot Width Through Building or Structure	Min. Front Setback	Min. Side Yard	Min. Rear Yard	Max. Building Height
S2	15,000 sf	125 ft	25%	25%	No limit	125 ft	30 ft	20 ft ⁴	35 ft ¹⁰	30 ft
S1	12,500 sf	100 ft	25%	25%	No limit	100 ft	30 ft	15 ft ⁵	30 ft ¹⁰	30 ft
S	10,000 sf	90 ft	25%	25%	No limit	90 ft	20 ft	15 ft ⁵	30 ft ¹⁰	30 ft
G	10,000 sf ¹	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
A	10,000 sf ²	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
CB	5,000 sf ²	20 ft	80%	0%	No limit	20 ft	0 ft ¹¹	0 ft ⁷	10 ft	40 ft
HB	22,500 sf²	150 ft	50%	25%	0.5	150 ft	50 ft	15 ft	30 ft¹⁰	40 ft¹⁵
BPH	10,000 sf²₃	100 ft³	80%	20%	No limit	50 ft	20 ft¹⁶	10 ft¹⁶	20 ft¹⁶	60 ft¹⁵
LB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
GB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
O	3 acres ³	250 ft ³	20%	40%	0.5	250 ft	100 ft	25 ft ⁸	25 ft ⁸	30 ft
LM	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
LMA	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
M	10,000 sf	50 ft ³	70%	10%	0.67	50 ft	0 ft ¹³	10 ft ⁹	10 ft ⁹	40 ft ¹⁵

4.1.1 Notes to Table of Dimensional Requirements.

Amend Notes 2, 3, and 15.

1. For multifamily dwellings and mixed use buildings, the permitted maximum density is as follows:

District	Density
A	10,000 sf plus 2,235 sf per dwelling unit after the first unit
CB	5,000 sf plus 2,570 sf per dwelling unit after the first unit
HB /BPH	See Section 9.4.11 for density allowed by Special Permit
LB	10,000 sf plus 2,235 sf per dwelling unit after the first unit
GB	10,000 sf plus 2,235 sf per dwelling unit after the first unit

3. One-story accessory structures have no requirement except that in the BPH district they shall not be located in front of the primary building(s). The minimum frontage requirement in the BPH and LM district may be reduced to 40 feet if the area is used for a private street to access the building lot to the rear.
15. Increase by one foot for each foot by which all setback and yard requirements are, at minimum, exceeded, to a maximum of 60 feet in height. In the BPH district, a primary or accessory building may be 20 feet in height at the minimum front yard and side yard setback line, and then increase by one foot in height for each foot exceeding the minimum yard setback requirements to a maximum of 60 feet in height.

Add new Note 16

16. In the BPH district, where a lot line abuts a residential zoning district the minimum rear yard setback is 30 feet, parking is prohibited within the setback area, parking garages shall be no taller than 40 feet on the lot, and setback area is subject to landscaping and screening requirements in Section 6.4. The minimum side yard setback can be reduced to zero where adjacent properties have a shared driveway, internal access, or shared parking facilities. Parking is not allowed in the front yard setback and must meet the streetscape requirements in Section 6.4.

SECTION 6.0 - GENERAL REGULATIONS

6.1. OFF-STREET PARKING AND LOADING REQUIREMENTS

6.1.4 Loading Area Location and Design.

Amend 6.1.4.1 as follows:

1. Setbacks from Route 1: 20 feet, landscaped as required at Section 6.4, Landscaping and Screening; or 10 feet if 50% more than the number of otherwise required shrubs is provided, and a landscaping plan is submitted prepared by a registered landscape architect; *access and orientation of loading areas shall be on the side or rear elevation of the building and not facing Route 1;*

Amend 6.1.7 as follows:

6.1.7 Parking Structures. Parking shall be maintained only at ground level, not either elevated above grade or depressed below grade in structures provided, however, that above and below grade parking structures shall be allowed in an Economic Opportunity Area duly established pursuant to the Massachusetts Economic Development Incentive Program approved by the Board of Selectmen and Town Meeting. Said parking structures shall otherwise be in conformity with the height and other dimensional requirements of this Bylaw ~~BYLAWS~~. *In the BPH District, certain types of Special Parking Types and Standards under Section 9.4.13.5 shall be permitted including a) Stacked and Valet Parking, b) Tandem Parking, and d) Structured Parking under the specific requirements of this section and by Special Permit from the Planning Board.*

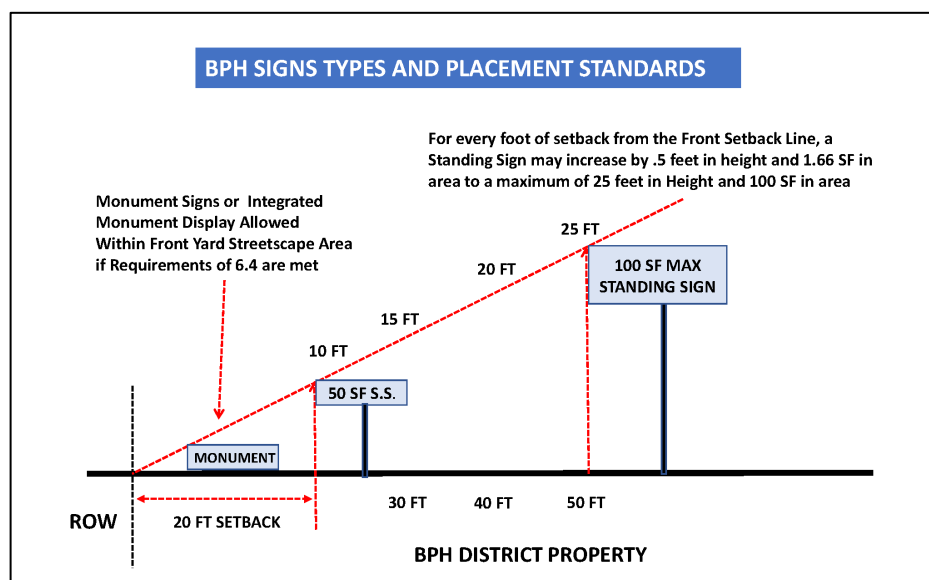
Sustainable Design. Applicants for vehicle storage facilities are encouraged to integrate stormwater best practices and renewable energy equipment into the design of the facility such as pervious pavers, bioswales, green walls and roofs, solar panels, solar shades, and small wind turbines. Sustainable energy equipment installed on buildings and parking structures site shall not be counted in the maximum height requirements.

6.2. SIGNS

Amend 6.2.15 as follows:

6.2.15 Permanent Signs in All Nonresidential Districts for Premises Having Frontage on Route One from the Westwood to the Walpole Line.

1. *Number.* There shall be not more than one principal wall sign, standing sign, or monument sign per separate occupant per lot.
2. *Size.* Each principal wall sign may have sign area of up to 50 square feet. However, the area of each principal wall sign may be up to 5% of that separate occupant's leased or owned portion of the facade to which the sign is affixed, even though resulting in a sign larger than 50 square feet.
3. *Standing Signs.* A standing sign which advertises the occupant(s) of the premises is permitted, but the front edge of the sign facing the street shall not exceed ~~twenty-five~~ **ten** (10) feet in height or width or ~~one-hundred~~ **fifty** (50) square feet in area, and shall not be located within ~~twenty~~ **twenty** (20) feet ~~fifteen~~ of any property line. For each foot setback from the twenty foot (20) front setback line in the BPH District, a standing sign may be increased by one-half (0.5) feet in height and 1.66 square feet in area to a maximum of twenty-five (25) feet in height and one hundred (100) square feet in area. The SPGA as set forth in section 6.2.21 by special permit may allow any standing sign to be as close as five (5) feet from a side property line provided that for every foot the standing sign is within the fifteen foot setback there is a corresponding reduction of five square feet of sign area.



4. *Secondary Signs.* There may be up to two secondary wall signs on a lot, each relating to a separate building, entrance, or frontage on a street or parking area. Each such sign shall have area of up to one square foot for each foot of length of that separate occupant's leased or owned portion of the facade to which the sign is affixed, except that in no event shall any secondary sign exceed thirty square feet.

Add new subsection 5 and 6 as follows:

5. *Monument Signs.* A freestanding sign having a low profile with no open space between the ground and the sign. The foundational structure shall be constructed of masonry materials. A sign board may be integrated into the foundational structure or on top of the foundation but within the overall height limit of five (5) feet. Sign boards shall have a maximum length of ten (10) feet, constructed of durable materials, and may be illuminated by an external source of light. The front edge of a monument signs may be located five (5) feet from the front and side property line and shall be integrated with the streetscape treatments required in the BPH District under Section 6.4. Properties in the BPH District may have a monument sign or a standing sign but not both on the same lot.
6. *Integrated Monument Display.* Within the BPH District, the Planning Board may grant a Special Permit for licensed Class 1 and Class 2 Auto Dealerships to have an integrated monument display containing up to two (2) vehicles located on top of a monument base. The design standards under Section 6.2.15.5 apply, except that the overall maximum height shall be 7 feet and the maximum size of the monument base shall be three (3) feet in height and thirty-six (36) feet in length. Integrated Monument Displays may be allowed in addition to a standing sign.

6.3. BUFFERS

Amend Section 6.3.1 as follows:

- 6.3.1 **Buffers; Applicability.** The following shall be maintained as landscaped buffers. The buffer depth shall be measured from the district boundary or, where a street separates the lot from the district boundary, from the street line at the lot frontage.
 3. All land in a Boston Providence Highway District which is within fifty (50) feet of a Residential District (whether in Norwood or not) shall provide buffer and screening as required under Section 9.4.6.2. (a) and (c) Transitional Buffer Zones.

6.4. LANDSCAPING AND SCREENING

Amend Section 6.4.3 as follows:

6.4.3 Street Plantings.

1. Plantings are required along the entire street frontage for nonresidential uses, except at drives, and except where neither a street setback nor a buffer zone is required. The required plantings shall be located within fifteen feet of the street property line.
2. In the BPH District streetscape treatments are required along the entire street frontage within twenty (20) feet of the of the street property line as follows:
 - a) *Curbing*. Six (6) inch raised granite curbing is required along the street property line and the curve radiuses for points of ingress and egress where driveways are located.
 - b) *Sidewalks or Pathway*. A 5-foot concrete walkway is required along the entire length of the frontage and connecting to adjacent sidewalks or pathways.
 - c) *Ground Cover*. Low lying and low maintenance grasses, shrubs, bushes, flowers, and similar vegetative materials shall be planted evenly throughout the street frontage. All ground cover must be maintained at no more than 30 inches to avoid blocking visibility for drivers entering or exiting the site.
 - d) *Street Trees*. Deciduous street trees shall be installed along the entire frontage at 50 feet on center. Trees shall be a minimum of 3 1/2" caliper at least 4 feet above grade and of native species common to the area. All trees should be drought and salt tolerant. They should be regularly trimmed to provide clear visibility into the site from the street, and provide shade over the walkway.
 - e) *Bollards*. Where there is parking in front of the building bollards should be installed to create separation from the streetscape area and parking lot.
 - f) *Monument Signs*. Monument signs and Integrated Monument Displays should be integrated into the landscape / streetscape plan. See Section 6.2.15.5 and 6.

9.4 MIXED USE OVERLAY DISTRICT (MUOD)

9.4.7 General Design Standards

Amend Section 9.4.7 by adding the following:

12. MUOD-BPH Exemptions. Buildings and developments in the MUOD-BPH are only subject to the requirements in Section 9.4.7.1, 9.4.7.2., and 9.4.7.3. above. The requirements for building height and setbacks in the underlying Boston Providence Highway District shall apply.

9.4.11 Residential Density.

Amendment Table 3 in Section 9.4.11 as follows:

1. Base Density.

- a) MUOD-CBD. Buildings and Developments within the MUOD-CBD shall be subject to the following density standards in Table 3:

TABLE 3. RESIDENTIAL DENSITY IN THE MUOD			
BUILDING AND DEVELOPMENT TYPES	BY SPECIAL PERMIT/WITH DENSITY BONUS		
	(DWELLING UNITS PER ACRE)		
	MUOD-CBD	MUOD-BPH	RESERVE
Rowhouse/Townhouse (Single-Family Attached Dwelling Unit)	12/16	See 9.4.11.1.b	
Multi-Family Building (3 or More Dwelling Units)	20/32	See 9.4.11.1.b	
Live-Work/Shop Building (1 Dwelling Unit)	12/16	See 9.4.11.1.b	
Mixed-Use Buildings (Commercial and Multi-Family Units)	20/32	See 9.4.11.1.b.	
Non-Historic Building/Development Retrofit or Addition	20/32	N/A	
Historic Building/Development Retrofit or Addition	20/32	See 9.4.11.1.b	

- b) MUOD-BPH. The density of residential and mixed use buildings and developments within the MUOD-BPHs shall be limited to the gross floor area (GFA) equal to twice the total square feet of the parcel or development tract on which the project is located. (For example, if the development tract is 40,000 square feet then the amount of building GFA is 80,000). The GFA can be allocated to one or more combinations of allowed residential and mixed use buildings and development types subject to the dimensional requirements in the BPH in Section 4.1.1 Table of Dimensional Regulations. GFA shall include all buildings and structures on site including above ground parking structures. The Planning Board may consider and approve a density bonus over the base GFA under the conditions of Section 9.4.11.2.