

**AMHERST PLANNING BOARD**  
**Zoning Subcommittee**  
**FY 12 Zoning Work Plan**  
**-PRELIMINARY STAFF DRAFT FOR DISCUSSION-**

The Amherst Planning Board, through the work of its Zoning Subcommittee, reviews and proposes amendments to the Amherst Zoning Bylaw and Official Zoning Map, and to other Town regulations. The Zoning Subcommittee maintains and regularly updates a work plan of potential zoning amendments organized by relative priority and immediacy in implementation of the Amherst Master Plan.

Following each Town Meeting, the Planning Board's Zoning Subcommittee reviews the previous zoning amendment work plan, develops a new draft plan, and then conducts a public Zoning Forum at which citizens are invited to propose new zoning amendments and comment on the priority of zoning amendments already under consideration. After each Forum, the Zoning Subcommittee reviews and revises the draft zoning amendment work plan in the light of citizen comments, and then develops recommendations for which zoning amendments to work on in preparation for the next Town Meeting. Those recommendations are presented to the full Planning Board for its review, comment, and approval. The accompanying Zoning Amendment Work Plan summarizes zoning amendments under active or long-term consideration, and identifies under Priority A those zoning amendments most likely to be on the warrant for upcoming Town Meetings.

**PRIORITY A**

*Probable 2012 Annual TM Zoning Bylaw amendments:*

- \* **Form-based Zoning regulations (new Article 16) & Atkins Corner village center rezoning**
- \* **North Amherst village center form-based rezoning**
- \* **Development Modification/Performance Standards**
- \* **Residential Parking:**
  - **Design Criteria – Requiring parking on pavement and setting design standards**
  - **Modifying Minimum Parking Requirements**
- \* **Functional Family Definition**
- \* **Petition articles: ???**

*Probable 2012 Annual TM General By-Laws amendments (housing-related):*

- \* **Nuisance Property amendment (health & safety issues)**
- \* **Residential Rental Regulations (General By-Laws--provisional)**
  - **Registration of all rental units, including rental of rooms**
  - **Pre-Rental Inspection and Certification of all rental units, prior to rental**
  - **Parking Plan – Submission and approval**

*Possible 2012 Fall STM Zoning Bylaw amendments:*

- \* **Town Center/Gateway Corridor Rezoning**
- \* **FPC Rezoning**
- \* **Zoning Map Revisions (mostly technical changes)**
- \* **Duplexes – Permitting, design, definition**

*Possible 2013 Annual TM Zoning Bylaw amendments:*

- \* **R-G District Rezoning**
- \* **East Village Form-Based Rezoning**

**PRIORITY B**

- \* **Master Plan Zoning priorities – Zoning Map analysis, comprehensive code development, etc.**
- \* **Reconsider Parking Standards in mixed use centers**
- \* **Low Impact Development/Green Building Standards (w/ Energy Task Force)**
- \* **Expand DRB jurisdiction/expand applicability of design review principles & standards**
- \* **Minimum floors in business districts**

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**PRIORITY B (cont.)**

- \* B-L District Dimensions
- \* Town houses & Apartments Max. Unit Count
- \* Temporary Storage Container Regulations [new]
- \* Sign & Mural Definitions [new]
- \* Economic Development Amendments
- \* Private student group housing (new use category)
- \* Accessory Home Business Uses in Residence Districts
- \* Sign Setbacks
- \* Explore MGL Ch. 40R & 40S
- \* Brownfields development incentives – long-term
- \* Light Industrial (LI) District ~ Reconsideration of district
- \* Inn/restaurant regulation (SP→SPR)

**Town Meeting Referrals:**

- \* Recreational Facilities in Res. Development (w/ LSSE)
- \* Steep Slopes
- \* Visitability (w/DAAC)
- \* Farm/ FC Development Standards amendments (w/ Agricultural Commission)
- \* New development standards for property adjacent to active farmland
- \* Accessory Farm Stands (w/ Agricultural Commission)

**Housing-Related amendments:**

- \* Lower the Inclusionary Housing threshold
- \* Payment-in-lieu option for affordable housing
- \* Unit count → square footage in Res. Developments of 5+ units [MP]
- \* Unified & Enhanced Density Bonuses
- \* Converted Dwellings (1 → 2 units by SPR in R-G & R-VC)
- \* Allow Duplexes and Conversions in ARP District, with standards

**Zoning Map Issues to be Studied:**

- \* Village Center zoning:
  - Cushman Village center (B-N, R-VC) – long-term
  - Gatehouse Road/Old Farms (B-VC, R-VC) – long-term
  - West Amherst PRP (N'ton Rd./Snell)
- \* PRP District types
- \* Downtown Transitional edges (B-L uses & dimensions)
- \* Reconsideration of R-N District boundaries

**Subdivision Regulations:**

- \* Section I.V.1.b. – Private wells & septic in same development

**Other Regulations:**

- \* Rental Registration revisions
- \* Street/Shade Tree Regulation Improvements

**PRIORITY C**

- \* Adult Entertainment Uses
- \* Hotels/Motels (SP→SPR in B-G & R-VC)
- \* FPC Map & Bylaw amendments
- \* Lighting Standards
- \* Waste /Recycling Standards
- \* PRP Development Design Standards
- \* Political Signs
- \* Driveway regulations

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**PRIORITY C (cont.)**

- \* Parking Lot Standards/Design revision
- \* Religious Institution Setbacks (new structures vs. existing)
- \* Commercial District (COM) Development Design Standards

**Technical Fixes:**

- \* Definitions: Amusement devices (ZBA request); “Street”; “Floor”

**Housing-Related Amendments:**

- \* For R-G & R-VC, distinct lot area requirements for single bedroom dwelling units
- \* Age-Restricted Development regulations

**Planning Board Rules & Regulations:**

- \* Coordination with ZBA Rules & Regulations.
- \* Sound regulations
- \* Preliminary OSCD Review Procedure