Engineering\DPW Eng Branches\CAD-Drafting\Needham Town Maps\Town Zoning Maps\Zoning Map-Rev 3-1-20.dwg, Layout1, 3/6/2020 1:07:51 PM, **ZONING CHANGES FOR CONSIDERATION: Needham Heights District (group 1):** Implement Apartment A-1 zoning in certain areas now zoned SRB, or GR, including locations of non-conforming existing multi-family (MF) uses. TOWN OF Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned SRB: NEEDHAM Needham Housing Authority properties: **1a.** From Hamilton Highlands (Apartment A-1) along Highland Avenue south to Hunnewell Street; **1b.** Avery Park Condominium and farther south along Highland Avenue to CC Captain Cook Hunnewell Street and including the Methodist Church at Hunnewell and MASSA CHUSETTS SBW Seabeds Way **1c.** Extend existing Apartment A-1 zoning across Hillside Avenue and along LC Linden Chambers the northerly side of Rosemary Street adjacent to the Industrial District ZONING MAP HRE High Rock Estates and up to the MBTA right-of-way (see item 1g. below) and beyond the ROW to Highland Avenue to include Needham Library (see item 1g. below MH Mathews House and Christ Episcopal Church (se item 1J. and 6b. below); **NEEDHAM PLANNING BOARD** Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned GR: Adam Block, Chairperson **1d.** Convert Hillside School and the rear portions of 5 lots of the Industrial Jeanne S. McKnight, Vice Chairperson district on Crescent Road that abut the Hillside School to Apartment A-1; Paul S. Alpert, Member SRB **1e.** Convert Brookline Rug parcel to Apartment A-1, but the current use may Natasha Espada, Member remain as a prior non-conforming use. It has connection to both Artie Crocker, Member Hunnewell and Crescent Road and can be part of a consolidated MF district with the rest of new Apartment A-1 and the Industrial District that Lee Newman - Director of Planning & Community Development is to be rezoned to allow MF by-right as a use (see item 1f. below); Thomas A. Ryder, P.E.- Town Engineer **Revised - July 21, 2022** Amend current **Industrial** Districts within 1/2 mile of Needham Heights transit station to allow MF as an additional allowed use with **Apartment A-1 USE DISTRICTS OVERLAY DISTRICTS** dimensional limits with a minimum 10,000 sf lot size. **1f.** Add Multi-family housing, at A-1 dimensions, to the uses allowed by right SINGLE RESIDENCE - A WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICTS in the Industrial District along Crescent Road; SINGLE RESIDENCE - B ADULT USE OVERLAY DISTRICT **1g.** Add Multi-family housing, at A-1 dimensions, to the uses allowed by right MEDICAL OVERLAY DISTRICT GENERAL RESIDENCE in the Industrial District between Hillside Avenue and the MBTA right-of-AQUIFIER PROTECTION DISTRICT APARTMENTS A-1 way and between West and Rosemary Streets: APARTMENTS A-2 NEEDHAM CENTER OVERLAY DISTRICT A Amend current **Hillside Avenue Business** District within 1/2 mile of transit station to allow MF by-right and use **Apartment A-1** dimensional limits with a RURAL RESIDENCE - CONSERVATION NEEDHAM CENTER OVERLAY DISTRICT B minimum 10,000 sf lot size. Allow mixed-use option by Special Permit. INSTITUTIONAL LOWER CHESTNUT STREET OVERLAY DISTRICT **1h.** Hillside Avenue Business from both sides of the Hunnewell intersection GARDEN STREET OVERLAY DISTRICT south to the south side of West Street; HIGHWAY COMMERCIAL - 1 ARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC Amend current **Avery Square Business** District within 1/2 mile of transit INSTALLATION OVERLAY DISTRICT station. Adjust / increase current height and story limits where noted. Changes TEMPORARY METEOROLOGICAL TOWERS OVERLAY DISTRICT to limits are to be appropriate to their immediate context within their district. INDUSTRIAL - 1 MIXED USE OVERLAY DISTRICT (MOUD) 1i. Avery Square Business – increase height from 35 ft. to 38 ft. for mixed-AVERY SQUARE BUSINESS use MF allowed by special permit; AVERY SQUARE OVERLAY DISTRICT Expand **General Residence** over **SRB** area along the Highland Avenue corridor July 17, 2012 - FLOOD PLAIN DISTRICT CHESTNUT STREET BUSINESS to allow 2-family and SF conversions to 2-family. HIGHLAND COMMERCIAL - 128 **1j.** Both sides of Highland Avenue from Rosemary Street to Avery Square **GREEN SPACE** Business District (but see item 1c. above and 6B. below related to HILLSIDE AVENUE BUSINESS **CEM** GREEN SPACE rezoning Christ Church to Apartment A-1). (cemetery) Needham Center District (group 2): NEIGHBORHOOD BUSINESS Amend and extend current **Business** District within 1/2 mile of transit to allow NEW ENGLAND BUSINESS CENTER MF by-right and use **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size. Allow, by special permit, mixed-use MF to 48 ft. & 4 stories with 4th ELDER SERVICES ZONING DISTRICT ----- TOWN BOUNDARY 2a. Extend Business District north to Rosemary Street to include portion of Sudbury Farms parcel now zoned SRB; **2b.** Business District along Highland Avenue from May Street northerl to TOWN HALL Rosemary Street to include all of Sudbury Farms parcel; SCHOOL SITES Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, **GR** or SRR NHA SITES Industrial or in locations of non-conforming existing multi-family (MF) uses. Apartment A-1 - rezone parcels within 1/2 mile of Needham Center station, now zoned SRB: **2c.** St. Joseph School strip along May Street; **2d.** Stephen Palmer former school leased by Town for multi-family housing; 2f. YMCA site on Great Plain Avenue next to Greene's Field; 2g. 888 Great Plain Avenue (former nursery/garden center); SRA **2h.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street; Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned GR: **2e.** Lots on Pickering Place together with a portion of St. Joseph School **2i.** Consolidate a portion of the Denmark Lane MF housing south of the Needham Center Overlay District, currently zoned GR, and combine it with the small Industrial district along the MBTA right-of-way proposed SRB for rezoning to Apartment A-1 that is also part of the Denmark Lane MF **GOLF** project area (see item 2j. below); Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned Industrial: **2j.** Convert the small Industrial district along the MBTA right-of-way to be combined with the front portion of the parcel being rezoned from GR (see item 2i. above) that is also part of the Denmark Lane housing project area. Amend current Center Business and Overlay District B and Garden Street **Overlay** District within 1/2 mile of transit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district. SRA 2k. Increase height limits in Needham Center Overlay District B for mixeduse MF to 48 ft. & 4 stories with 4th floor setback. No stand-alone MF is RR-C **2m.** Rezone Garden Street Overlay District by changing stand-alone MF to be allowed by right, rather than special permit, using the existing dimensional limits. **Needham Junction District (group 3):** 13 Amend current Chestnut Street Business District and Lower Chestnut **Street Overlay** District within 1/2 mile of transit to allow stand-alone MF by-right, and mixed-use with MF by special permit. Adjust / increase current ZONING DISTRICT AREA (SqFt) PERCENT height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district. RR-C Single Residence B 14,015,127 150,857,574 43.15% **3a**. Chestnut Street Business and Lower Chestnut Street Overlay District Single Residence A 12,033,961 129,532,480 37.05% changed to allow stand-alone MF using Apartment A-1 dimensional limits Rural Residence - Conservation 3,302,028 35,542,733 10.17% with a minimum 10,000 sf lot size, with 4-story / 48 ft. limits allowed by 8,612,233 2.46% Industrial Park 800,103 **Town of Needham** special permit for mixed-use MF in the Lower Chestnut Street Overlay General Residence 660,148 7,105,774 2.03% 300,487 3,234,417 0.93% Industrial **Housing Plan Working Group 2022 3b.** Extend Chestnut Street Business and Lower Chestnut Street Overlay Institutional 298,395 3,211,895 0.92% Districts to include Skilled Nursing Facility (SNF) property on Lincoln December 2022 Apartment 2 256,632 2,762,361 0.79% 159,919 1,721,358 Industrial - 1 0.49% Apartment 1 155,615 1,675,026 0.48% Implement Apartment A-1 zoning in certain areas now zoned SRB, or DOVER B-CH ST 142,166 1,530,263 0.44% **Chestnut Street Business** Districts or in locations of non-conforming existing Chestnut Street Business B-CTR 113,068 1,217,049 0.35% non single-family (SF) uses. Use **Apartment A-1** dimensional limits. Center Business 99,053 1,066,200 Business 0.30% Apartment A-1 – rezone parcels within ½ mile of Needham Junction B-AV SQ 56,566 Avery Sq. Business 608,871 0.17% station, now zoned Chestnut Street Business, Lower Chestnut Street Neighborhood Business 55,444 596,793 0.17% **Overlay District and SRB:** Town map: Proposed zoning changes B-H AV Hillside Ave. Business 30,994 333,616 0.10% **3c.** Rezone the Hartney Greymont site (now partly Chestnut Street Business/ 32,479,706 349,608,641 100.00% Lower Chestnut Street Overlay District and partly SRB) to be Apartment A-1 to allow MF without allowing mixed-use, with the current use allowed Н G В to remain as a prior non-conforming use.