

To: Mayor Casale and the Beacon City Council
From: John Clarke, City Planner
Date: March 8, 2018
Re: Revised Draft Central Main Street (CMS) District Zoning

Attached is the revised draft of the CMS district Local Law, incorporating suggestions from the last few Council workshops and public hearings on the Main Street area. The latest edits are highlighted in red.

Important changes include:

- Emphasizes the preservation of Main Street character in the purpose statement;
- Changes the CMS map to only include parcels with Main Street, East Main, and Route 9D frontages (plus the city parking lots and one private parking lot). Adjacent parcels will be added to a revised PB zone to be drafted in the near future;
- Shifts special permitted uses from the Planning Board to the City Council;
- Consolidates the dimensional special permit text in subsection E;
- Because lots solely on side streets are not in the district, eliminates most standards for side streets;
- Allows the Planning Board to increase side setbacks to prevent new side windows from inhibiting future development of adjacent parcels;
- Limits the as-of-right height to 3 stories with a special permit required for a 4th floor. A 4th floor will need a 15-foot stepback along any street frontage and on any side with 40 feet of another zoning district;
- Requires any parcel in or abutting an Historic Overlay zone to have a special permit for a 4th floor from the Council, and the Council may reduce permitted building heights next to a historic building. Criteria for special permit approvals are included;
- Limits corner buildings extending along side streets to 150 feet;
- Reduces commercial parking standards;
- Makes street trees a requirement, whenever conditions permit; and
- Eliminates the section streamlining the site plan and special permit process.

If the Council generally approves of these changes at its March 12 workshop, a Local Law amending the Zoning Map will need to be prepared, as well as minor amendments to the 2017 Comprehensive Plan.