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To: Mayor Casale and the Beacon City Council
From: John Clarke, City Planner
Date: July 5, 2018
Re: Revised Schedule of Use and Dimensional Tables

Attached are the draft Schedule of Use and Dimensional Tables, making them simpler and easier to understand. The existing table format dates back to the City's first Zoning Law and has been amended so many times that it is very difficult to apply, even by City staff, let alone by the general public.

I have included two versions: a straight translation of the existing standards and a second version with my suggested edits highlighted in red. The use table suggestions primarily focus on changing the PB and OB districts adjacent to Main Street into a transitional business district with a few additional uses. I also suggested multiple changes for the industrial districts. These are for initial discussion purposes, to explore potential amendments to the existing zoning by the City Council. This is a chance to reconsider many of the outdated standards that have been in place since the 1970s.

Once the tables and footnotes are generally acceptable, the rest of the Zoning Code will need to be checked for consistency and cross-references. I have already started to revise the Establishment of Districts section and the Definitions section to pick-up provisions that are now embedded in the tables.

I look forward to a lively discussion on July 9.