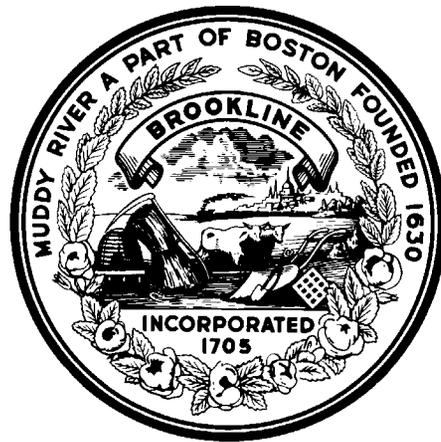


BROOKLINE TOWN MEETING MEMBERS' ASSOCIATION

Zoning 101: Brookline Zoning Tomorrow



INTRODUCTION

- Purpose and Objectives of Comprehensive Plan
- Overview of Potential Zoning Tools
 - Historic Preservation
 - Open Space Conservation
 - Neighborhood Design
 - Affordable Housing
 - Economic Development
 - Transportation and Parking

Purpose & Objectives
Comprehensive Plan
Chapter 41 Section 81-D

- Planning Board may approve or amend
- Provide a basis for decision making regarding long term physical development
- Consists of text, maps, illustrations, etc
- **Defines goals and policies**
- Cover 8 elements
- **Propose implementation strategies for further study and action (Includes Potential Zoning Amendments)**

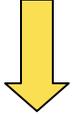
What the Comprehensive Plan is Not!

- Zoning By-Law
- Capital Improvement Program
- Financial Plan
- District, corridor or Neighborhood Plan
- Specific Zoning Amendments
- Detailed Projects or Programs

Relationship Between Comprehensive Plan and Zoning By-Law

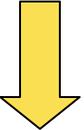
Phase 1

Comprehensive Plan



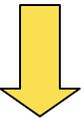
Phase 2

Detailed Plans/Studies
Draft Proposal
Public/Neighborhood Review
Revise Proposal



Phase 3

Town Meeting



Zoning By-Law Amendment

Zoning 101: Brookline Zoning Today

- May 30, 2002 Zoning By-Law
- 10 Articles
- 173 Sections
- Key Elements:
 - *Definitions*
 - *Districts*
 - *Uses*
 - *Dimensional Requirements*
 - *Parking and Loading*
 - *Signs and Facades*
 - *Administration*
 - *Amendments*

Zoning Districts Today

Classes

1. Residence

Districts

- a. S = Single Family (7)
- b. SC = Single Family & Converted for Two-Family (2)
- c. T = Two-Family & Attached Single Family (2)
- d. M = Apartment House (6)

2. Business

- a. L= Local Business (2)
- b. O = Business & Professional Office (2)
- c. G = General Business (7)

3. Industrial

- a. I = Industrial Services (1)

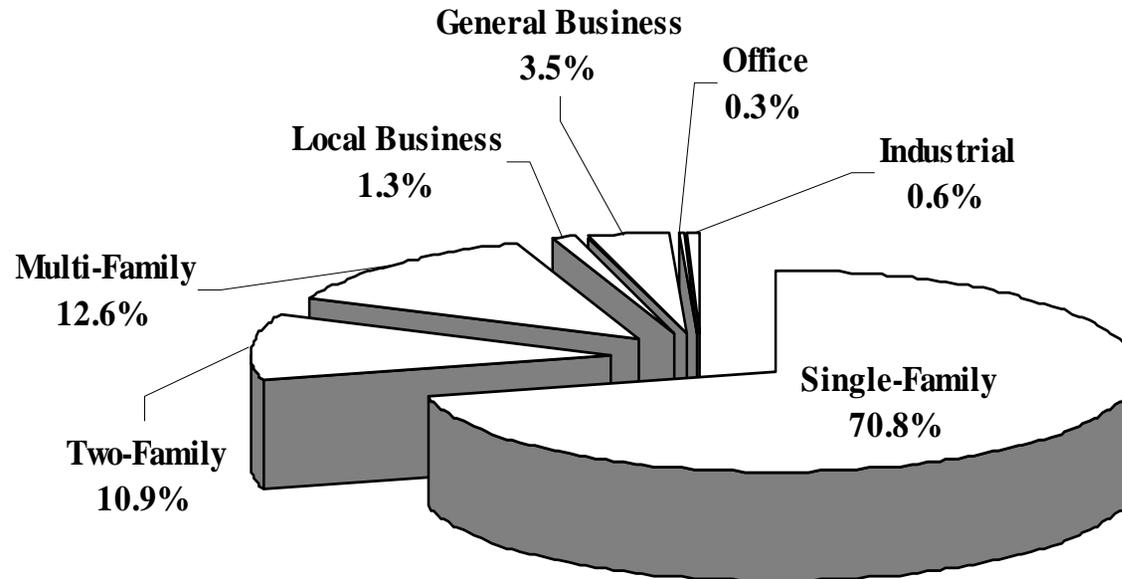
4. Special Districts

- VS Village Square
- CAM Cameron Street
- CA Commonwealth Av
- CC Coolidge Corner
- WS Washington Square
- CH Chestnut Hill
- LSH Limited Service Hotel
- Multiple attached dwelling developments

LAND AREA BY ZONING DISTRICT

Land Area per Zoning District

Source: Brookline GIS

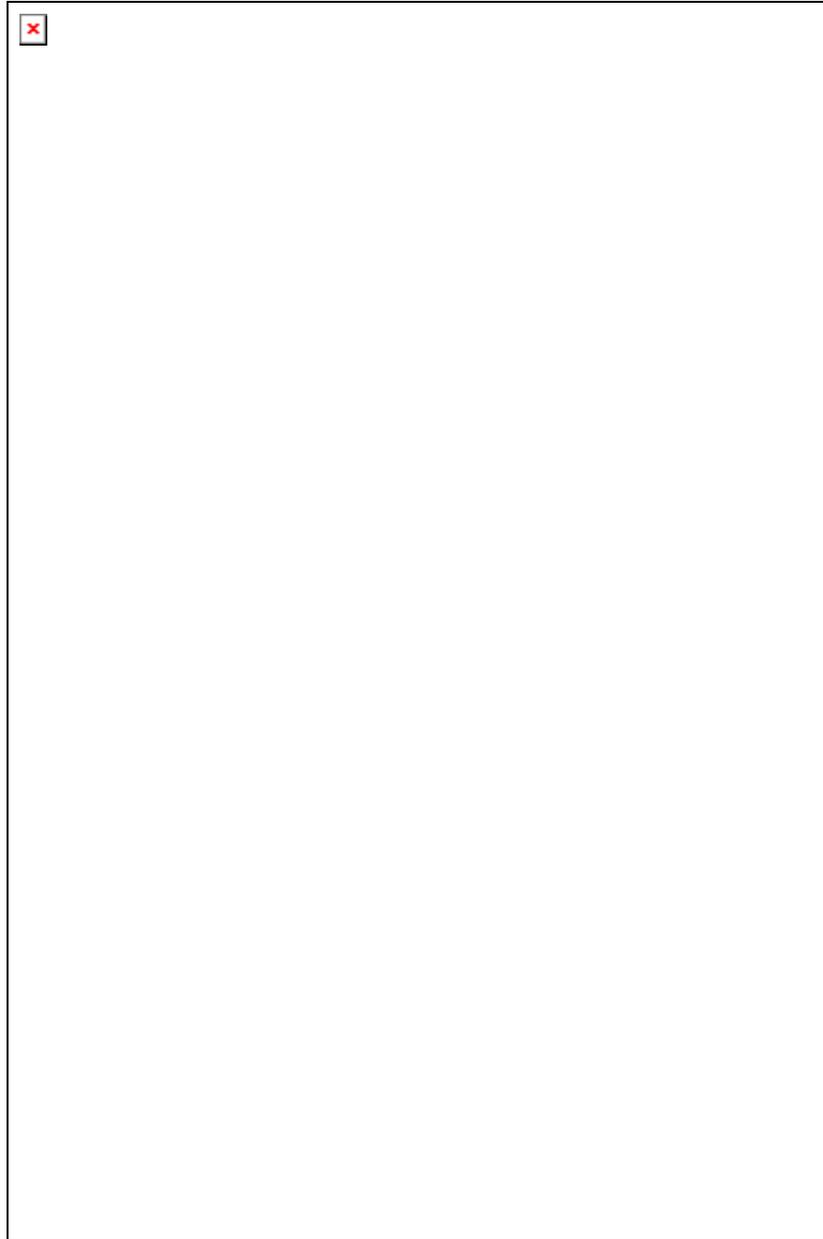


Historic Preservation

1. Amend Public Benefit Incentives (PBI) to Encourage Preservation and Adaptive Reuse

- ❖ Off-Street Parking
- ❖ Floor Area/Density
- ❖ Neighborhood Design Guidelines
- ❖ Review and Approval Process

Historic Resources



Open Space, Parks & Recreation

1. Create Open Space Zoning District

- ❖ Use
- ❖ Intensity
- ❖ Coverage

PUBLIC RECREATIONAL FACILITIES

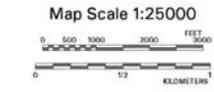
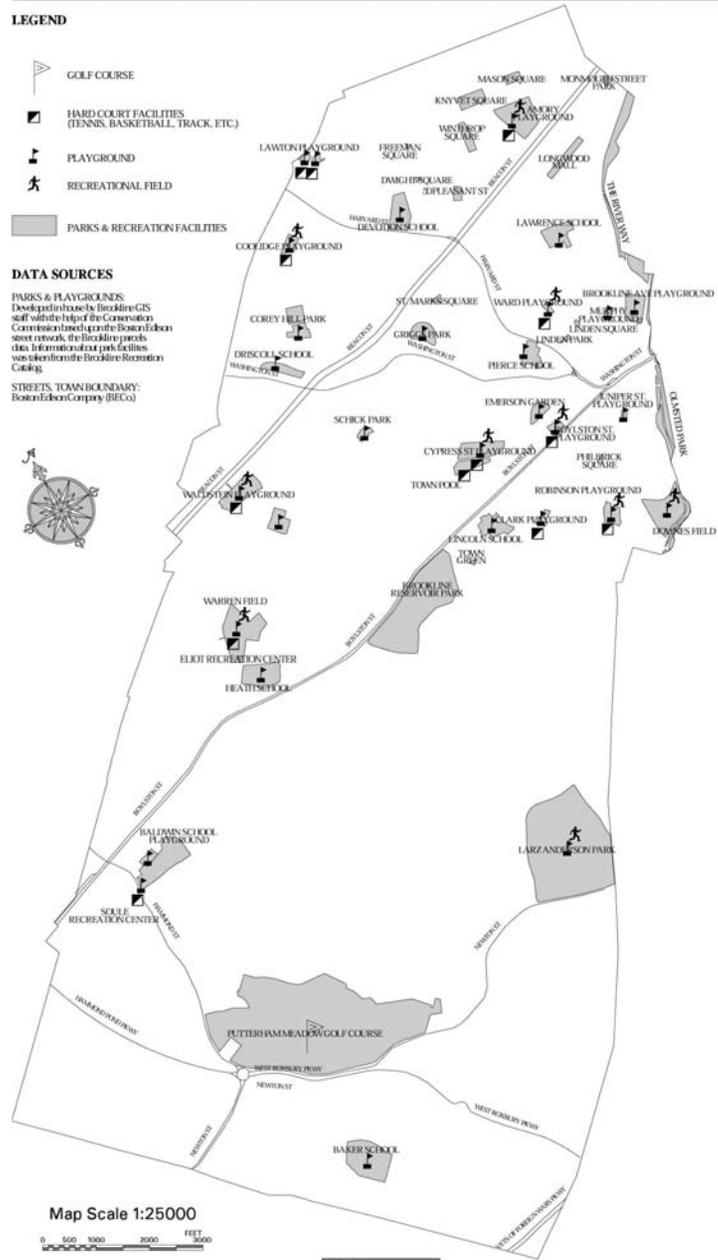
LEGEND

-  GOLF COURSE
-  HARD COURT FACILITIES (TENNIS, BASKETBALL, TRACK, ETC.)
-  PLAYGROUND
-  RECREATIONAL FIELD
-  PARKS & RECREATION FACILITIES

DATA SOURCES

PARKS & PLAYGROUNDS:
Developed in-house by Brookline GIS staff with the help of the Conservation Commission and the State and local street network, the Brookline parcels data. Information on public facilities was taken from the Brookline Recreation Catalog.

STREETS, TOWN BOUNDARY:
Boston Edison Company (BEC)

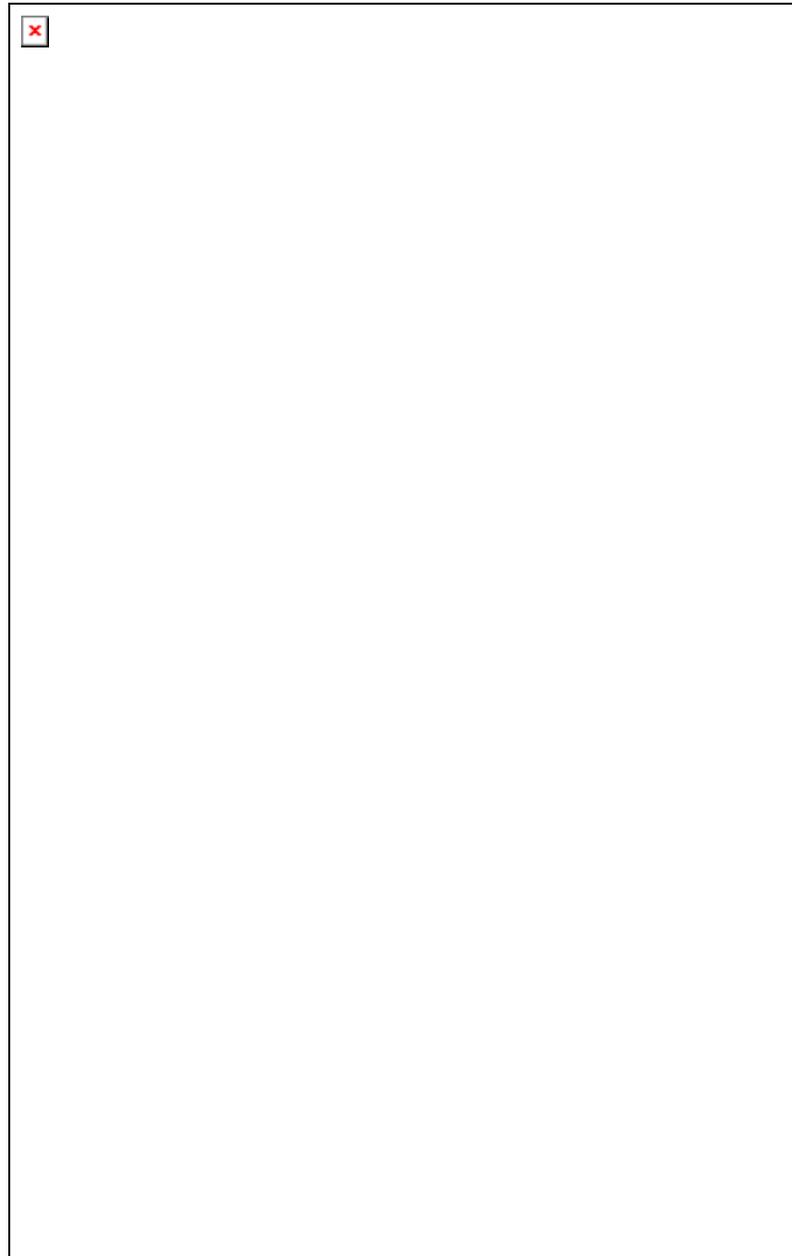


Map created by Town of Brookline GIS on 03/20/01.
Map printed on 07/1/01. Map AML: photobski.david

2. Greenway – Scenic Road Buffer Zone

- Protect Open Space Frontage
- Landscape Features
- Visual Quality
- Address Fencing and Other Structures
- Potential Design Review

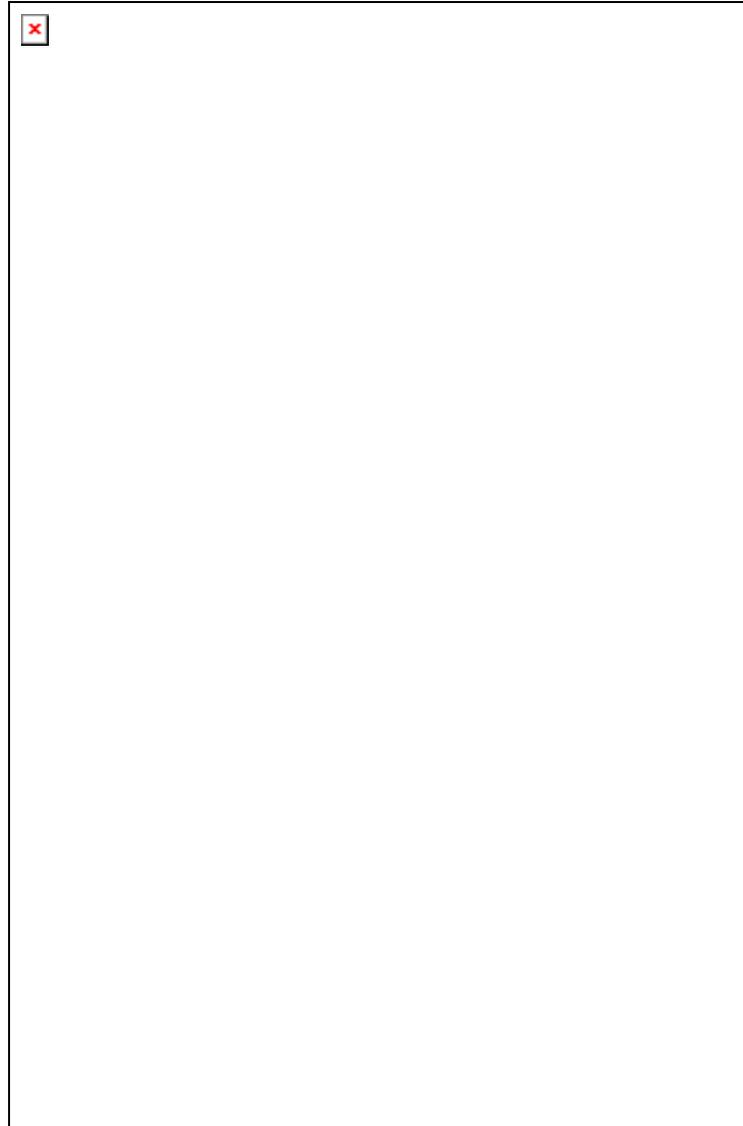
Preliminary Greenways – Scenic Roads



3. Greenway – Open Space Conservation District

- Focus on Large Parcels
- Focus on parcels identified by Open Space Plan and Conservation Commission
- Cluster/By-Right with no Special Permit
- Focus on R-40 Residential Zone

Preliminary Greenway Cluster District – Parcels of Conservation Interest



POTENTIALLY SUBDIVIDABLE PARCELS

LEGEND

- Street Center Lines
- Potentially Subdivisible Properties*

* A complete zoning analysis has not been completed for potentially subdivisible properties. Therefore, there may be additional circumstances which would permit or limit subdivision of these properties.

DATA SOURCES

SUBDIVIDABLE PROPERTIES:
Based on the Town's Zoning By-Laws and the minimum lot sizes specified in the Zoning By-Laws.

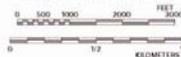
PARCELS: Campbell & McKee, Inc. based on the Brookline Assessor's maps and registered to the Boston Edison Company's records.

STREET CENTER LINES: Boston Edison Co.

TOWN BOUNDARY: Boston Edison Co.
Updated by Campbell & McKee, Inc.



Map Scale 1:25000

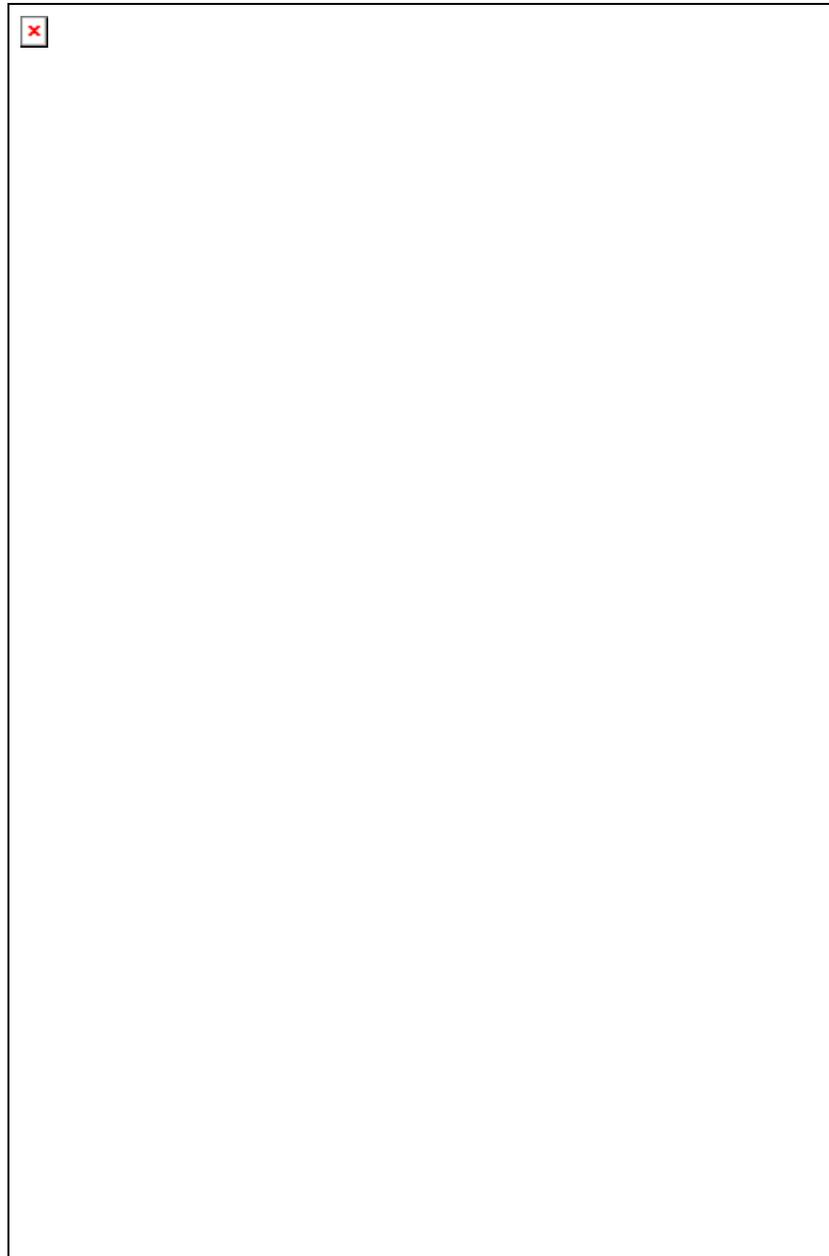


Map created by Town of Brookline GIS on 01/29/01.
Map printed on 02/05/01. Map AML: SUAML.picsubdivisiblenet.

4. Revise Open Space Definitions and Requirements

- Revise Definitions, Standards and Special Permit provisions
- Based on Open Space Availability
- Neighborhood Plans
- Address Types of Open Space:
 - Landscape
 - Useable

Open Space Definitions

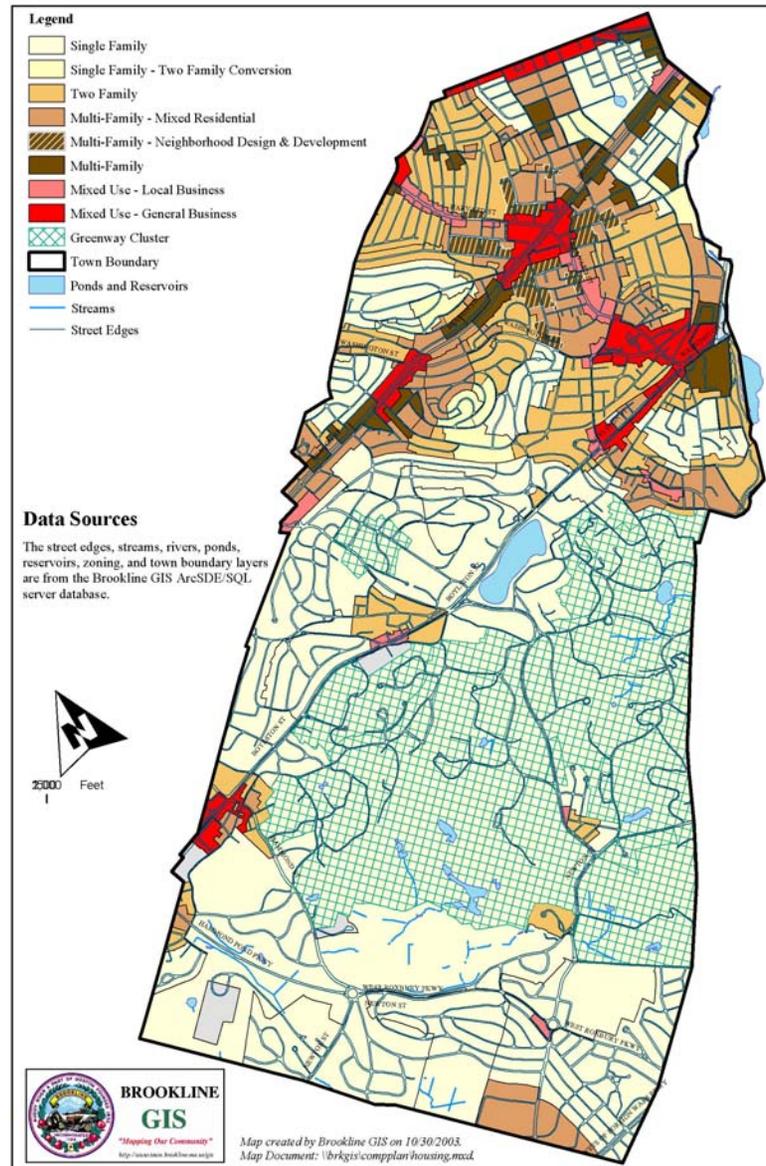


NEIGHBORHOOD PRESERVATION

1. Neighborhood Preservation Plans

- Establish Neighborhood Based Planning Process
- Define Planning Areas
- Current Conditions, Issues and Priorities
- Evaluate Zoning Districts and Regulations
- Prepare Specific Zoning Amendments
 - Districts
 - Regulations
- Prepare Neighborhood Design Guidelines

Neighborhood Preservation



Affordable Housing

1. Mixed Use

- Retail/Service of Street Level and Residential at Upper Stories
- Focus on Commercial Areas (G, L and O Districts)
- Regulations may vary by type of district and location
- Potentially utilize Special Districts
- Further Study Necessary as part of Neighborhood Plans

COMMERCIAL AREAS

LEGEND

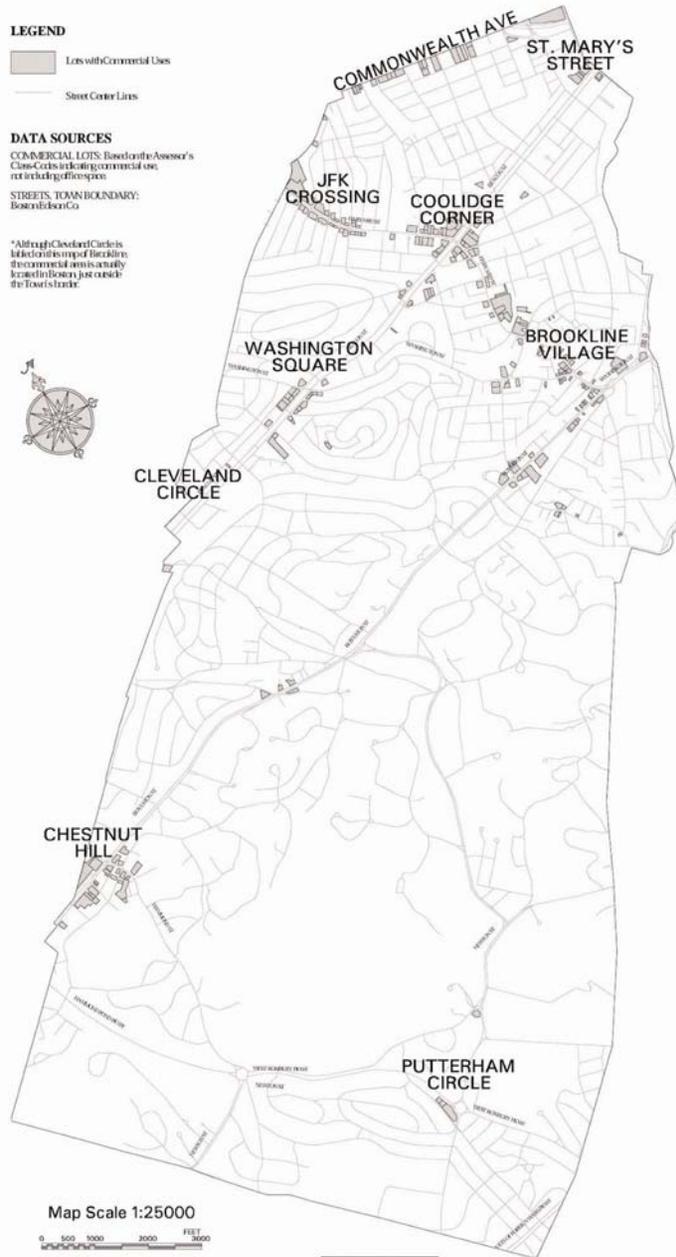
- Lot with Commercial Uses
- Street Center Lines

DATA SOURCES

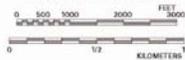
COMMERCIAL LOTS: Based on the Assessor's Class-Codes indicating commercial use, not including office space.

STREETS, TOAM BOUNDARY: Rosenfeld Inc/Co

*Although Cleveland Circle is indicated as part of Brookline, the commercial areas actually located in Boston just outside the Town's border.



Map Scale 1:25000



Affordable Housing

- Accessory Units
 - Determine Feasibility
 - ❖ Within Existing Multi-Family Building
 - ❖ Support Senior Housing Options
 - ❖ As part of Large 1-family homes
 - ❖ Other

Affordable Housing

3. Amend Public Benefit Incentives

- Study how and where to enable zoning relief to create affordable units
- Subject to Special Permit

RESIDENTIAL ZONING

LEGEND*

Zoning Districts and FAR** Regulations

	S-4 District
	S-2 and S-4S Districts
	S-40, SC-40, S-7, SC-7 Districts
	T-6 and T-6B Districts
	FAR 0.5 and 1.0
	FAR 1.5 and FAR 1.75
	FAR 2.0 and FAR 2.5



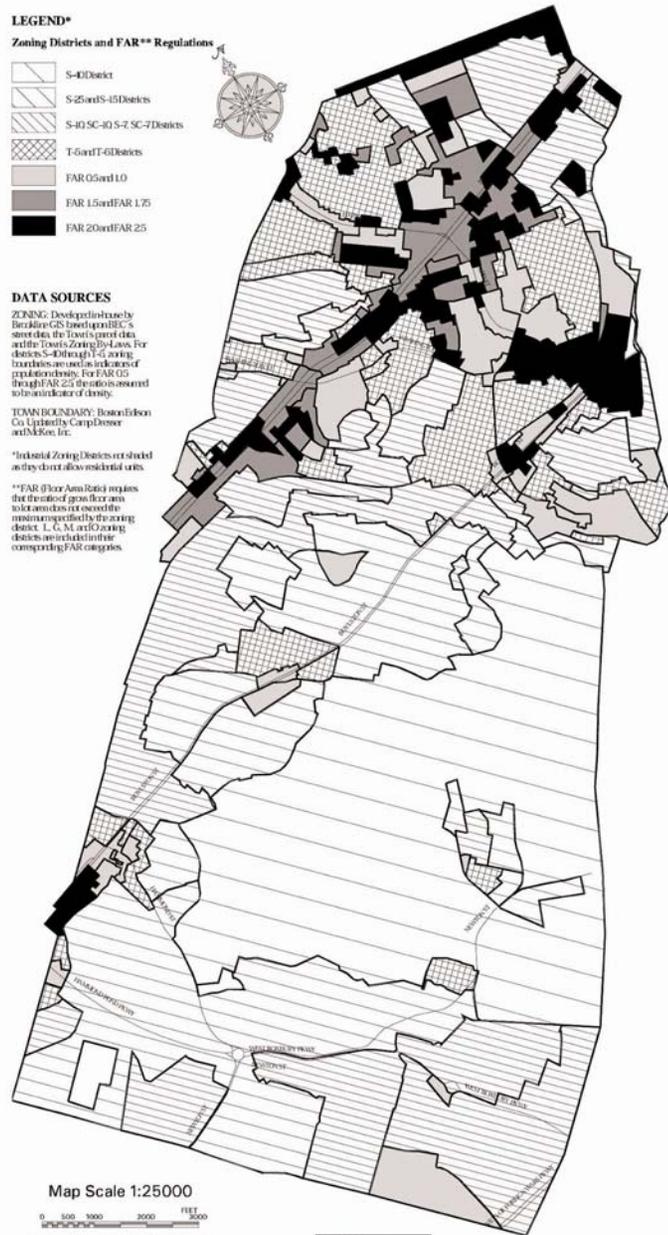
DATA SOURCES

ZONING: Developed in-house by Brookline GIS based on GIS street data, the Town's parcel data and the Town's Zoning Laws. For districts S-4 through T-6 zoning boundaries are used as an index of population density. For FAR 0.5 through FAR 2.5 the ratio is assumed to be an indicator of density.

TOWN BOUNDARY: Boston Edison Co. City and County Corp. Demer and McKee, Inc.

*Industrial Zoning Districts or shaded areas do not allow residential units.

**FAR (Floor Area Ratio) requires the amount of gross floor area to be constructed on a site to be limited to a certain percentage of the zoning district. L. C. M. and Overlay districts are included in the corresponding FAR categories.



Map Scale 1:25000



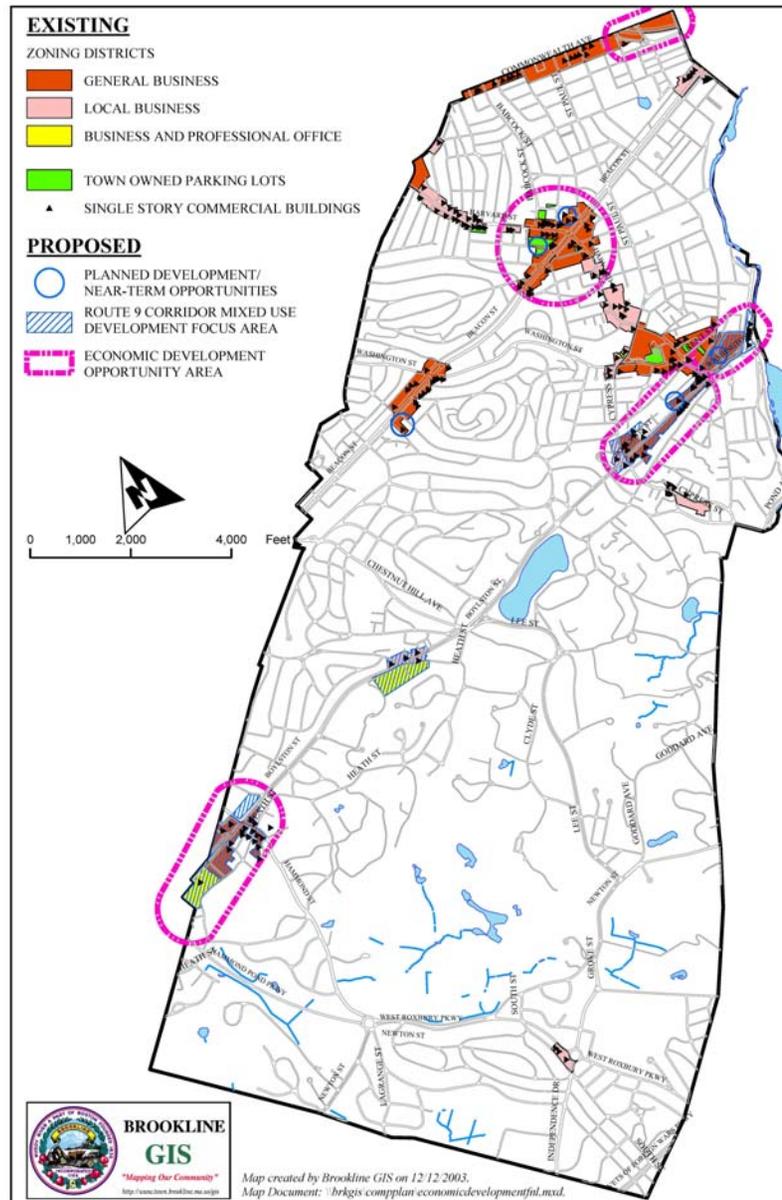
Map created by Town of Brookline GIS on 12/1/2000
Map printed on 02/05/01. Map AM#: SUAM1.plt@re.com.net

Economic Development

1. Mixed Use Zoning

- Retail at Street Level (Town Meeting Approved 11/03)
- Sidewalk Cafes (Town Meeting Approves)
- Residential/Office at 2nd Floor
- Focus on Commercial Districts (G,L and O)
- Subject to Neighborhood and Commercial Area Plans

Economic Development

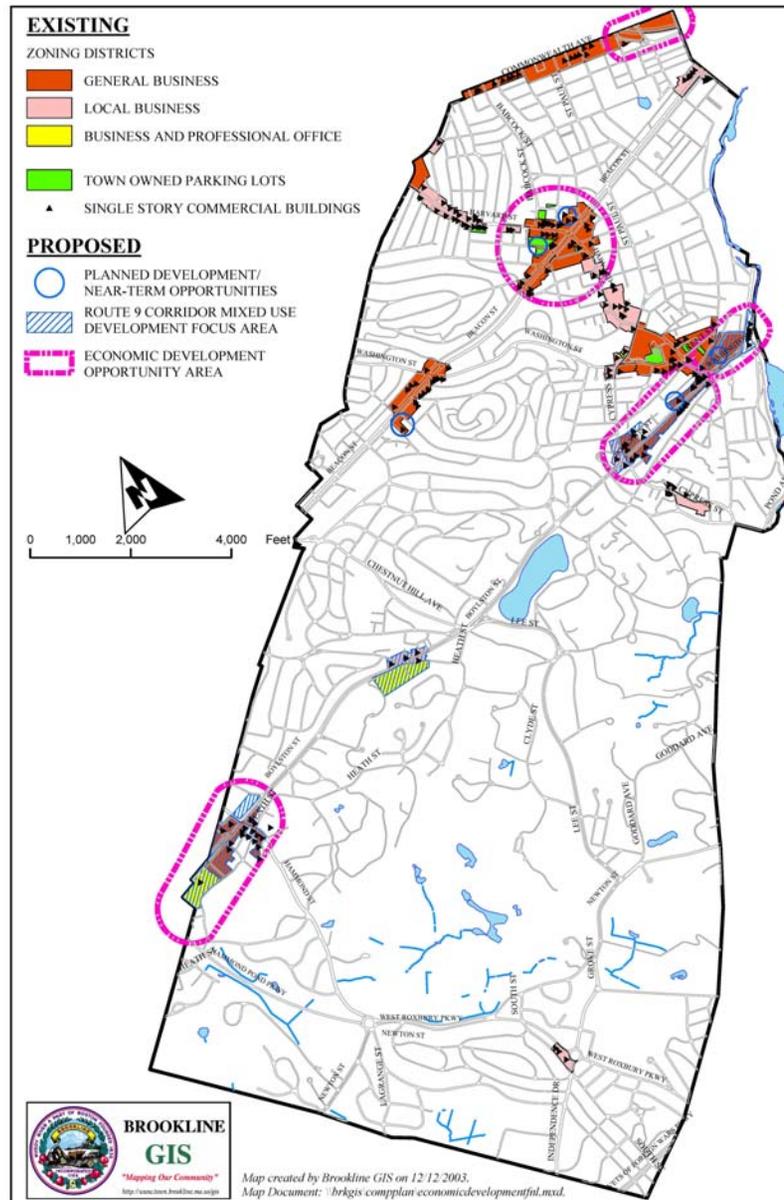


Economic Development

2. Commercial Area and Corridor Zones

- Coolidge Corner
- Chestnut Hill
- Turnpike Air Rights (Long-Long Term)

Mixed Use Zoning

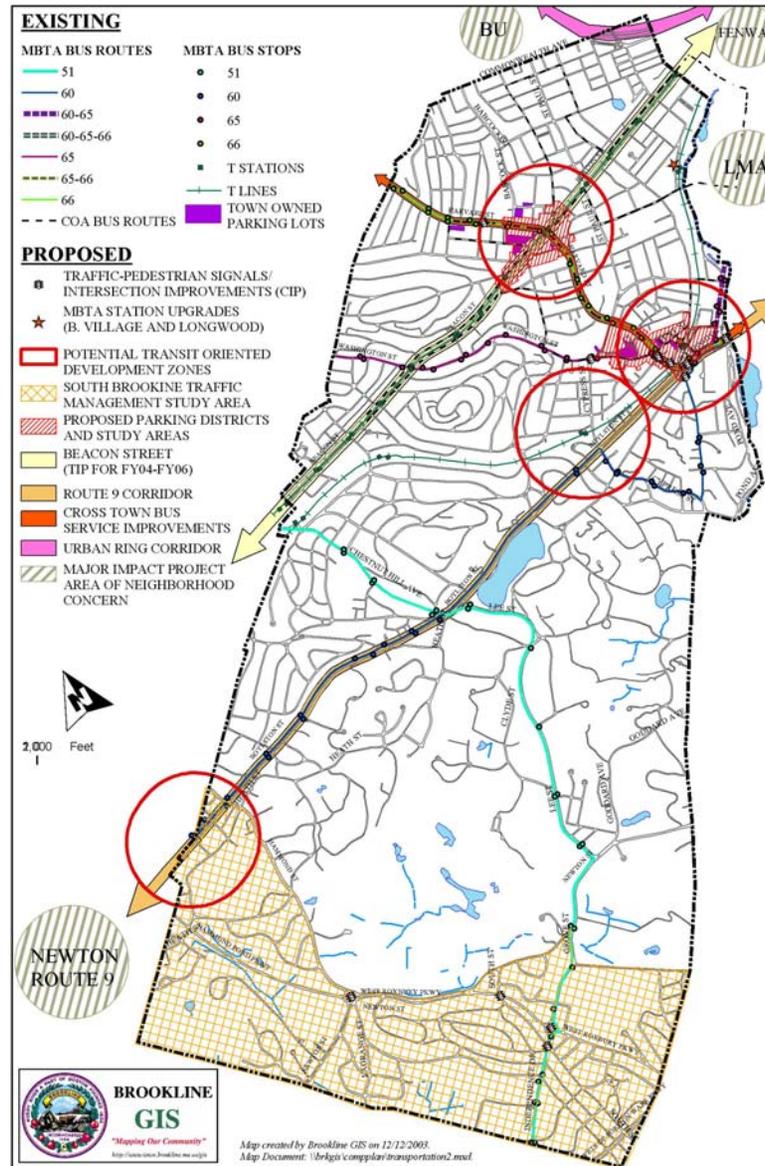


Transportation and Parking

1. Parking Districts

- Subject to Completion of Parking Improvement Plans
- Establish Parking District Fund
- Special Permit for Payment in Lieu of Parking

Transportation and Parking



Transportation and Parking

2. Transportation and Parking

- Transportation Access Plan Guideline
 - Revise Thresholds and Requirements for Traffic Studies
 - Establish Transportation Mitigation Measures

Transportation and Parking

3. Transit Oriented Development

- Define Focus Areas
- Require Transportation Demand Management (TDM) for new development over a defined number of sq. ft.

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