

## **Summary of Proposed 2018 Amendments**

### **Article 27. Zoning Amendment; Article VIII; § 235-37 Special Residential Regulations, § 235-37**

#### **Flexible Development**

This amendment changes the language to I. Affordable Component by modifying (1) and adding (2) to specifically state conditions necessary for affordable units to be eligible to add to the SHI.

### **Article 28 Zoning Amendment; Article VI § 235-29 Signs**

The bylaw currently requires all signs be approved by the Planning & Zoning Board. The proposed amendment requires that only internally illuminated signs be approved by the Planning and Zoning Board.

### **Article 29. Zoning Amendment; Article XI; § 235-60 Definitions**

The current definition of frontage allows the property line fronting a right-of-way to be interrupted resulting in odd shaped lots. This amendment requires the frontage be contiguous and uninterrupted.

### **Article 30. Zoning Amendment; Article VIII; § 235-44 In-Law Apartments**

The bylaw currently restricts the size of an in-law apartment to the lesser of 900 s.f. or 25% of the gross floor space of the existing dwelling. This restriction has the ability to render construction of an in-law apartment unfeasible where the existing dwelling is more modest in size. The proposed amendment provides the Planning & Zoning Board the ability to allow a unit of up to 900 s.f.

### **Article 31. Zoning Amendment; Article VI; § 235-28 Off Street Parking and Loading Requirements; § 235-28E (18) Multiple Use Parking Reference**

To see if the Town of Easton will vote pursuant to MGL, Chapter 40A, to amend the Zoning Bylaw of the Town of Easton, adopted at Town Meeting, March 27, 1973 and amended through May 15, 2017, by making the following changes thereto, by deleting the text shown with a ~~strikethrough~~, and inserting the text shown in *italics*.

### **Article 32. Zoning Amendment; A § 235 Attachment 1, Town of Easton, Appendix A, Table of Use Regulations, Principal Uses A. Residential Uses**

The proposed Amendment provides for multifamily housing when mixed-use is proposed within Quset Commercial District C; defines the maximum number of residential units allowed as mixed use in Quset Commercial District C and provides a density bonus when 25% of such units are affordable to households earning at or below 80% of area median income.

### **Article 33. Zoning Amendment; Article IX; § 235-52 Compact Neighborhood Overlay District**

Currently Easton's housing stock does not provide many options for residents seeking smaller homes in neighborhood settings within proximity to services and amenities. The Compact Neighborhood Overlay District encourages development of housing types that meet the various housing needs of Easton residents, consistent with the goals of Envision Easton, the town's Master Plan, by promoting diverse housing types that are not readily available in current housing stock.

### **Article 38. Zoning Map Amendment**

To see if the Town of Easton will vote pursuant to MGL, Chapter 40A, to amend the Zoning Map of the Town of Easton, adopted at Town Meeting, March 27, 1973 and amended through June 13, 2016, to extend the Quset Commercial District Zone and rezone the following properties. Maps are on file in the Clerk's Office.