

Article 8 - Zoning Bylaw Amendment – Great Road District

To determine whether the Town will vote to approve the following amendments to the Zoning Bylaw pertaining to adoption of a new Section for a Great Road Zoning District:

Section 2.1 is hereby amended to include reference to Great Road District

A new Section 22 is hereby added to the Zoning Bylaw, as follows:

22. GREAT ROAD DISTRICT

22.1. Purposes

The purposes of the Great Road District are to:

- 22.1.1. Promote the economic vitality of Great Road's business areas;
- 22.1.2. Encourage mixed uses in a physical arrangement that is safe for pedestrian, bicycle and vehicular traffic;
- 22.1.3. Provide for small- and moderate-scale, single- and multi-use buildings that support a variety of retail and service uses; and
- 22.1.4. Respect and preserve Bedford Center's historic character.

22.2. District and Subdistricts

The Great Road District shall consist of the four subdistricts listed below and shown on the Bedford Zoning Map. The purposes of the subdistricts shall be to encourage uses that meet the consumer and service needs of Bedford residents, and as follows.

- 22.2.1. Shawsheen Subdistrict (GR/S). The GR/S subdistrict is a high-activity zone and a gateway to the town. It accommodates traditional suburban shopping center design and businesses, and it encourages infill development and a mix of residential uses. The GR/S subdistrict should facilitate a variety of uses, including businesses requiring a larger footprint than would be appropriate in settings such as the Center or North Road Subdistrict.
- 22.2.2. Marketplace Subdistrict (GR/M). The GR/M subdistrict is a high-activity business area. The regulations for this subdistrict should accommodate a mix of building types and sizes.
- 22.2.3. Center Subdistrict (GR/C). The GR/C subdistrict is a moderate-activity business area in the town center. It encourages small shops and services and promotes site planning that invites walking and biking. Design standards in this setting should meet the needs of the business community while simultaneously respecting the center historic district and surrounding neighborhoods.
- 22.2.4. North Road Subdistrict (GR/NR). The GR/NR subdistrict is a moderate-activity gateway into the town center and flexible development node for small-scale mixed uses. Regulations should encourage a ground floor mix of limited retail, non-retail uses, and mixed residential uses such as live/work units. Development regulations take into consideration wetlands and other site constraints.

22.3. Context, Form, and Shape

Each Great Road subdistrict has a distinctive character and has evolved to meet different economic, civic, and social needs. The purposes of the Great Road district and its subdistricts are best addressed through customized requirements at the subdistrict level. This section describes the district’s dimensional, form, and space regulations and objectives to guide the design of development plans for the Great Road corridor. By meeting these standards, development along Great Road will help create the form, cohesion, order, and supporting infrastructure that make commercial areas attractive and desirable for residents and businesses. Where appropriate or to accommodate unique site constraints such as irregular lot shape, slope, or wetlands, or to encourage site planning, design, and access solutions that further the goals of the Great Road district, the Planning Board may grant a special permit to waive any of the requirements in Sections 22.3.1, 22.3.2, or 22.3.3 below.

22.3.1. Basic Lot Regulations

Standard	GR/S	GR/M	GR/C	GR/NR
Minimum Lot Area (sq. ft)	40,000	40,000	N/A	10,000
Minimum Lot Frontage (ft)	100	100	50	80
Minimum Lot Width (ft)	100	80	50	70
Maximum Width-Depth Ratio	1:3	1:4	N/A	1:3

22.3.2. Building Setbacks

Standard	GR/S	GR/M	GR/C	GR/NR
Minimum Front (ft)	20	20	20	20
Maximum Front (ft) ⁽¹⁾	50	35	25	35
Minimum Side (ft)	10	10	0	10
Minimum Rear (ft) ⁽²⁾	10	10	10	10

⁽¹⁾ A deeper setback may be allowed by special permit for large buildings located toward the rear of a lot in a courtyard-type configuration, i.e., multiple buildings on one lot, as long as the forwardmost buildings on the lot comply with the minimum-maximum front setbacks listed here. A single building with a large flagship tenant, such as a theater, may also have a deeper setback if the entrance to the large tenant is wrapped with liner shops that comply with the subdistrict’s front setback requirement.

⁽²⁾ But 25 feet on a lot abutting a residential district.

22.3.3. Intensity Regulations

Standard	GR/S	GR/M	GR/C	GR/NR
Minimum OS/Landscaped Area (% lot)	20	20	10	10

22.3.4. Building Regulations

Standard	GR/S	GR/M	GR/C	GR/NR
Building Height				
Minimum Height (stories)	1	1.5 ⁽⁴⁾	2	1.5 ⁽⁴⁾
Maximum Height (stories)	3	3	2.5 ⁽⁴⁾ / 3 ⁽⁵⁾	2.5 ⁽⁴⁾ /3 ⁽⁵⁾
Maximum Building Height (ft)	37	37	37	37
Minimum Gr. Fl. Height (ft)	14	14	14	12
Maximum Gr. Floor Height (ft)	18	18	18	18
Minimum Upper-St. Height (ft)	10	10	10	10
Minimum Side and Rear Setback Ratio for Height Increase by Special Permit	1:1	1:1	1:1	1:1
Min. Façade Buildout (% Lot Width) ⁽¹⁾	60%	65%	70%	65%

22.3.5 Building Fenestration

Standard	GR/S	GR/M	GR/C	GR/NR
Ground, Min. Front ⁽²⁾	65%	75%	70%	70%
Ground, Min. Side ⁽³⁾	25%	25%	20%	20%
Upper-Story, Maximum Front	50%	50%	40%	40%
Upper-Story, Maximum Side	20%	20%	20%	20%
Maximum Ground Fl. Entrance Spacing (ft) ⁽¹⁾	35	35	25	30
Minimum Depth, Common Spaces ⁽¹⁾	30	30	25	25
Maximum Length Blank Wall (ft) (maximum length of building front in the same vertical plane)	50	50	50	50

(1) Unless waived by special permit from the Planning Board.

(2) Percentages are of building façade area between 2 feet and 10 feet above the sidewalk.

(3) A corner lot is considered to have two front facades but the Planning Board may at its discretion approve a reduction in the minimum fenestration for the less prominent façade.

(4) A half story is intended to mean the uppermost occupied floor is contained within a sloped roof structure to lessen the visual mass of the structure.

(5) The greater height is only allowed by special permit from the Planning Board

22.4. Development Standards

In the Great Road district, the following building and site components shall be provided in any development requiring site plan approval under Section 22.8 or a special permit from the Planning Board.

22.4.1. Setbacks

- (a) No use other than landscaping, outdoor dining, public art, sidewalks, multiuse paths, street furniture, seating, and permitted signs shall be permitted in the front yard of any lot.
- (b) The maximum front setback may be increased for purposes of amenities such as a plaza, square, courtyard, recessed entrance, sidewalk, multi-use path, raised terrace, façade offsets, or outdoor dining but not for automobile use.

22.4.2. Sidewalks.

- (a) Except as provided below, any development of 10,000 sq. ft. or more shall provide a sidewalk at least 10 feet wide and a planting zone along the full length of the front lot line. Sidewalks may be located wholly or partially within the street right of way. If on the lot, sidewalks shall be considered part of the minimum required landscaped open space.
- (b) Sidewalks shall be separated, where feasible, from the road with a landscaped buffer to protect pedestrians and create a pleasing environment. The landscaped buffer shall consist of shade trees placed at appropriate intervals and other landscaping, and street design elements such as benches, shrub, or grass. Landscaping shall be organized in clusters of plantings rather than in a rigid line along the front of the lot.
- (c) Outdoor restaurant and café seating, merchandise displays, planters, and sandwich board signs placed on the sidewalk shall be located no more than 3 feet from the building and shall leave a pathway of at least 4 feet that is free of obstruction.

- (d) A development of less than 10,000 sq. ft. may provide a sidewalk meeting the minimum specifications of this section or provide a payment in lieu of sidewalk construction to the Bedford Sidewalk Fund.
- (e) At its discretion, the Planning Board may authorize a payment in lieu by special permit for a development of 10,000 sq. ft. or more, where construction of a sidewalk is infeasible for physical or economic reasons. The burden of proof shall be on the applicant.

22.4.3. Walkways.

- (a) All developments shall provide accessible walkways connecting building entrances to building entrances, buildings to streets, and buildings to sidewalks and adjacent public features, such as parks and playgrounds, with minimal interruption by driveways.
- (b) Parking lot aisles and access and interior driveways shall not count as walkways. Walkways must incorporate wider gathering points that may include special features such as water elements or public art. The Planning Board may require benches, waiting areas, bicycle racks, stroller bays, and other sheltered spaces near building entrances.
- (c) To the maximum extent possible, walkways should have some degree of shelter achieved through the use of building fronts, trees, low hedges, arcades, trellised walks, or other means to delimit the pedestrian space.
- (d) Walkways and related pedestrian amenities shall be considered part of the minimum required landscaped open space.
- (e) To encourage sidewalk connections between adjacent properties at the street by eliminating curb cuts on Great Road, the Planning Board may waive the lot width-depth, fenestration, or maximum façade buildout requirements, or any combination thereof, in Section 20.3.

22.4.4. Landscaping.

- (a) The minimum lot landscaping in the GR district shall be in accordance with Section 22.3.3, and shall conform to a landscaping plan approved by the Planning Board.
- (b) There shall be a minimum planting zone of 3 feet between the sidewalk in front of a building and the street travel lane. Shade trees and other plantings shall be incorporated in the landscaping plan to help soften the building façade, create a protective barrier between the street and sidewalk, reduce glare, reduce stormwater runoff, absorb pollutants, provide shade, create an appealing environment, and contribute to a sense of place. Selection of trees shall conform to Planning Board guidelines.
- (c) To the maximum extent possible, unity of landscape design shall be achieved by repetition of certain plant varieties and other materials and, where appropriate, by correlation with adjacent properties.
- (d) Side and rear yards shall be landscaped with trees, shrubs, walls, fences, or other landscape elements to reduce the visual impact of the principal use on adjacent property. On lots abutting a single-family residential district, landscaping shall consist of a substantially sight-impervious screen of evergreen foliage at least 8 feet in height or planting of shrubs and trees complemented by a sight-impervious fence of at least five feet but not more than 8 feet, in height, or such other type of landscaping as may be required by the Planning Board.
- (e) Wherever possible, existing trees and mature, healthy vegetation shall be preserved and changes to the natural topography of a site shall be minimized.

- (f) Site landscaping shall not block a driver's view of oncoming traffic. Corner clearances shall comply with Section 6.2.9 of this Bylaw.

22.4.5. Exterior Lighting. Throughout the GR district, the goal of an exterior lighting plan shall be to light sidewalks and walkways, building entrances, and parking areas in a consistent, attractive, safe, and unobtrusive manner that minimizes off-site impacts. To this end, exterior lighting in the GR district shall conform to Section 11.6.6 of this Bylaw and the following standards and shall be in accordance with a lighting plan approved by the Planning Board.

(a) Pedestrian Lighting

- (i). Pedestrian lighting shall complement the character, aesthetic appeal, and safety of a development and promote greater pedestrian activity.
- (ii). Pedestrian lighting shall use consistent fixtures, source colors, and illumination levels. To prevent glare and light pollution, developments shall be equipped with downcast or full-cutoff fixtures.
- (iii). When pedestrian lighting is used in conjunction with street lighting, the illumination provided by the former shall be distinguishable from the illumination provided by the latter to clearly define the pedestrian path of travel.
- (iv). Placement of fixtures shall facilitate uniform light levels and work with the placement of sidewalks, landscaping, signage, building entries, and other features to contribute to the continuity of the streetscape. The Planning Board prefers the use of a greater number of low fixtures in a well-organized pattern rather than fewer, taller fixtures.

(b) Parking Areas.

- (i). Within parking areas, there shall be a unified system that provides attractive lighting throughout the lot.
- (ii). Fixtures shall minimize spill light and glare onto adjacent properties. Fixtures adjacent to residential districts shall direct the light away from residential properties and limit off-site light levels.
- (iii). Lighting shall be turned off one hour after the close of business, except as needed to provide for minimum security levels.
- (iv). Lighting shall complement the lighting of adjacent streets and properties and shall use consistent fixtures, source colors, and illumination levels. When adjacent to walkways and gathering areas, lighting shall not overpower the quality of pedestrian area lighting.

22.4.6. Pedestrian Gathering Spaces. In the GR/SC, GR/M, or GR/C subdistrict, any development of 25,000 sq. ft. or more shall provide one or more accessible pedestrian plazas or similar gathering spaces for outdoor dining, public art, or social or cultural activities. The purpose of the gathering spaces is to encourage people to linger, shop, and socialize, and to experience the commercial corridor on foot whenever possible.

- (a) The pedestrian gathering space (or combined spaces if more than one) shall measure at least 5 percent of the net floor area on the lot but not more than a total of 2,500 square feet shall be required. At least one gathering space shall measure 1,500 square feet or more with a minimum side dimension of 20 feet. No gathering space shall measure more than 3,000 square feet. The

Planning Board may grant a special permit for a smaller gathering space if it meets the purposes of Section 22.4.6.

- (b) The pedestrian gathering space shall be at the street level in front, beside, or in between buildings, which is to be used exclusively by pedestrians and shall connect to the sidewalk and walkways. For purposes of this Section, a landscaped pedestrian arcade located within a building footprint and open to the outdoors may be counted toward the minimum area required for a gathering space.
- (c) Where possible, the pedestrian gathering space shall be open on one side to an adjacent larger space, natural view, or activity area such as an outdoor cafe, coffee cart, food stand, game table, or playground. Within the gathering space, at least one seating area or activity pocket shall be placed along the edge, looking into the plaza. The gathering space shall provide amenities such as benches, kiosks, and other partly enclosed outdoor structures to facilitate waiting or group activities. For a gathering space with sitting walls, the walls shall be no higher than 20 inches and at least 12 inches wide. Creativity is encouraged in the design of the pedestrian gathering space and the activities it supports.
- (d) Shade trees, ornamental trees, and other landscaping shall be included to provide shelter from the sun, reduce noise, beautify the district, and mitigate fumes. All landscaping shall use species that tolerate Bedford's climate and shall facilitate ongoing maintenance and watering.
- (e) Nothing in this Bylaw shall prohibit the serving of foods and drinks at outdoor tables in a pedestrian gathering space.
- (f) A pedestrian gathering space shall be considered part of the minimum required landscaped open space. The area required for a sidewalk shall not be included in the gathering space.

22.4.7. Access and Parking

- (a) No driveway or parking lot shall be placed between the front building line and front lot line or in front of a building as seen from the street if the building is located on a different lot than the driveway or parking lot. A driveway and parking lot may be placed in the front of a building that is located behind another building when viewed from a street. No driveway or parking lot shall be located between a pedestrian gathering space and a street except for a pedestrian gathering space located behind a building when viewed from a street. No driveway or parking lot shall intersect or be mixed with a pedestrian gathering space.
- (b) Driveways and parking lots may be located to the side and rear of buildings, to the rear of a pedestrian gathering space, or underground. Where parking is located to the rear of buildings with additional buildings behind, a quadrangle effect should be created to allow parking, landscaping, and walkways or bikeways to be surrounded on all sides by shops and activity centers.

22.4.8. Buildings.

- (a) On any lot abutting Great Road, North Road, or Shawsheen Avenue, the main entrance shall be on the front façade, which shall face the street.
- (b) Walls visible from a public way shall have architectural treatment, design elements such as masonry that provide texture and color, decorative tile work, artwork, opaque or translucent glass, or lighting fixtures.

- (c) The front building façade shall have setbacks only for the purpose of accommodating sidewalks, gathering spaces and their amenities, or landscaping and shall have a vertical orientation. This means the building shall have greater height than width or that the building's façade and roof lines shall be designed to reduce the massing and bulk so that the building appears as a group of smaller masses with a clearly vertical orientation.
- (d) Rooflines shall provide visual interest, be consistent with the surrounding architecture, and interrupt massing wherever appropriate. When the gable end of a building faces the street, it must be peaked. The "top" of buildings should be treated with a distinct outline by using projecting parapet, cornice, or other projection. Breaking the rooflines into smaller segments is encouraged, such as by using dormers, varying the direction of the slope, having different projecting architectural elements, or using a variety of building materials.
- (e) Exterior uncovered stairways, covered and uncovered (but not enclosed, glazed, or screened) entrance porticoes, stoops, vestibules, bulkheads, first-floor open-air porches, and cantilevered balconies are permitted as long as they project no more than four feet into any setback.
- (f) Building front facades shall be articulated to achieve a human scale and interest. The use of different textures, shadow lines, uneven angles, detailing, and contrasting shapes shall be required for site plan approval.
- (g) Upper-story exteriors shall be accentuated with balconies, terraces, or porches to enliven the building façade.
- (h) The ground floor of the front of buildings facing the street shall be designed for occupancy by businesses with that are essential for a high-level activity zone such as retail, restaurants, and personal services. Large buildings that face Great Road but are set back via a courtyard may have a wider variety of ground floor nonresidential uses, such as commercial entertainment, health care, or business services.
- (i) The main business entrance to each ground floor business, identified by larger doors, signs, canopy, or similar means of accentuation, shall be from the building front.
- (j) Arcades and canopies are encouraged. They should be used to connect buildings to one another, create a sense of human scale, and shelter pedestrians. Arcades and canopies shall not be considered part of the building and may be located within the front yard setback with approval by the Planning Board. Awnings shall not extend across multiple storefronts or multiple buildings. Long expanses shall be broken into segments that reflect the door or window openings below them.
- (k) Ground-floor display windows shall be framed on all sides by the surrounding wall and shall be highlighted with frames, lintels, and sills or equivalent trim and may be recessed into the wall or projected from the wall.
- (l) The main features of the architectural treatment of the building front facades, including the materials used, shall continue on all sides of the building that are visible from a street or a pedestrian gathering space. The Planning Board may approve alternate treatment of side and rear building walls if it determines that the proposed alternative will serve the purposes of this Section 22.
- (m) Accessory structures, air conditioning equipment, electric utility boxes, satellite dishes, trash receptacles, and other ground-level utilities shall not be visible from the street and adjacent lots.

- (n) Rooftop mechanical equipment shall be screened from public view by the use of materials that are architecturally compatible with the rest of the building.
- (o) Applicants shall incorporate sustainable design principles in LEED (Leadership in Energy and Environmental Design), the Massachusetts Stretch Code, Energy Star, and other programs to the maximum extent possible.
- (p) Where first-floor residential uses are allowed, access to the units shall be via a stoop or porch unless such access conflicts with architectural access requirements in the State Building Code. An elevated entrance shall not be required for live/work units.
- (q) Newly constructed residential uses shall incorporate universal design elements to the maximum extent possible. New multifamily construction of more than 6 units and greater than one story in height shall include elevators.

22.5. Signs

All signs and awnings shall conform to the maximum area, height, number, setback, and illumination requirements as set forth in Bedford bylaws.

22.6. Use Regulations

22.6.1 The following use regulations shall apply in the Great Road District.

Table Legend

Y=Permitted

SP=Planning Board Special Permit

N=Prohibited

Use	GR/S	GR/M	GR/C	GR/NR
Retail sales	Y	Y	Y	Y
Maximum floor area per retail establishment, except grocery stores, unless waived by the Planning Board	N/A	15,000	3,000	3,000
Restaurant, with or without accessory outdoor seating; maximum of 5,000 sq. ft.	Y	Y	SP	Y
Specialty foods	Y	Y	Y	Y
Repair shop	Y	Y	Y	Y
Craft brewery/distillery	Y	Y	N	SP
Farmer's market	Y	Y	SP	Y
Custom fabrication or artisan industrial	N	Y	N	Y
Personal services	Y	Y	Y	Y
Art gallery	Y	Y	Y	Y
Walk-in takeout food service (drive-through is prohibited)	Y	Y	SP	Y
Hotel	Y	Y	N	N
Bed and breakfast, inn	Y	Y	Y	Y

Bank	Y	Y	Y	Y
Professional or business office	Y	Y	Y	Y
Medical or dental office	Y	Y	SP*	SP
Commercial recreation	SP	SP	SP	SP
Commercial entertainment	Y	SP	SP	SP
Membership club or lodge	SP	SP	SP	SP
Funeral home	SP	SP	N	SP
Auto service station	SP	N	N	SP
Co-work center	Y	Y	SP	Y
Home occupation	Y	Y	Y	Y
Mixed-use, vertical	Y	Y	Y	Y
Mixed-use, horizontal	SP	SP	N	N
Live/work units	Y	Y	N	Y
Independent living or assisted living residence	SP	SP	N	SP
Municipal facility	Y	Y	Y	Y

* Sole proprietors are encouraged over group practices.

22.6.2 Terms and definitions applicable to this Section:

Art Gallery: A for-profit or non-profit establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Artisan Industrial: An establishment for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, custom woodwork, and related items.

Commercial Entertainment: An establishment that provides indoor entertainment services such as a cinema or theatre for live performances, by a private for-profit enterprise.

Commercial Recreation: An establishment that provides recreation-related products or services, such as a dance or martial arts studio, hobby classes and tutoring, or health and fitness facility, by private enterprise for a fee, with the long-term intent of being profitable.

Co-Work Center: A managed facility designed and intended to serve as office space for self-employed entrepreneurs and small start-up companies, typically offering shared meeting space and shared equipment and supplies, with shared and private offices, and opportunities for collaboration and networking.

Craft Brewery/Distillery: A small, independently owned facility in which beer, fermented on the premises, or other alcoholic beverage, is bottled and sold, typically in conjunction with a bar, tavern, or restaurant use.

Custom Fabrication: See Artisan Industrial.

Farmer's Market: A place where two or more farmers sell their own agricultural products directly to the general public at a fixed location, which includes fruits and vegetables, meat, fish, poultry, dairy products, and grains.

Live/Work Unit: An area or areas within a building where residential and nonresidential purposes are combined, and where the residential use of the space is clearly secondary or subordinate to the primary use as a place of work.

Mixed-Use Development, Horizontal: An integration of retail, personal services, office, or multi-family residential uses in a development comprised of two or more structures on the same lot. The multi-family residential uses may be located above the ground floor of a commercial structure, in separate structures on the same lot, or a combination thereof.

Mixed-Use Development, Vertical: An integration of retail, personal services, office, or multi-family residential uses in a single structure in which the office or residential uses are located above the ground floor.

Specialty Food Store: A food store of less than 5,000 square feet primarily engaged in selling foods associated with a particular nationality, religious observance, cuisine, dietary practices, or health and wellness or nutrition regimens.

22.7. Vehicular and Bicycle Parking Requirements

The following parking requirements shall apply in the Great Road District.

22.7.1. General.

- (a) Required off-street parking areas shall be provided on the same lot they serve, except that the Planning Board may grant a special permit for off-street parking areas to be provided on another lot, and any such parking lot shall not be otherwise used or diminished in size unless the Planning Board finds that the lot is no longer needed by the principal place of business or residence it serves.
- (b) The surfaced area of off-street parking areas shall be set back a minimum of 10 feet from all buildings and lot lines. Such setback areas, except for entrance and exit drives, shall be landscaped with grass, trees, shrubs, flowers, or other landscaping or hardscape materials of adequate height and density so as to visually obscure parked vehicles from view.
- (c) At least 10 percent of the interior of any parking area with 20 or more parking spaces shall be landscaped and routinely maintained. The landscaping shall be distributed in islands and shall include one or more shade trees of a species as approved by the Planning Board with a 3 ½ -inch caliper or greater per island. The location of trees within parking areas shall maximize shade on vehicles and pavement to ameliorate heat islands. In addition, landscaping shall use non-invasive species and should consider drought-tolerant and native plantings to the maximum extent possible. Where feasible, landscaped islands shall be built below the grade of the impermeable parking surfaces so that runoff from the site is directed into them.

22.7.2. Parking Requirements by class of use. All development in the GR/S, GR/M, and GR/N subdistricts shall provide off-street parking in accordance with the following table. There are no minimum off-street parking requirements for development in the GR/C subdistrict.

Use	Minimum Number of Spaces	Notes
Retail sales	1 per 300 sq. ft.	No parking required for retail <=800 sq. ft.; limited to one such tenant per building
Restaurant	1 per 4 seats	

Specialty foods	1 per 300 sq. ft.	
Craft brewery with service area	1 per 300 sq. ft.	
Farmer's market	Determined by Planning Board	
Custom fabrication or artisan industrial	1 per 300 sq. ft.	
Art gallery	1 per 300 sq. ft.	
Walk-in take-out food service	1 per 250 sq. ft.	
Hotel	1 per guest room + 1 per 300 sq. ft. administrative space	
Bed and breakfast, inn	1 per guest room	
Bank	1 per 400 sq. ft.	
Professional or business office	1 per 350 sq. ft.	Reduced to 1 per 500 sq. ft. for offices above the ground floor
Medical or dental office	1 per 150 sq. ft.	
Commercial recreation, commercial entertainment	1 per 250 sq. ft.	
Membership club or lodge	1 per 250 sq. t. f	
Funeral home	1 per 250 sq. ft.	
Auto service station		
Co-work center	1 per 400 sq. ft.	
Single-family residential	2 per unit	
Home occupation	----	
Mixed-use, vertical	Sum of spaces required per use x 90%	For upper-story housing units, average of 1.5 spaces per unit
Mixed-use, horizontal	Sum of spaces required per use x 80%	For upper-story or free-standing housing units, average of 1.5 spaces per unit
Live/work units	1 per unit	
Independent living or assisted living residence	0.75 spaces per unit	
Municipal facility	1 space per 300 sq. ft.	

22.7.3. Bicycle Parking. Off-street bicycle parking for all uses and structures in the Great Road districts shall be provided in accordance with Table 22.7.3(d), unless waived by special permit from the Planning Board. Floor space shall be measured consistently with Section 7.4.

- (a) Where the required computation is a fraction, the number of bicycle spaces shall be rounded up to the nearest whole number Minimum Number of Parking Spaces
- (b) Where bicycle parking is required, the minimum number of bicycle parking spaces proved at each site shall be two (2) and the maximum shall be twenty (20), not including long term parking.
- (c) During the permitting process, depending upon the scale of the use, the Planning Board may impose requirements for showers or changing facilities.
- (d) Minimum number of parking spaces: Convenience and food stores, restaurants, theaters, and commercial recreation shall provide at least 1short-term bicycle parking spaces and 1long-term bicycle parking space per 1000 sq. ft. of floor area.

<u>Use</u>	<u>Long-Term Spaces</u>	<u>Short-Term Spaces</u>
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Office (medical, professional,

Agencies or government)	0.3/1,000 sq.ft.	0.1/1,000 sq.ft.
Retail sales and personal services	0.1/1,000 sq.ft.	0.3/1,000 sq.ft.
Food Stores, Restaurants, Theaters, And Commercial Entertainment	0.1/1,000 sq.ft.	0.5/1,000 sq.ft.
Mixed Use or Multifamily Residential	1 per unit	1 per unit

- (e) For any other use not specifically listed in this section, the minimum number of short- or long-term bicycle spaces shall be as determined by the Planning Board.
- (f) Short-term bicycle parking shall be located within 40 feet of a pedestrian entrance to the building or buildings containing the use or uses it serves and shall not obstruct pedestrian traffic or gathering areas. Racks for short-term bicycle parking may be sheltered with awnings, roofs, or enclosed structures.
- (g) Long-term bicycle parking for business and commercial uses may be provided in either an outdoor location that is covered and allows for secure storage with appropriate illumination, or within an indoor storage area such as a bicycle storage room, bicycle lockers, pods, lids, or a lockable bicycle enclosure.
- (h) Residential long-term bicycle parking shall be provided in secure, sheltered locations such as a bicycle parking room on the ground floor of a building or bicycle lockers equipped with appropriate racks.
- (i) Each bicycle parking space shall be sufficient to accommodate a bicycle seven feet in length and two feet in width. Inverted U or Ring and Post style frame racks that support the bicycle at two or more points above and on either side of the bicycle's center of gravity are required. An alternative style of rack that, in the opinion of the Planning Director, provides a comparable level of security and convenience may be provided. Racks must be secured to the ground.

22.8 Rules and Regulations

All new construction and additions for any use other than single family or two family dwellings shall be subject to Site Plan Approval following the standards and procedures of Section 7.5. The Planning Board may adopt rules and regulations to implement such review and this Section 22, including guidelines and design standards that will apply to any development in the Great Road District requiring a special permit or site plan approval.

Pass any vote or take any action relative thereto.

This article represents the culmination of an 18 month effort by the Planning Board and its consultant team to review and modernize the zoning that applies to the four business clusters on The Great Road and North Road. More than 20 public meetings and events were held during this period to solicit input and guide the structuring of the proposed bylaw. Building on lessons learned from recent redevelopment projects in the corridor, the proposed bylaw will provide additional power for the Planning Board to achieve public amenities with greater focus on pedestrian and bicycle mobility, and detailed attention to landscaping and architecture for new construction, with nuances for each subdistrict to be detailed in an updated set of architectural design standards. Article 9, which follows and will be voted upon if Article 8 passes, would increase the allowed building height in the Shawsheen subdistrict. The Planning Board recommends both articles but wished to allow Town Meeting to vote on them separately.

Recommendations:

Selectmen:

Finance Committee:

Planning Board: Approval Recommended

**Article 9 - Zoning Bylaw Amendment – Great Road Zoning Project
Height Limit in the Shawsheen Subdistrict**

To determine whether the Town will vote to approve the following amendments to the Zoning Bylaw pertaining to the newly adopted Great Road Zoning District:

Section 22.3.4 Building Regulations is hereby amended to modify the allowable height in the Shawsheen Subdistrict as follows:

	<u>GRS</u>
Maximum Height (stories)	3/4 ⁽⁶⁾
Maximum Height (feet)	37/48 ⁽⁶⁾

⁽⁶⁾ Height increase above three stories allowed by special permit for mixed-use buildings with housing on at least the top two floors or for multifamily dwellings, in either instance only if located behind one or more commercial or mixed-use buildings facing Great Road, subject to side and rear setback ratio.

Pass any vote or take any action relative thereto.

Recommendations:

Selectmen:

Finance Committee:

Planning Board: Approval Recommended

**Article 10 - Zoning Bylaw Amendment – Amendment to Bedford Zoning Map
Great Road Zoning Project**

To determine whether the Town will vote to amend the Bedford Zoning Map as follows:

To incorporate the following parcels, currently designated Limited Business and/or General Business District, to the Great Road District:

Map 44: Parcels 26, 27, 27A and 49.

Map 53: Parcels 22, 23, 24, 25, 26, 27, 28 and 30.

Map 54: Parcels 5, 6, 7, 35, 36, 37, 38, 78, 79, 80A, 80, 93, 94, 95, 96, 97, 112, 115, 120, 121, 122, 125, 126, 126A, 127, 128, 129, 130, 131, 132, 133, 134, 161, 162 and 163.

Map 63: Parcels 109, 111, 122, 123, 125, 128, 129, 131, 132 and 133.

Map 64: Parcels 71B, 71A, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81A and 83.

Map 65: Parcels 20, 21, 22, 21A, 23, 25, 28, 29 and 32.

Map 72: Parcels 4 and 5.

Map 73: Parcels 163 and 164.

To incorporate the following parcels, currently designated General Business, to Industrial B;

Map 64: Parcels 83F, 83-G, 82, 83H, 83B, 83C and 83E

To incorporate following properties, partially designated General Business and partially Industrial A, to Industrial A:

Map 64 Parcel 88A; and Map 72 Parcel 1A

To incorporate the following properties, currently partially designated Residence R and partially Limited Business, to Residence R:

Map 44: Parcels 24 and 25.

To incorporate the following properties, currently partially designated Residence B and partially Limited Business, to Residence B:

Map 53: Parcels 31, 36F and 36G.

Map 54: Parcels 4, 9, 77, 92, 119 and 135.

Map 63: Parcel 108.

Map 73: Parcel 162

To incorporate the following property, currently partially designated Residence C and partially Limited Business to Residence C:

Map 54: Parcel 34

Pass any vote or take any action relative thereto.

With one exception, the Great Road Zoning Project does not expand the number of properties boundaries zoned for business use. The one exception is Shawsheen Funeral Home, which is currently zoned Residence B, whereas the Bedford Funeral Home is currently zoned Limited Business. Both would now become part of the GR District. This proposal does make other adjustments to the current business district boundaries where the zoning boundary is now proposed to be adjusted to be consistent with the property boundaries rather than based on random distances running parallel from the street. Properties that are currently mostly residentially zoned would become fully residential, and properties that are mostly business district would become fully business. This article also reclassifies Alfred Circle as Industrial District, consistent with the surrounding Wiggins Avenue commercial neighborhood. Zoning Maps are available for inspection in the Town Hall Planning Department Office.

Recommendations:

Selectmen:

Finance Committee:

Planning Board:

Approval Recommended