

# Proposed Norwell Zoning Bylaws: Summary Matrix



Key highlights of a two-year planning study with residents of the Town of Norwell to protect and grow the Town's economic base and allow more business and residential types while managing impacts.

	PURPOSE	LAND USES	HEIGHTS	DIMENSIONAL	PARKING	LOW IMPACT DEVELOPMENT
<b>QUEEN ANNE'S PLAZA</b> 	Mixed-use and residential development to meet community needs.	<p>Allow:</p> <ul style="list-style-type: none"> <li>Residential</li> <li>Office</li> <li>Restaurants</li> <li>Retail</li> <li>Community Facilities</li> </ul>			Non-residential parking: 3 to 4.5 spaces per 1,000 square feet  Residential parking: 1 to 1.75 spaces per 1,000 square feet	
<b>POND STREET</b> 	Amenities to support local businesses, workers, and residents.	<p>Allow:</p> <ul style="list-style-type: none"> <li>Hotel</li> <li>Offices</li> <li>Restaurants</li> <li>Retail</li> </ul>	5 Stories (70 feet)	Lot coverage maximum: 80%  Open space minimum: 20%  Visual screening buffer (such as a hedge) abutting residential areas  50 foot buffer to wetlands	3 to 4.5 spaces per 1,000 square feet	<p>Attractive rooftop and ground-level retention and filtration systems</p>
<b>ACCORD PARK DRIVE</b> 	Incentivize private investment while supporting existing businesses: commercial/office growth, increased job opportunities.	<p>Allow:</p> <ul style="list-style-type: none"> <li>Commercial</li> <li>Office</li> <li>Light industrial, including assembly, research, and development</li> </ul>				Four or more low impact development features required
<b>CORDWAINER DRIVE</b> 	Incentivize private investment while supporting existing businesses: retain and protect existing businesses and allow additional horizontal growth.	<ul style="list-style-type: none"> <li>Medical, nursing, and assisted living care facilities</li> <li>Adult education and workforce development training facilities</li> <li>Transportation and logistics</li> </ul>	3 stories (40 feet)	Lot coverage max: 60%  Open space min: 40%  Visual screening buffer (such as a hedge) abutting residential areas  50 foot buffer to wetlands	2.5 to 4.5 spaces per 1,000 square feet	