

Proposed Zoning Bylaws—Sec. 201.27 & Sec. 201.28 & Map Amendments



Culmination of a two-year planning process with Town residents, leaders, and private sector entities to create new zoning that will grow the Town's economic base, mitigate traffic and environmental impacts, and create new housing options in alignment with identified Town needs and priorities.

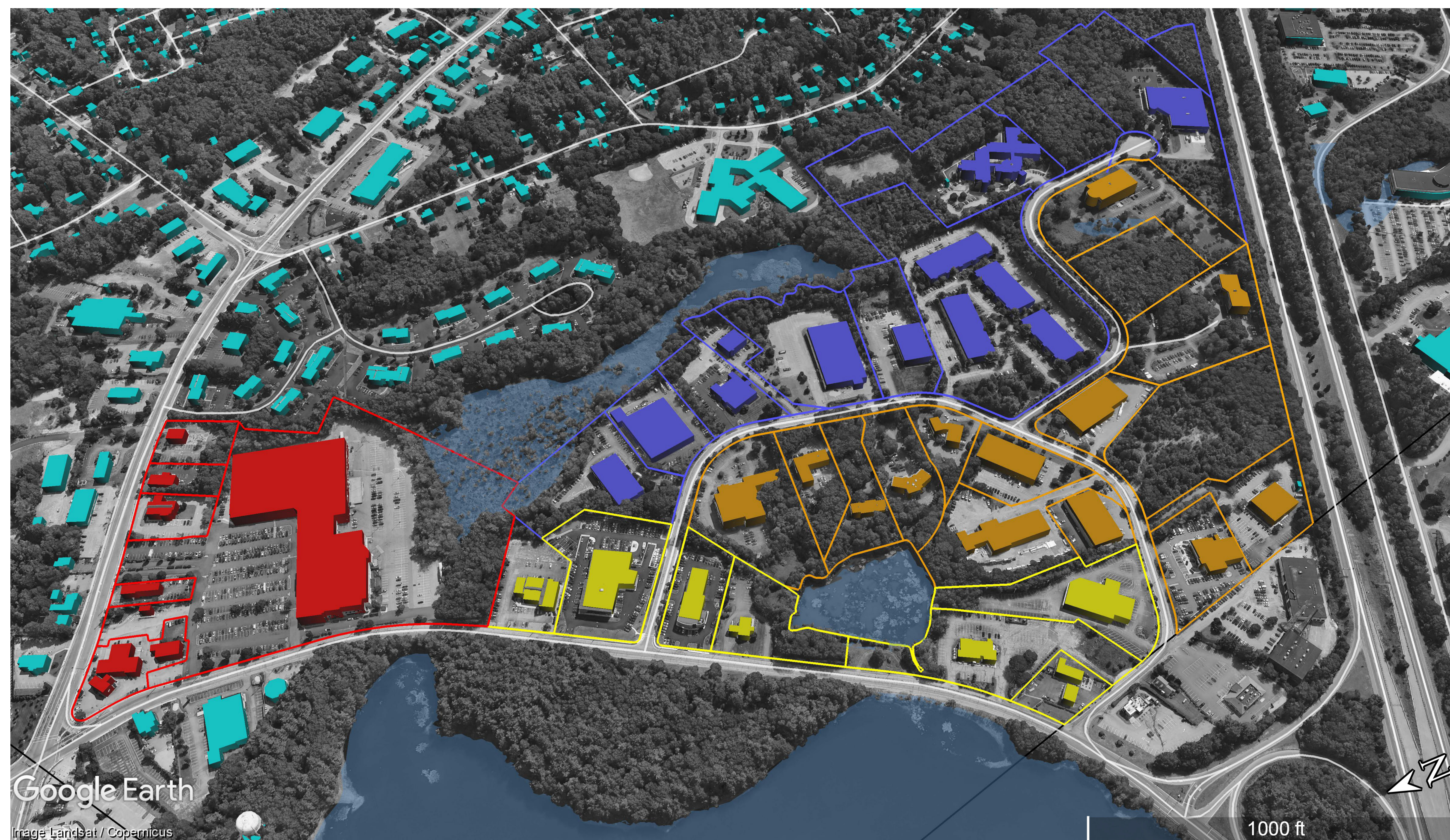
MAJOR OVERVIEW

Queen Anne's Plaza: Changes from B-4 zoning to Sec. 201.27 Ch. 40R mixed-use district: allows for residential and increases height by two stories.

Accord Park's Three Subdistricts: Changes from C-1 zoning to Sec. 201.28: streamlines permitting for new businesses, simplifies and relaxes dimensional standards, increases height by two stories only in Pond Street and Accord Park Drive sub-districts while retaining current height standards

Queen Anne's Plaza CH. 40R:

- Mixed-use commercial/residential
- 5 stories
- 20-25% required affordable units
- Design and site organization guidelines
- Shared parking and traffic management
- Low-impact development requirements



Cordwainer Drive Industrial Retention Sub-District

- Light industrial/commercial/office
- 3 stories - relaxed lot coverage
- Design guidelines
- Usable amenitized open space
- Shared parking & traffic management
- Low-impact development requirements

Pond Street Amenity Sub-District

- Hotel, retail, restaurants, and office
- 5 stories: relaxed lot coverage
- Design guidelines
- Usable amenitized open space
- Shared parking and traffic management
- Low-impact development requirements

Accord Park Drive Business Expansion Sub-District

- Commercial/office growth
- 5 stories: relaxed lot coverage
- Design guidelines
- Usable amenitized open space
- Shared parking and traffic management
- Low-impact development requirements