

To see if the Town will vote to amend the zoning bylaw as follows:

- A. Delete Sections 1.3.7, definition of Gross Floor Area, and 1.3.8, definition of Net Floor Area, and replace them with new Sections 1.3.7 and 1.3.8 as follows:

1.3.7 FLOOR AREA, GROSS: The total of all horizontal areas in all floors of a BUILDING including basements, attics, and other storage areas measured from the exterior faces of exterior walls, or from the centerline of a wall separating two attached BUILDING units, minus interior parking facilities, garages, and any space where the floor-to-ceiling height is less than six feet.

1.3.8 FLOOR AREA, NET: Eighty percent (80%) of the GROSS FLOOR AREA as defined in Section 1.3.7, minus any areas used for a Child Care Facility as defined in Section 3.4.6 of this Bylaw provided that such Child Care Facility is accessory to a PRINCIPAL USE located in the same BUILDING or on the same LOT.

*[Note – Sections 1.3.7 and 1.3.8 currently read:*

*1.3.7 FLOOR AREA, GROSS: The sum of the gross horizontal areas of the several floors of a BUILDING measured from the exterior face of exterior walls, or from the centerline of a wall separating two BUILDINGS, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.*

*1.3.8 FLOOR AREA, NET: The total of all floor areas of a BUILDING including basement and other storage areas, but not including stairways, elevator wells, rest rooms, common hallways and BUILDING service areas, and not including areas used for a Child Care Facility as defined in Section 3.4.6 of this Bylaw provided that such Child Care Facility is accessory to a PRINCIPAL USE located in the same BUILDING or on the same LOT.]*

- B. In Section 7 4.1, insert the words “EXTERIOR or FREESTANDING” before the word “SIGN”.

*[Note – Section 7.4.1 currently reads:*

*7.4.1 Design – In the Village Districts no visible portion or exterior surface of any SIGN shall be made of plastic, other petroleum based products, or sheet metal, except that in the EAV District such materials may be used provided that the visible portions and exterior surfaces of a SIGN have a wooden appearance.]*

- C. In Section 8.2.3.1 delete the word “BUILDING” in each of the Sub-sections a) and b).

*[Note – Section 8.2.3.1 currently reads:*

*8.2.3.1 In a Residential District a nonconforming USE may not be extended in area, except that,  
a) nonconforming Two-FAMILY Dwellings may be extended in BUILDING area by right, and  
b) nonconforming Multifamily Dwellings may be extended in BUILDING area by special permit from the Board of Appeals.]*

, or take any other action relative thereto.

### SUMMARY

- A. Clarifies and simplifies the definitions Gross Floor Area and Net Floor Area to address to ease administration, plan review, and enforcement. Net Floor Area is the dimension used in the Zoning Bylaw for determining Floor Area Ratio, which is used in many zoning districts and special land use provisions to regulate buildings’ densities and overall massing relative to the lots they sit on. Gross Floor Area plays a lesser role in the Zoning Bylaw. It is used only for regulating the sizes of accessory apartments, and setbacks and separation standards for certain

larger buildings in Planned Conservation Residential Communities (PCRCs). While there are variations based on building design, purpose, and use, exterior wall space, stairways, elevator wells, rest rooms, common hallways, and building service areas on average make up about 20% of a building's Gross Floor Area.

- B. The change to the sign regulations would exempts interior signs – such as internally affixed window signs – from the material standards applicable in village districts.
- C. The change would allow that extensions of non-conforming uses (by right for nonconforming two-family dwellings; by special permit for non-conforming multi-family dwellings) are not solely limited to the building. In a recent case before the ZEO, the addition of a modest off-street parking space for a non-conforming two-family dwelling may have technically not been approvable because it was not an extension of the building itself. However, an extension or addition of a garage would have been clearly covered under the current language of section 8.2.3.1.

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