

### 3.15 Local Laws and Regulations; Non-Compliance

The following list is preliminary and may change as the review process proceeds and changes are made to the plans.

#### Zoning Bylaw:

- **Table of Principle Uses: 3.3.3** Two Family dwellings are not allowed within the R-8 zoning district.

The proposed project contains a Two Family Dwelling in the R-8 District

A waiver is requested from this requirement to allow the lot to contain a Two Family Dwelling. These two new units will result in an appropriate increase in density for a parcel that borders commercial and multifamily uses in the area. These units are expected to be made available for purchase by the Acton Housing Authority and will be affordable units.

- **3.3 Residential Uses** – Not more than one building for dwelling purposes shall be located upon a lot.

The proposed project consists of one Two Family building and 24 Single family buildings on one lot.

A waiver is requested from this requirement to allow the lot to contain the 25 buildings in order to make the provision of 7 affordable units feasible. The new units will result in an appropriate increase in density for a parcel that lies in a transitional area between single family uses, multifamily uses and commercial uses.

- **4.3.4.2 Zone 2-** A minimum of 70% of every Lot shall remain Open Space, 40% of every Lot shall remain as Undisturbed Open Space. No more than 30% of a Lot shall be covered with Impervious Cover.

Open Space Proposed in Zone 2: 62%  
Impervious Cover Proposed: 38%

A waiver is requested from this requirement to allow the property within Zone 2 to contain 62% Open Space. The existing condition is such that there is no Undisturbed Open Space. Also, 38% Impervious Cover is proposed within Zone 2 on the property. A waiver is requested from this requirement to allow for the preservation and restoration of the existing dwelling at #265. This dwelling will be sold at a reduced price and together with other subsidies will become a Habitat for Humanity project, as well as an affordable unit.

increased density, which is consistent with comprehensive permit development.

- **5.4.6.2 Maximum Number of Parking Spaces:** The maximum number of parking spaces in the Limited business District shall not exceed 1 parking space for 3,000 square feet of developable Site Area. Max allowed is 6 parking spaces. (DSA = LB Area – wetlands- ROW = 80,031 sf)

Proposed number of parking spaces: 18+/-

The proposed parking spaces will be within 2 car garages. The number of spaces is consistent with the proposed number of units within the portion of the property in the Limited Business District. If a portion of the garage was in the district, it was counted as being entirely within the district. The pavement in front of the garages has been considered driveway area, not parking spaces.