

Article 2 – Child Care Facilities in Residential Districts

(Two-thirds Vote)

- Mr. Niemyski moves that the Town adopt the zoning bylaw amendment as set forth in the article

Child Care Facilities in Residential Districts

- *Adjusts dimensional controls for child care facilities in residential zoning districts*
- *Limits the provision of parking spaces to not exceed the zoning minimum requirement*

Dimensional Controls

Zoning District	Min. Lot Size (sq. ft.)	Proposed Max. FAR (for CCF)	Proposed Max.Sq.Ft. (for CCF)	Average FAR Existing Residences	Average Sq. Ft. Existing Residences
R-2	20,000	0.10	2,500	0.08	2,062
R-4	40,000	0.07	3,500	0.06	2,465
R-8 & R-8/4	80,000	0.04	5,000	0.04	2,993
R-10 & R-10/8	100,000	0.03	5,000	0.03	3,702
R-A & R-AA	100,000 & 10,000	0.20	5,000	0.18	28,778
VR	15,000	0.17	2,500	0.18	2,522



Why Amend the Zoning Bylaw?

State Law

- Requires that CCFs be allowed by right in all districts
- Allows reasonable dimensional regulations

Acton Zoning Bylaw Now

<i>Minimum OPEN SPACE not including outdoor play areas</i>	-	<i>35 percent;</i>
<i>Maximum FLOOR AREA RATIO</i>	-	<i>0.10;</i>
<i>Maximum NET FLOOR AREA</i>	-	<i>1000 square feet.</i>



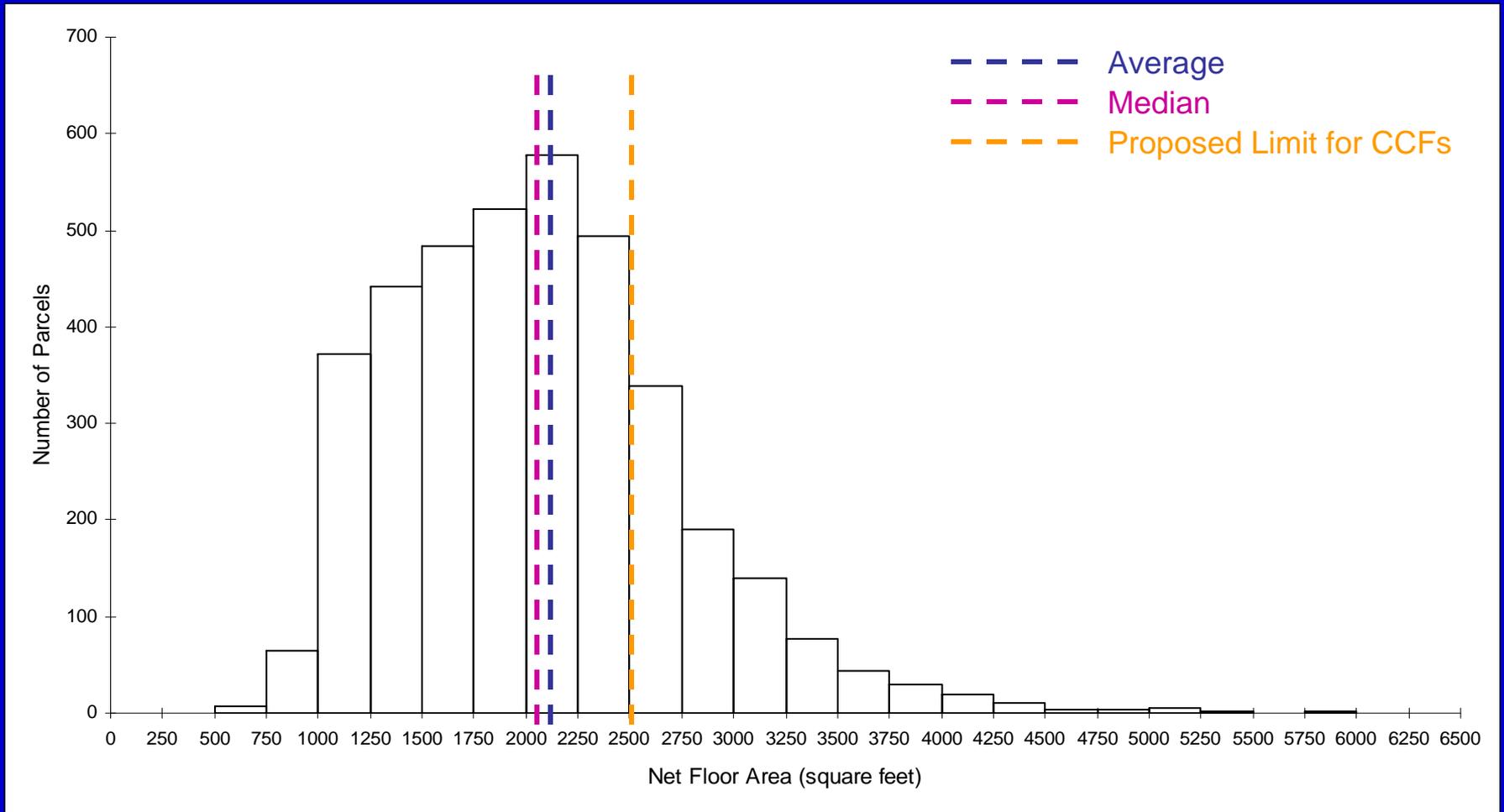
Why Amend the Zoning Bylaw?

To accommodate stand-alone CCFs within the definition of “reasonable” under the statute and case law, while maintaining a proportionate relationship to residences in the various residential zoning districts

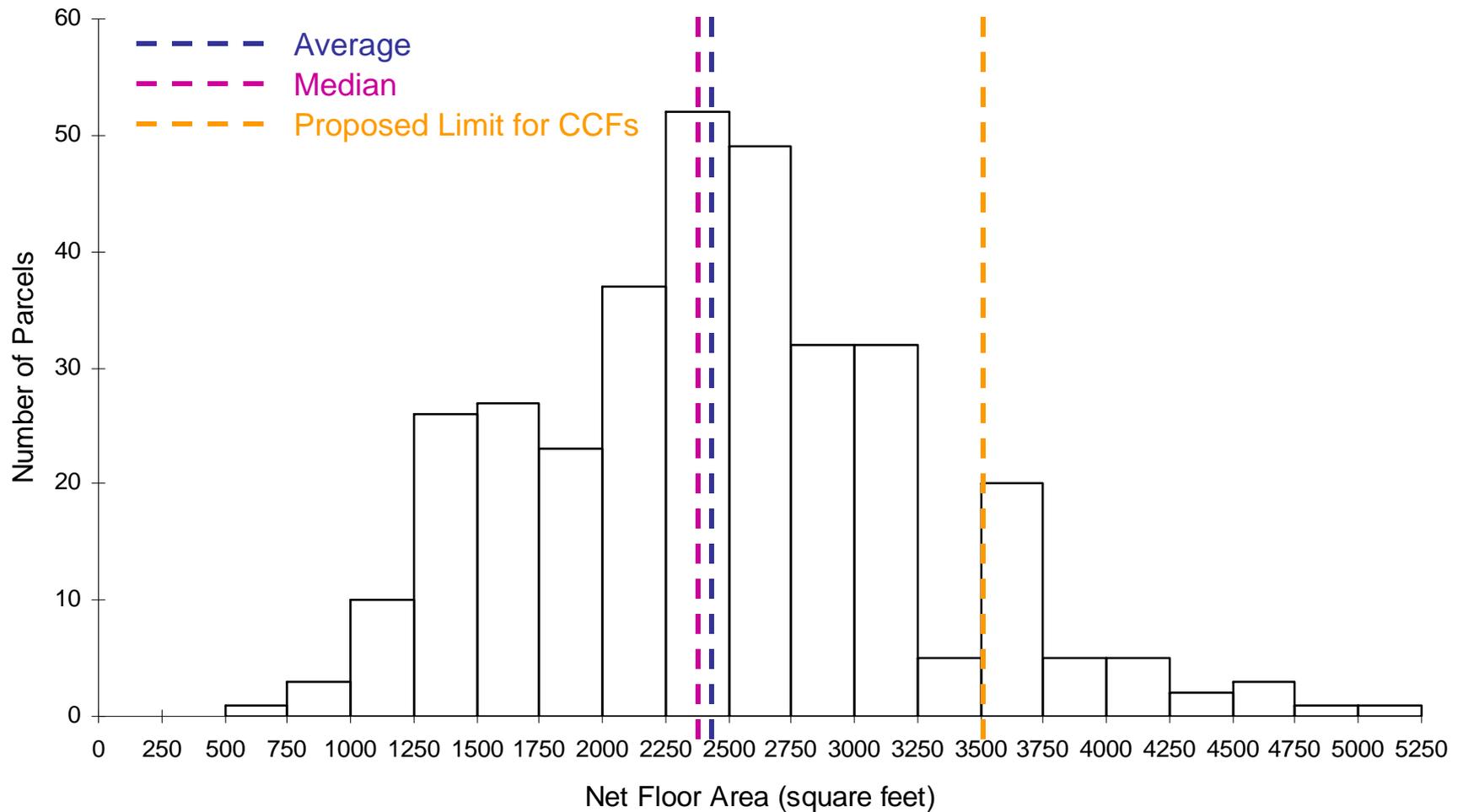


Net Floor Area Histograms

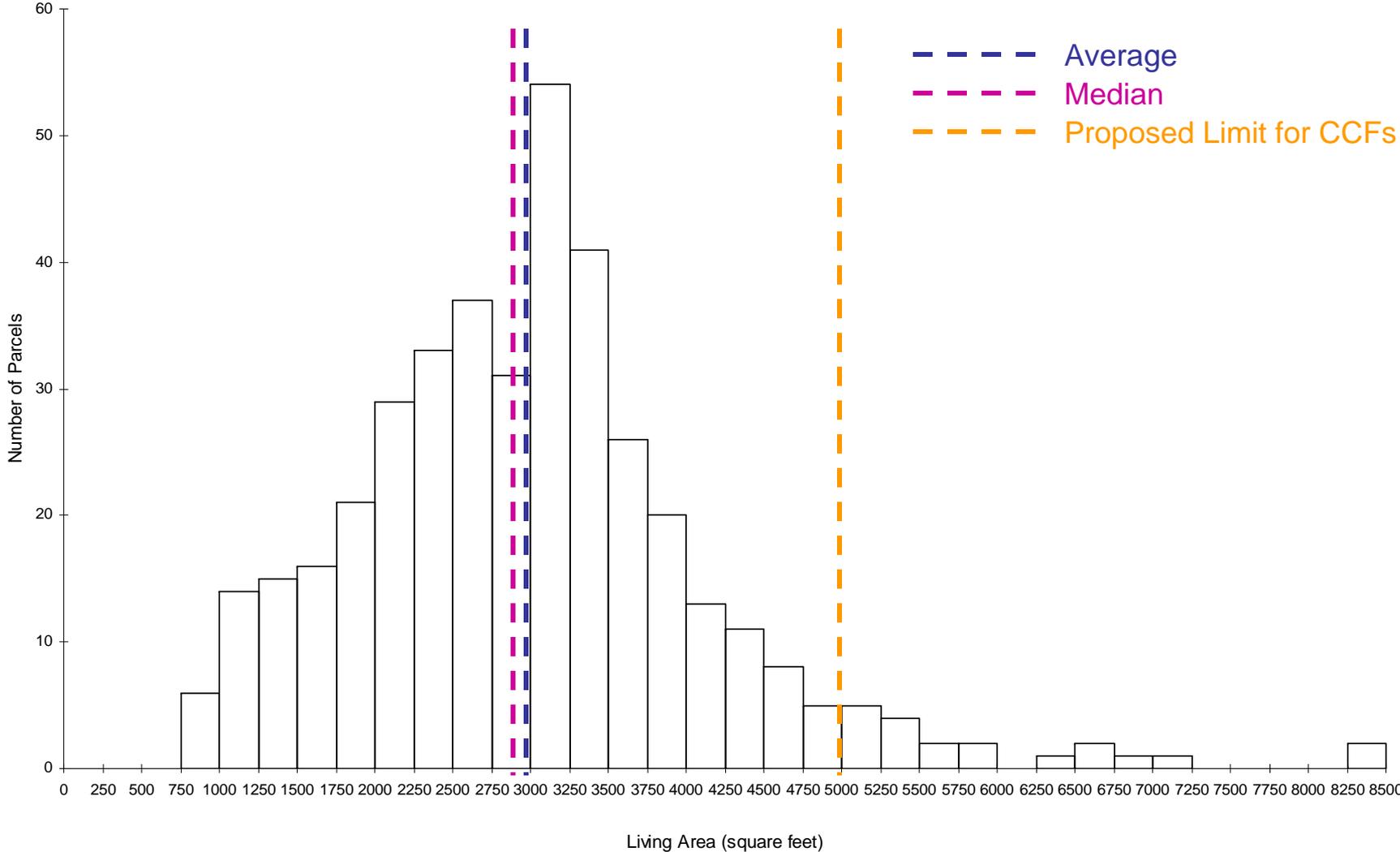
R-2 Net Floor Areas of Residential Buildings



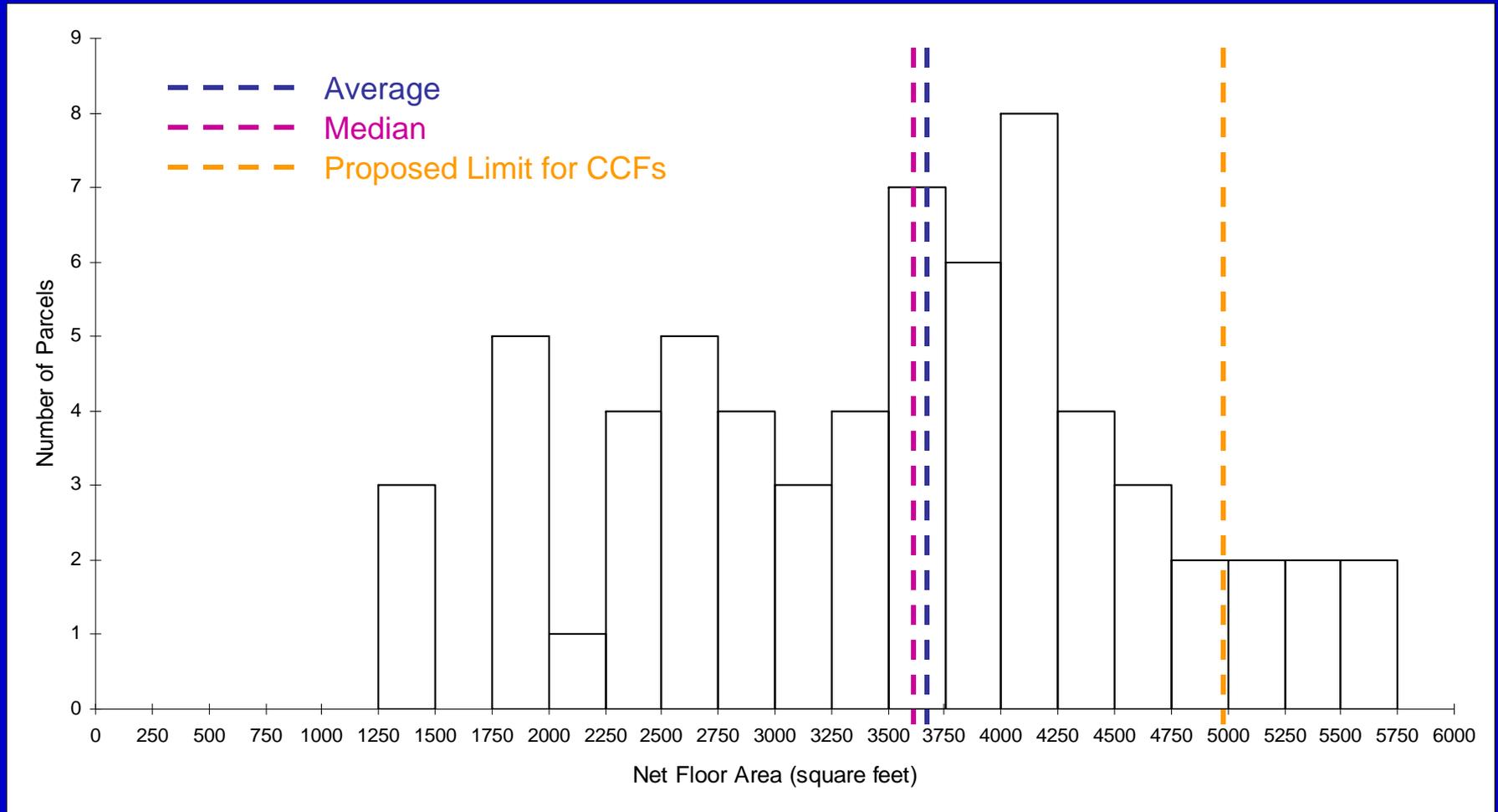
R-4 Net Floor Areas of Residential Buildings



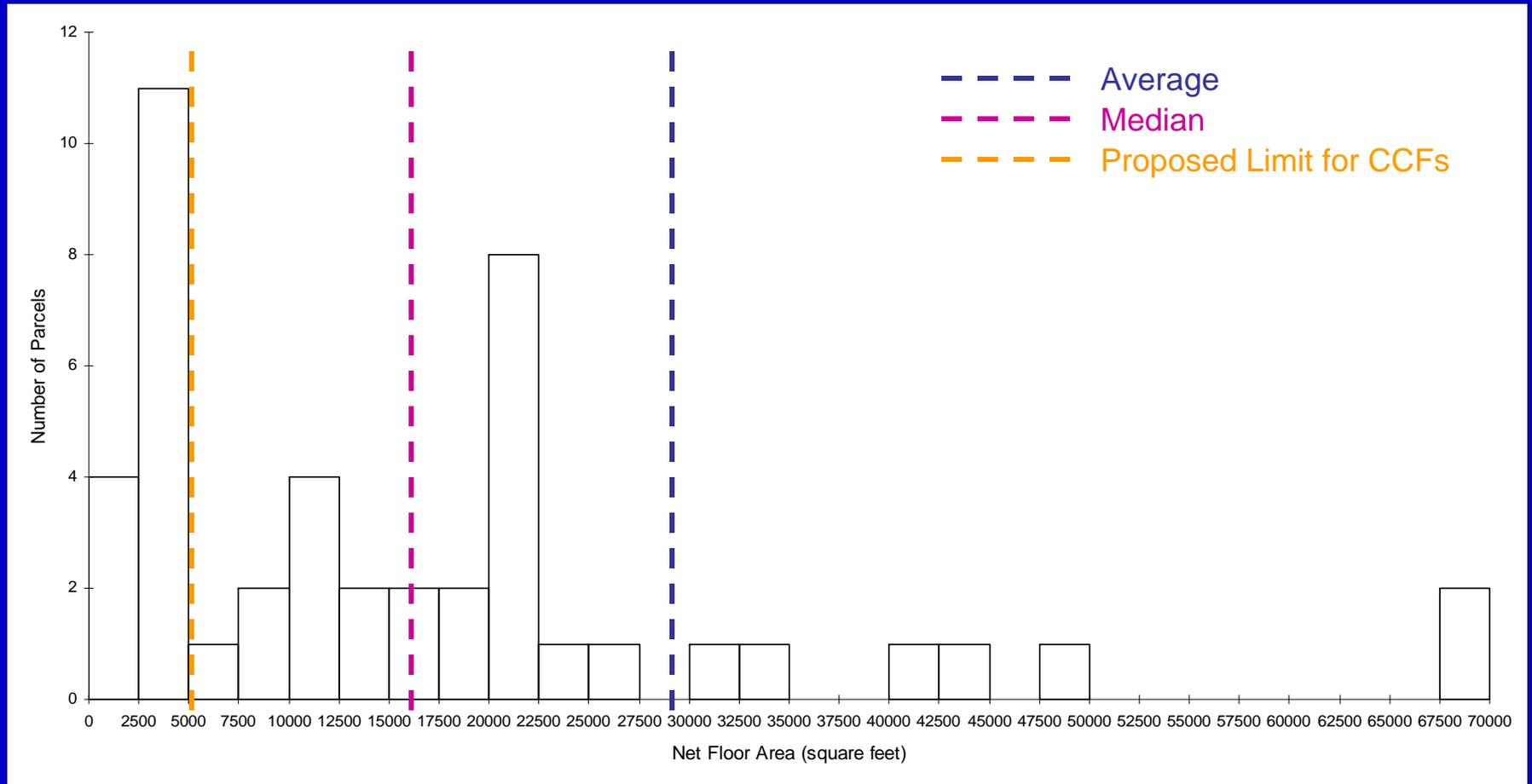
R-8 & R-8/4 Net Floor Areas of Residential Buildings



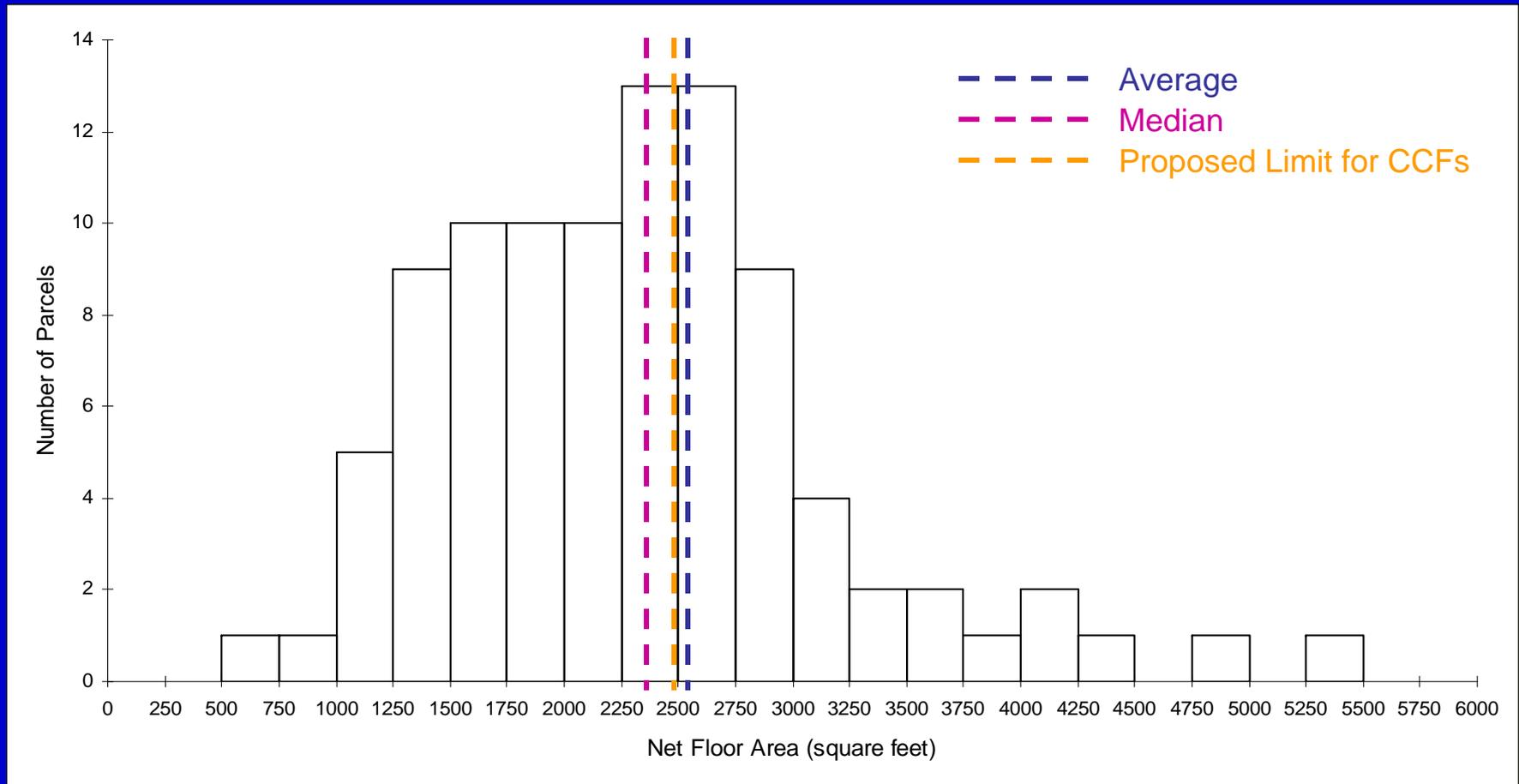
R-10 & R-10/8 Net Floor Areas of Residential Buildings



R-A & R-AA Net Floor Areas of Residential Buildings



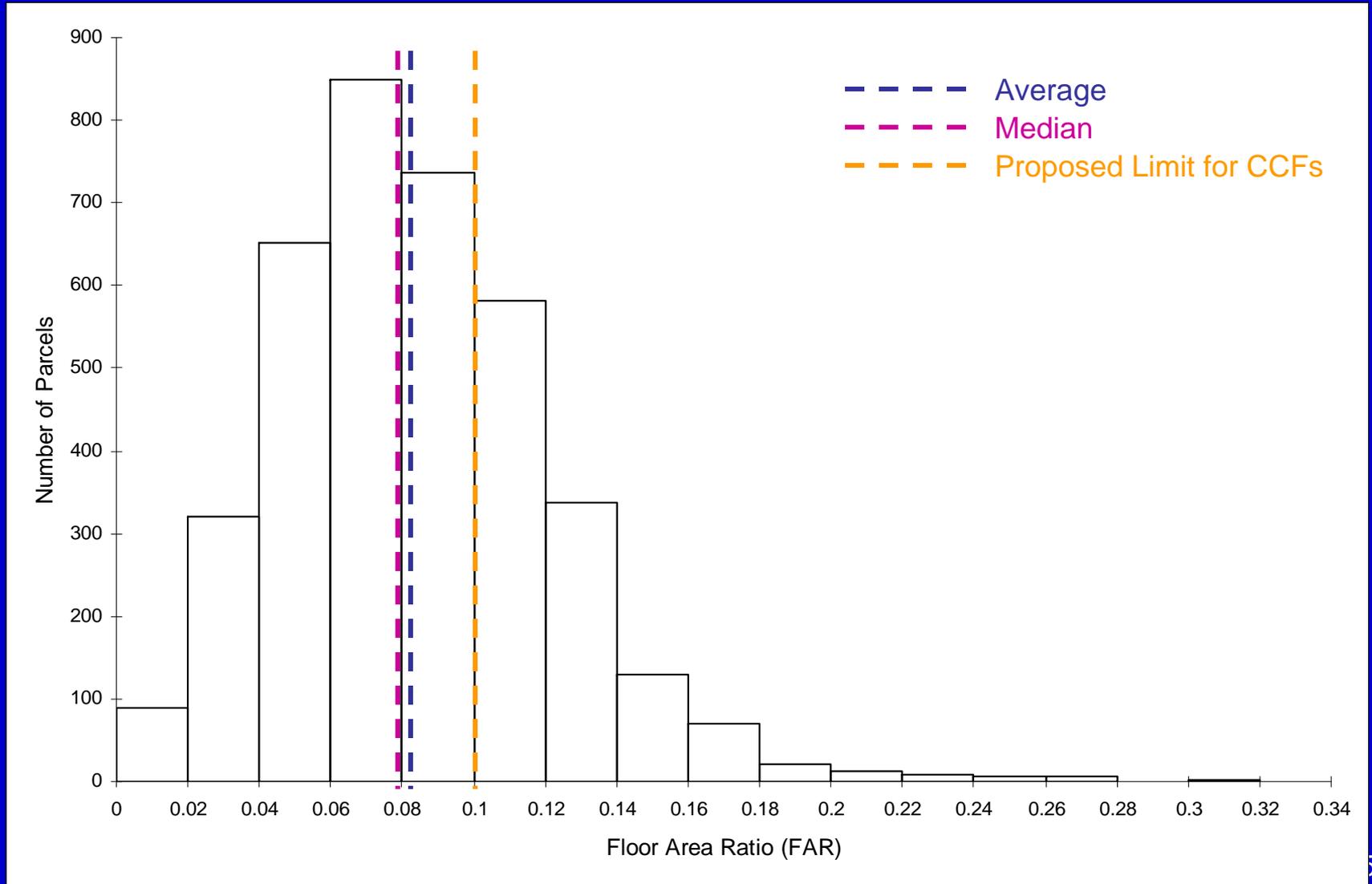
VR Net Floor Areas of Residential Buildings



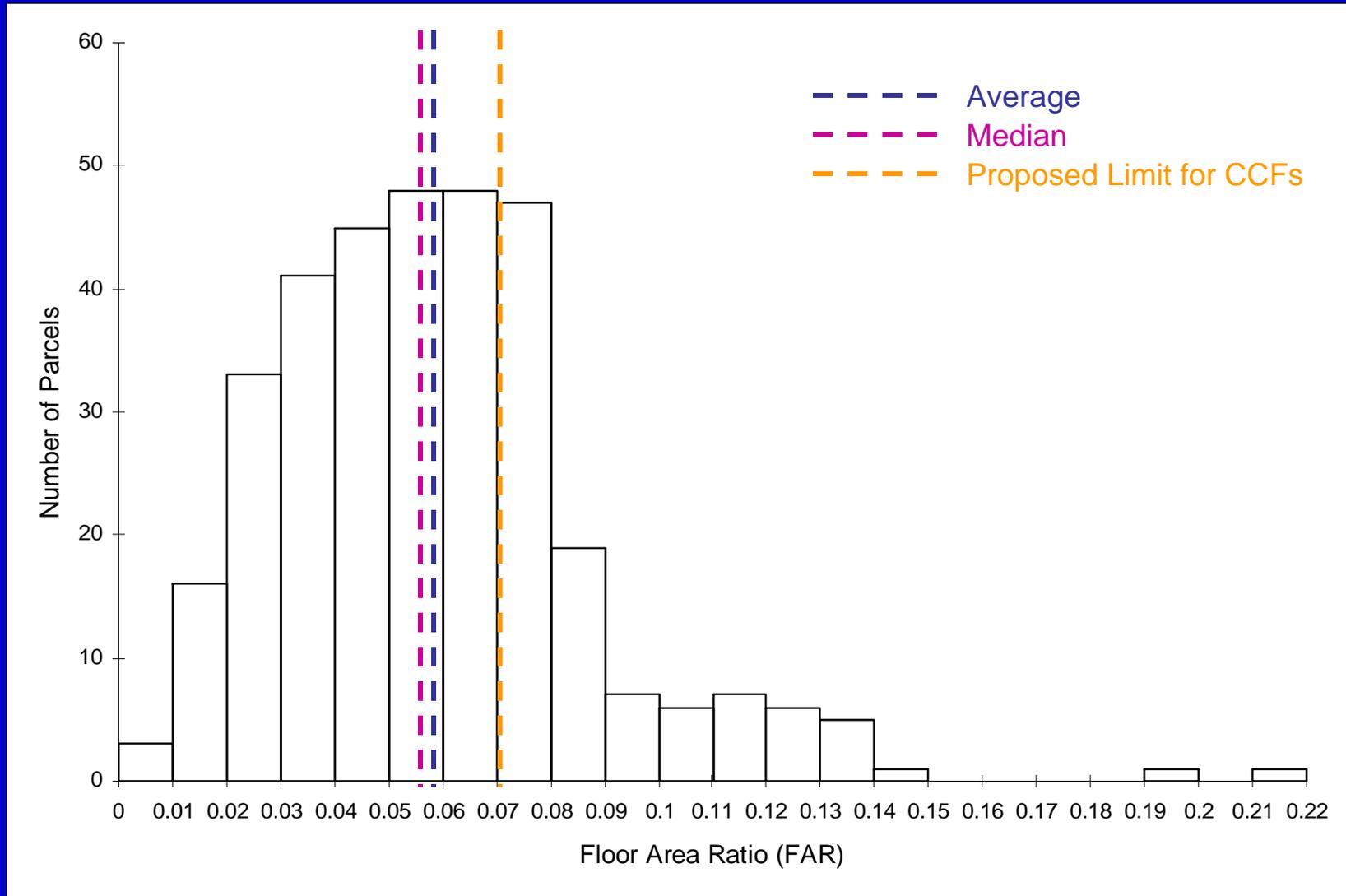


Floor Area Ratio (FAR) Histograms

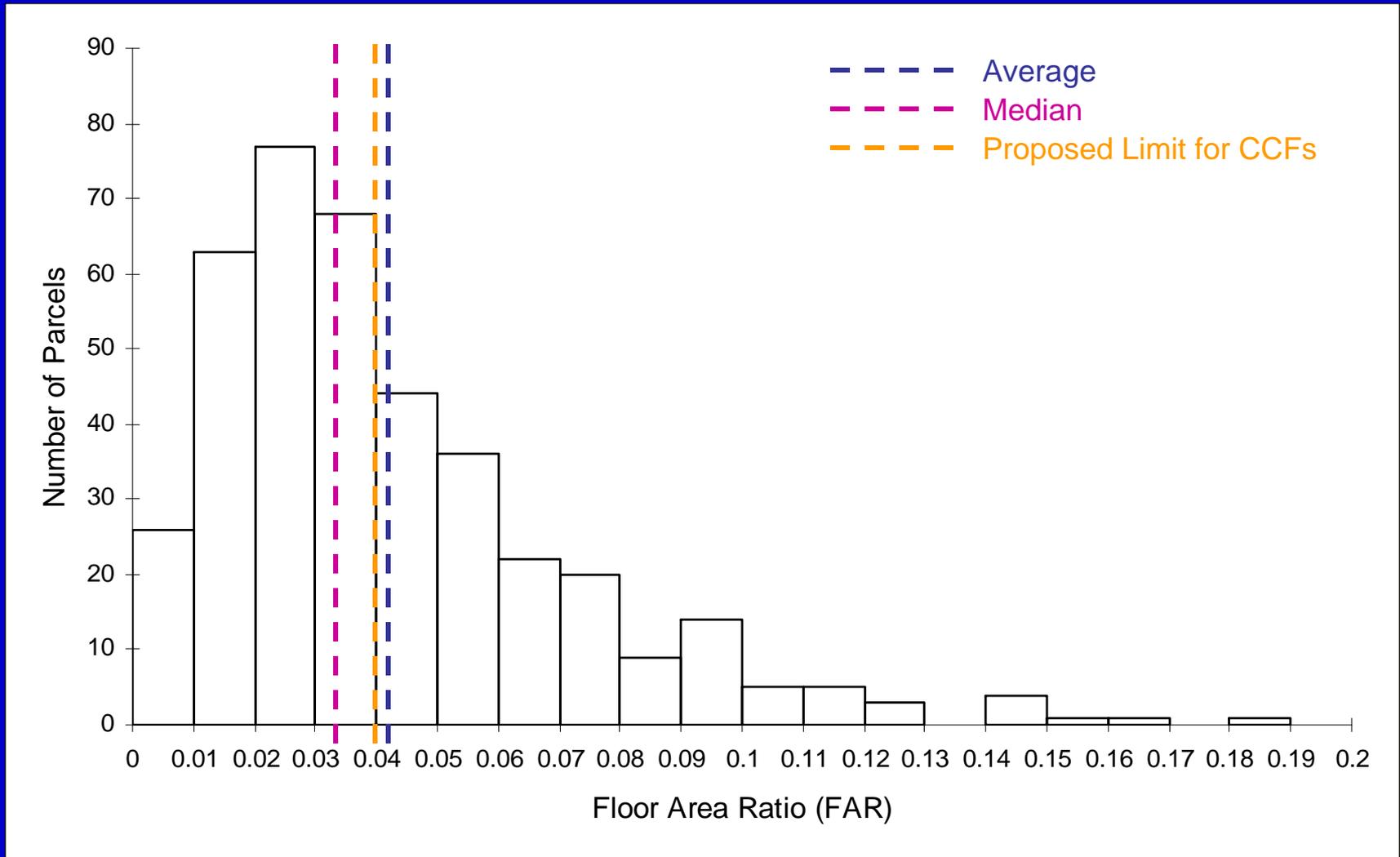
R-2 Floor Area Ratios (FARs) of Residential Buildings



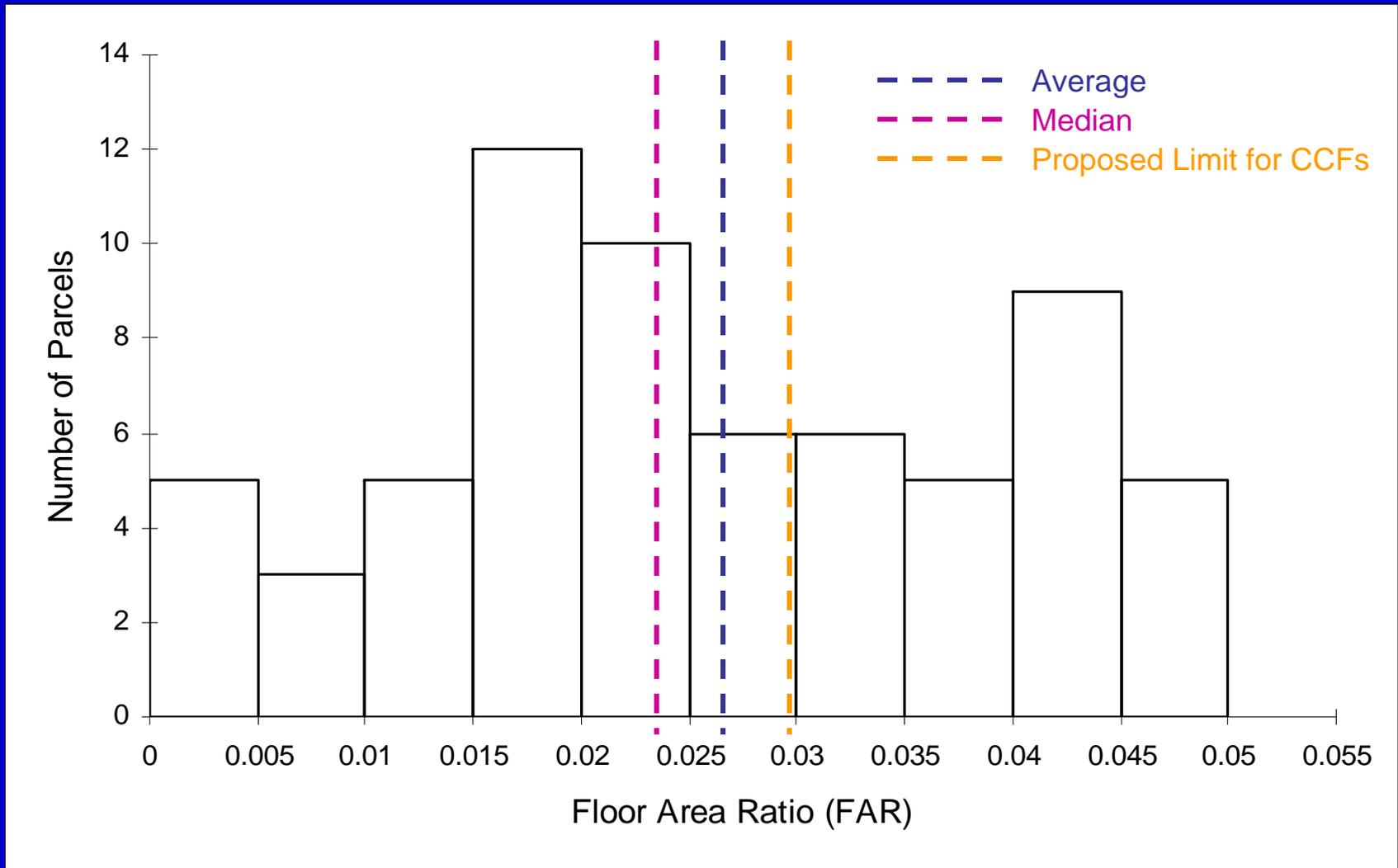
R-4 Floor Area Ratios (FARs) of Residential Buildings



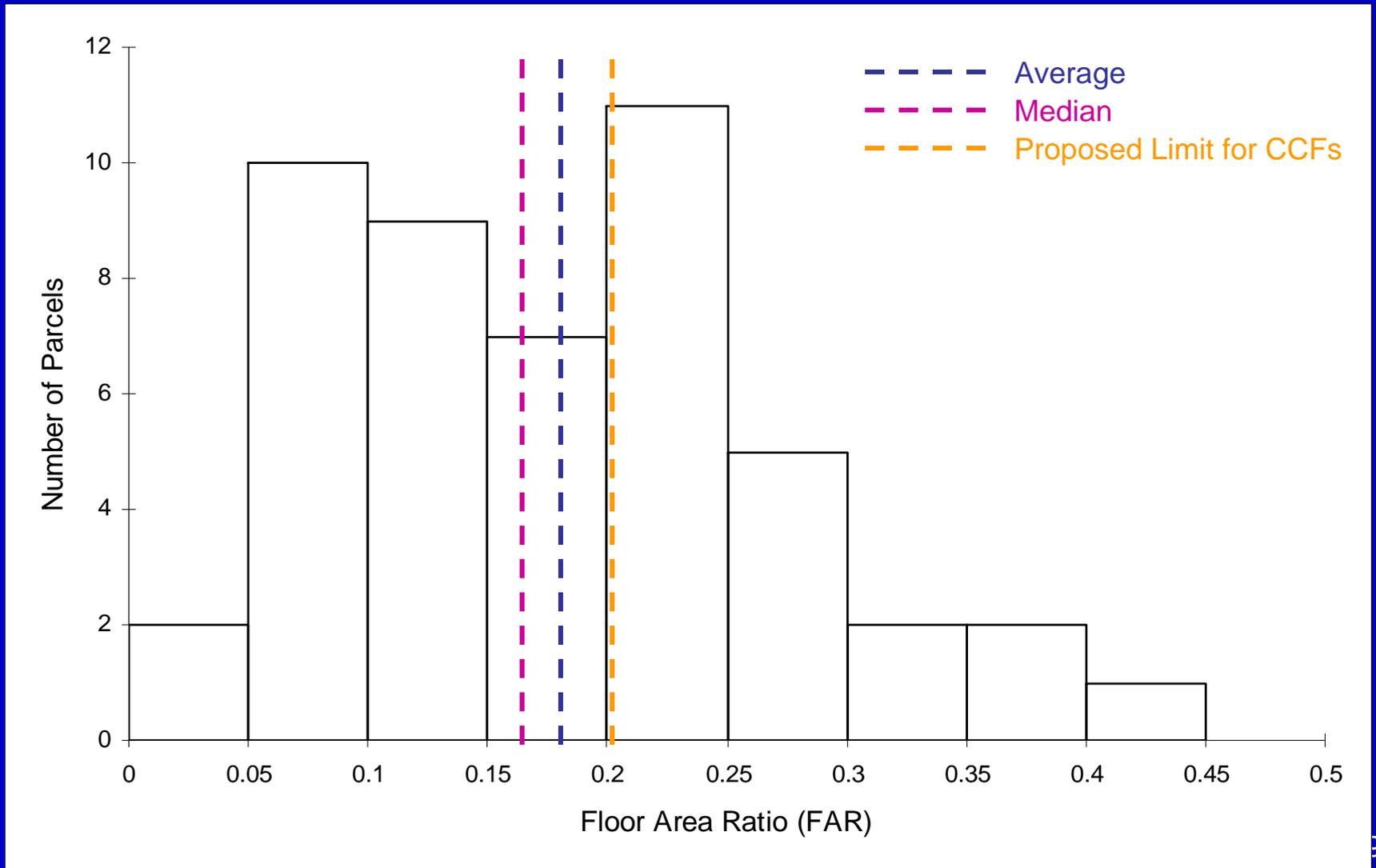
R-8 & R-8/4 Floor Area Ratios (FARs) of Residential Buildings



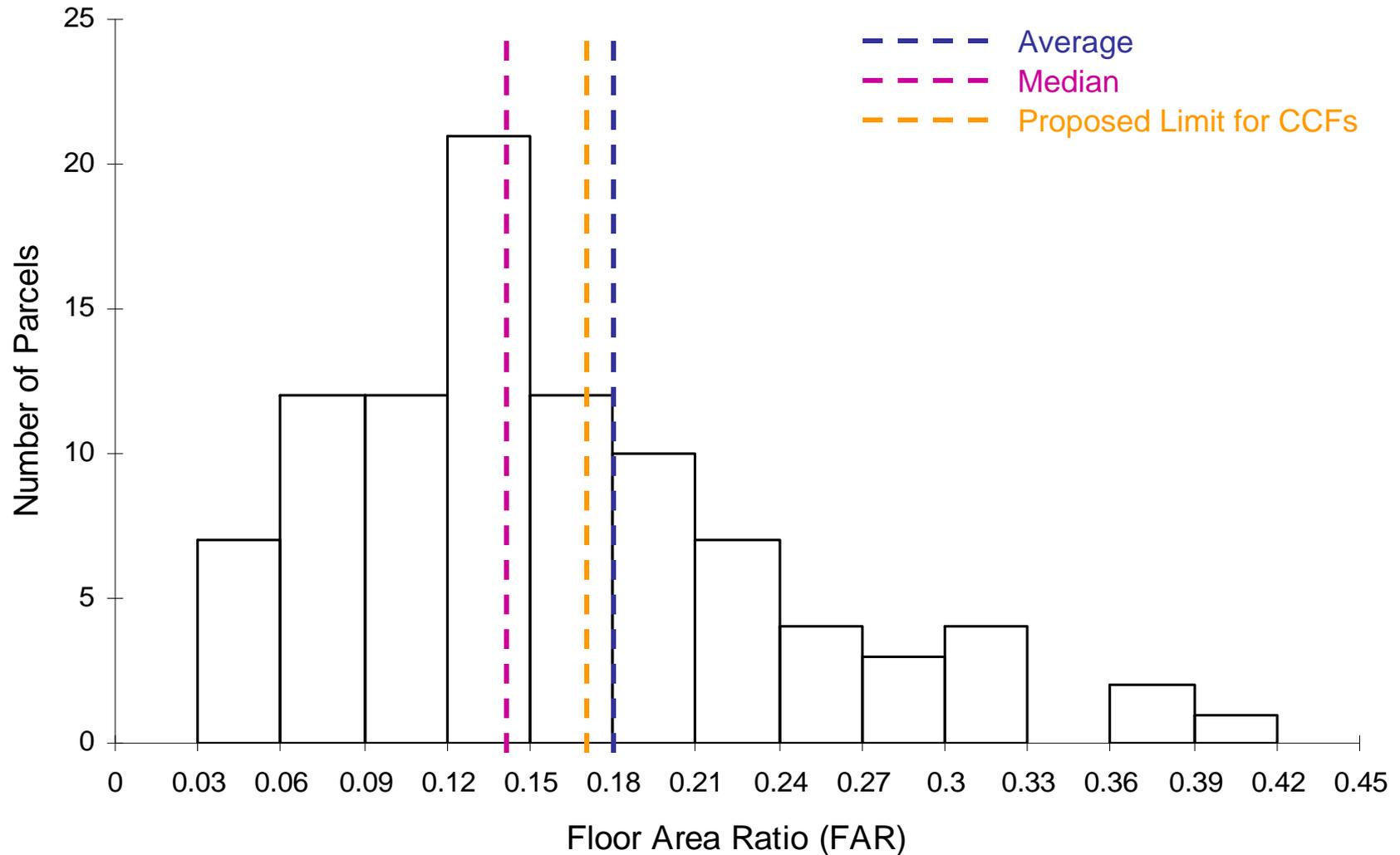
R-10 & R-10/8 Floor Area Ratios (FARs) of Residential Buildings



R-A & R-AA Floor Area Ratios (FARs) of Residential Buildings



VR Floor Area Ratios (FARs) of Residential Buildings



Examples of Existing CCFs

Name	Address	Zoning District	Building Sq. Ft.	Floor Area Ratio (FAR)
Acton's Children's School	394 Mass. Ave	KC	4360	0.08
Blossom Station Child Care Center	222 Main St.	KC	9464	N/A
<i>Infant Toddler Children's Center</i>	<i>149 Central St.</i>	<i>R-2</i>	<i>2061</i>	<i>0.01</i>
KinderCare	90 Hayward Rd.	GI	6052	0.08
KinderCare	5 Post Office Sq.	LI-1	9120	N/A
<i>Learn & Play Preschool</i>	<i>245 Main St.</i>	<i>R-2</i>	<i>1008</i>	<i>0.04</i>