

Town of Weymouth  
Massachusetts

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TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

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Robert L. Hedlund  
Mayor  
  
75 Middle Street  
Weymouth, MA 02189

Internet: www.weymouth.ma.us  
Comm. Journal: \_\_\_\_\_  
Comm. Vote: \_\_\_\_\_  
Comm. Vote Dte: \_\_\_\_\_

MEMORANDUM

#21 107

TO: TOWN COUNCIL  
CC: TED LANGILL, CHIEF OF STAFF  
ROBERT F. LUONGO, DIRECTOR OF PLANNING AND  
COMMUNITY DEVELOPMENT  
ERIC SCHNEIDER, PRINCIPAL PLANNER  
FROM: ROBERT L. HEDLUND, MAYOR *[Signature]*  
SUBJECT: PROPOSED AMENDMENTS TO THE TOWN'S COMMERCIAL  
CORRIDOR OVERLAY ZONING ORDINANCE  
DATE: JUNE 23, 2021

I submit the following measure for consideration by Town Council:

"That the Town of Weymouth, through Town Council with the approval of the Mayor, hereby amends the Town of Weymouth Ordinances in the following manner:

**SECTION 1.** Section 120-25.15 (Applicability) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that entire subsection and inserting in place thereof the following new subsection:-

A. Definitions.

The following subzones within the Commercial Corridor Overlay District are established and defined. Refer to the Town of

Weymouth  
Town Council

2021 JUN 24 AM 11:27

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Weymouth Zoning Map for the precise extents of the Commercial Corridor Overlay District and its subzones.

- (1) Low-Density Commercial Corridor Subzone
- (2) Medium-Density Commercial Corridor Subzone

B. Generally.

Application for special permit can be made to the Board of Zoning Appeals under this article provided that the lot consists of at least 30,000 square feet and any of the below is true:

- 1. The proposal consists of both a residential and nonresidential use with a minimum of twenty-five per cent of the ground floor reserved for use as retail, office, or both. See § 120-25.23 (C). Proposals may also be comprised of more than one principal building on a lot whereas twenty-five per cent of the total ground floor area is reserved for use as retail, office, or both; or
- 2. The proposal is for a professional office building of between three and four stories dependent on the additional requirements in § 120.25.17 (A); or

**SECTION 2.** Section 120-25.17 (A) (Dimensional requirements: Height) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that entire subsection and inserting in place thereof the following new subsection:-

A. Height.

- (1) Proposals within the Low-Density Commercial Corridor Subzone shall not exceed three stories and 40 feet.
- (2) Proposals within the Medium-Density Commercial Corridor Subzone shall not exceed four stories and 50 feet.
- (3) The Board of Zoning Appeals shall consider the following in its review of the proposed height:

- a. The purpose and intent of the Commercial Corridor Overlay District. *See* § 120-25.14;
- b. Visual scale of proposal in context to the surrounding area;
- c. Proximity to established residential areas; and
- d. Extent to which a proposal utilizes topography, façade articulation, roof line variation, step-up techniques, and building materials to achieve appropriate visual scale.

**SECTION 3.** Section 120-25.18 (Density) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that entire subsection and inserting in place thereof the following new subsection:-

The building area for any building for occupancy shall not exceed a floor area ratio (FAR) of 0.50, as defined in § 120-6.

FAR, as defined here and in § 120-6, excludes commercial space and structured parking from FAR calculations.

**SECTION 4.** The Town of Weymouth Zoning Map is hereby amended to reflect the change in Commercial Corridor Overlay boundaries and to establish the locations of a Low-Density Commercial Corridor Overlay Subzone and a Medium-Density Commercial Corridor Overlay Subzone. Draft maps are attached, and may be amended by the Council.

This measure requires a legal notice, a majority two-thirds vote, and a joint public hearing of the Town Council and Planning Board.





11 - 696 Main Street



Proposed  
Overlay  
Corridor

- COM CORR  
LOW DENSITY
- COM CORR  
MED DENSITY

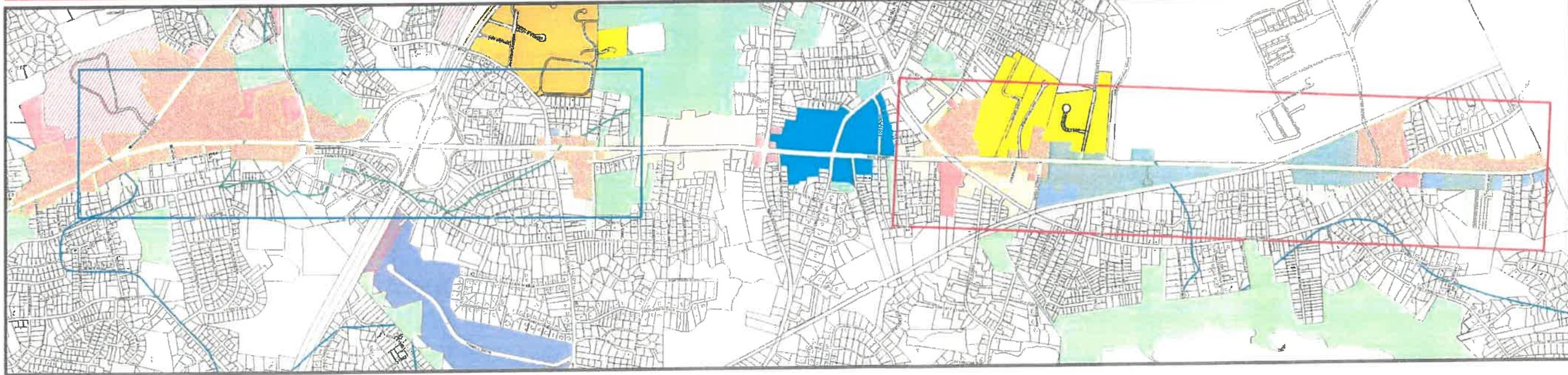


935 - 1700 Main Street



Proposed  
Overlay  
Corridor

- COM CORR  
LOW DENSITY
- COM CORR  
MED DENSITY



Existing Zoning  
Main Street

Existing Zoning  
5/28/20

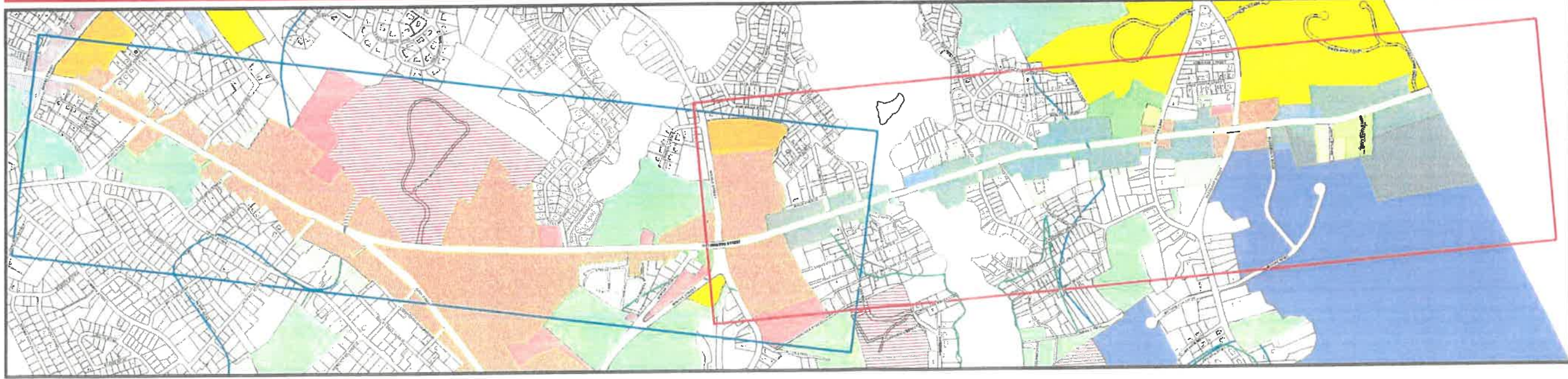
- B-1
- B-2
- HT
- I-1
- I-2
- MSD
- NCD
- PIP
- POP
- POS
- R-1
- R-2
- R-3
- R-4
- NAS
- VC
- BROD
- HMOD
- CCCD

# Proposed Commercial Corridor Overlay District

## Main Street

Rev. June 23, 2021





**Existing Zoning** Washington Street

- Existing Zoning 5/28/20**
- B-1
  - B-2
  - HT
  - I-1
  - I-2
  - MSD
  - NCD
  - PIP
  - POP
  - POS
  - R-1
  - R-2
  - R-3
  - R-4
  - NAS
  - VC
  - BRCD
  - HMOD
  - CCOD



**709-1385 Washington Street**

- Proposed Overlay Corridor**
- COM CORR LOW DENSITY
  - COM CORR MED DENSITY



**230-908 Washington Street**

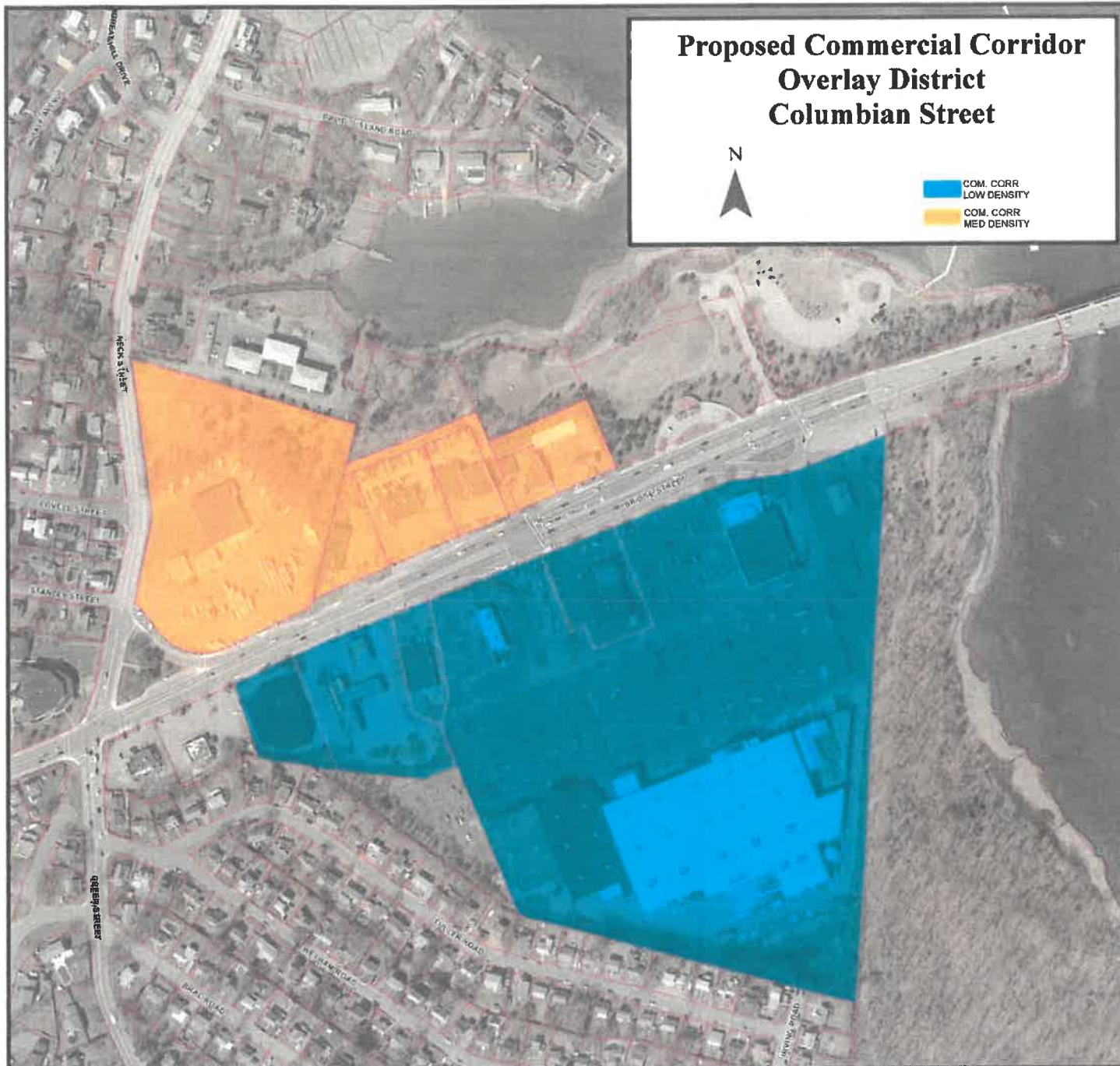
- Proposed Overlay Corridor**
- COM CORR LOW DENSITY
  - COM CORR MED DENSITY

# Proposed Commercial Corridor Overlay District

## Washington Street

Rev. June 23, 2021

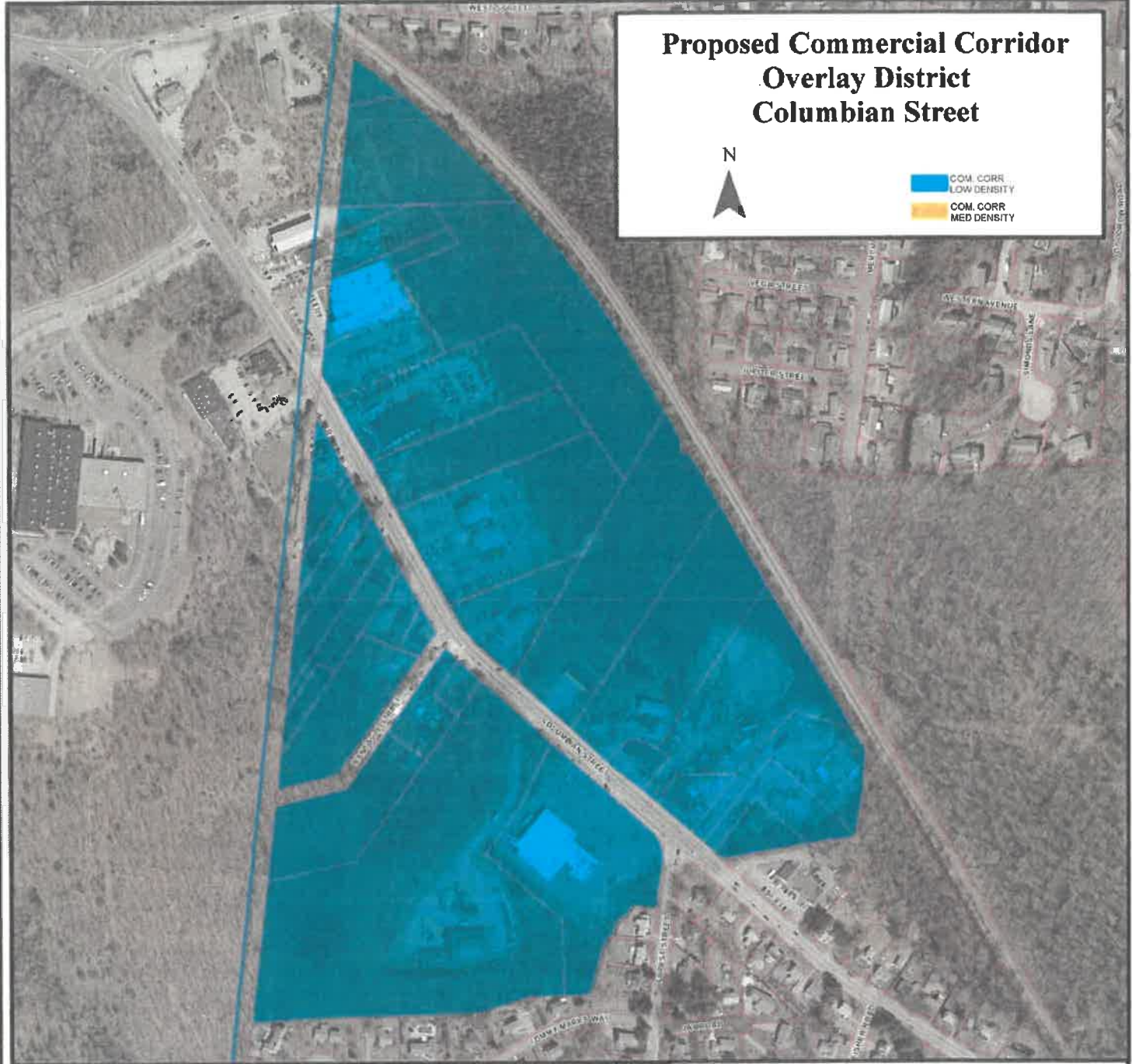




**Proposed Commercial Corridor  
Overlay District  
Columbian Street**

N

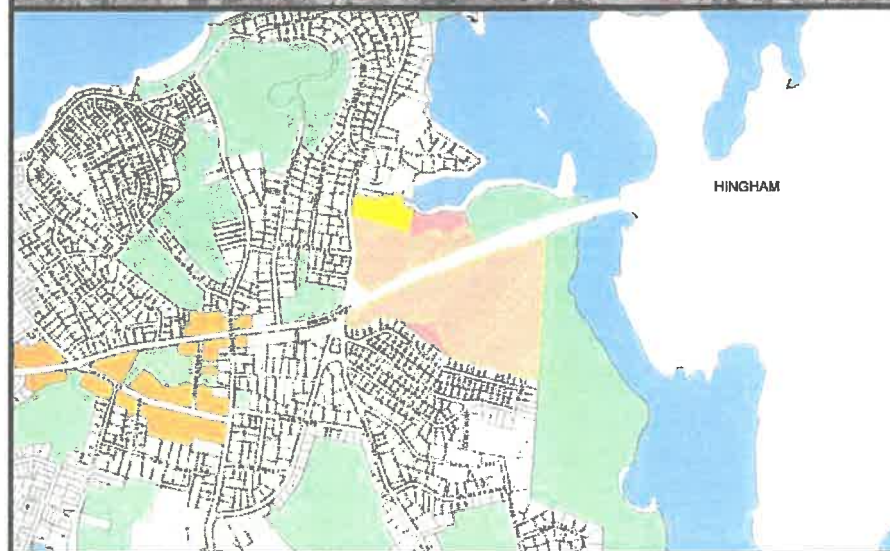
COM. CORR  
LOW DENSITY  
COM. CORR  
MED DENSITY



**Proposed Commercial Corridor  
Overlay District  
Columbian Street**

N

COM. CORR  
LOW DENSITY  
COM. CORR  
MED DENSITY

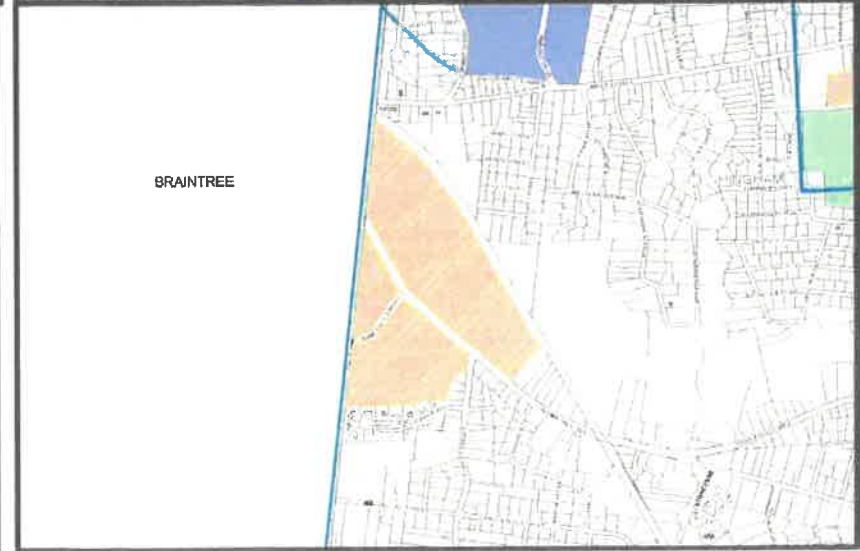


**Bridge Street Existing Zoning**

Approved Zoning  
5/28/20

B-1	R-1
B-2	R-2
HT	R-3
I-1	R-4
I-2	NAS
MSD	VC
NCD	BROD
PIP	HMOD
POP	CCOD
POS	

N



**Columbian Street Existing Zoning**

Approved Zoning  
5/28/20

B-1	R-1
B-2	R-2
HT	R-3
I-1	R-4
I-2	NAS
MSD	VC
NCD	BROD
PIP	HMOD
POP	CCOD
POS	

N

**Proposed Commercial Corridor Overlay District  
Bridge Street and Columbian Street**

Rev. June 2, 2021