

# Example of Bylaw Amendment

## Purpose

The purpose of the MBTA Communities Overlay District is to provide for the controlled development and utilization of those portions of land located within the Town that are designated for dense multi-family housing.

## Scope of Authority

The MBTA Communities Overlay District is an overlay district that may be superimposed on portions of the \_\_\_\_\_ Districts. All uses permitted or allowed by special permit in the underlying districts shall be allowed in the MBTA Communities Overlay District.

The following additional use shall also be allowed in the MBTA Communities Overlay District as of right with Site Plan Review from the Planning Board:

- Multi-family developments with a minimum of \_\_\_\_\_ dwelling units per acre.

## Location

The boundaries of the MBTA Communities Overlay District shall be as shown on the Zoning Map under Section 4.2.

## Dimensional Regulations

Dimensional Regulations. All dimensional regulations in the MBTA Communities Overlay District shall be as follows:

<b>Min. Lot Size</b>	<b>Max. Building Height</b>	<b>Min. Open Space</b>	<b>Min. Parking Spaces</b>
10,000 SF	4 stories	20%	1.5 spaces

## General Regulations

Loading, signs, landscaping and screening shall be in accordance with the requirements of the underlying districts.

Parking shall be a maximum of \_\_\_\_\_ spaces per dwelling unit.