

AMENDMENTS TO LEE ZONING BYLAW

By adding a new Section 10.4 to the Lee Zoning Bylaw

Subchapter 10. SUPPLEMENTAL DISTRICT REGULATIONS

10.4 REDEVELOPMENT PROJECTS WITHIN DCBC ZONE

A) **Purpose.** The purpose of this section is to encourage increased density, housing, and mixed-use development projects within the Downtown Commercial Business Corridor (DCBC), without requiring the construction of affordable housing. However, nothing in this section shall be construed as prohibiting the construction of affordable housing in the DCBC zone.

B) **Applicability of Specific SGOD Provisions.** By special permit granted under Section 13.4, the planning board may approve a development or redevelopment project comprising one or more lots in the DCBC. Within that project:

- (1) Uses may include those uses allowed by Section 4.2(H)(1) (DCBC as of right uses) and Section 16.5 (Permitted Uses in SGOD district).
- (2) Dimensional and density shall be consistent with Section 16.7 (SGOD).
- (3) Parking shall be consistent with Section 16.8 (SGOD).

Any project obtaining a special permit under this section shall not be subject to any other provisions of Section 16.

C) **Other Reviews Waived.** Notwithstanding Section 4.2(H)(2) (multifamily housing), any redevelopment project which obtains a special permit under this section shall not be required to obtain a special permit from the Board of Selectmen.