

Comparison of Downtown Zoning Options

	<i>Business B (current zoning)</i>	<i>Mixed Use Overlay District</i>	<i>(40R Smart Growth District)</i>
Residential Use allowed?	No	Allows mixed commercial, residential, and open space uses together on the same parcel by special permit from the CPDC.	Allows mixed commercial, residential, and open spaces on the same parcel by right provided the Town's 40R guidelines are met. CPDC Site Plan Review required.
Public/Quasi-Public Use?	Schools, Churches, Clubs allowed by right. Hospital or Nursing Home allowed by Special Permit.	Allowed with Special Permit.	Allowed
Business Use?	Retail sales, consumer services (includes restaurants), office, financial institution, wholesale business, hotel, place of assembly, veterinary, funeral business, auto sales, auto service station, repair garage, commercial parking lot, commercial communications structure by special permit, etc.	Retail stores, restaurant, utilities, post office, business & professional office, research facility, personal service shop, private recreation, parking garages.	Office, retail stores, restaurant, institutional, consumer services.
Parking	Exempt from parking requirements when property is within 300' of Town owned off-street public parking lot.	Units up to 700 sq. ft. = 1 space per unit Units up to 1100 sq. ft = 2 spaces per unit 3.5 spaces per 1,000 sq. ft office, 1.5 spaces per 1,000 sq. ft retail.	Same 300' exemption as base (bus. B zoning) Retail or Restaurant = 0 Office or Institutional uses = 2 spaces /1,000 sq. ft Residential = 1 space per unit Other non-residential, less than 2,000 sq. ft. = 0 spaces Other non-residential, 2,000 sq. ft. or more = 1 space/2,000 sq. ft

			Leaseable space in excess of 2,000 sq. ft.
Affordable Housing	No requirements	Requires at least 20% of residential units to be affordable to those earning 80% of area median household income, OR fee in lieu of units.	Requires at least 20% of residential units to be affordable to 80% of area (Reading) median household income.
Minimum lot area	None / NA	10,000 sq. feet	None / NA
Maximum floor area ratio (FAR)	None / NA	.8	Max. for Mixed use with Commercial use = 3.4 Max. for Residential only = 2.4
Minimum frontage	None	40'	No min. requirement but Maximum = 300'
Maximum front yard	None required	20' max. (no min. requirement)	Maximum of 10' if used for public space ie. Outdoor seating.
Maximum lot coverage	85%	40%	NA / None
Maximum building height	45'	42'	33' for multi-family residential only 45' for multi-family mixed use with commercial on first floor
Minimum rear yard	None	15'. No side yard, but 15' separation required between each building in the development.	0 feet when the rear of the lot abuts a public right of way, 15 feet when residential lots abut the rear of lot
Minimum landscaping	None	25% of lot landscaped	Requires landscaping in parking areas (as buffer & 1 tree per every 5 parking spaces)
Demolition Delay?	Yes	Yes	Yes
Design Guidelines apply?	No	No	Yes
Building upper floor Step backs	No	No	Yes Front & Rear facades of 4 story buildings must be stepped back at min. 5 feet at the 2 nd or 4 th floor