

**CITY OF QUINCY
IN COUNCIL**

ORDER NO: 2009-086

April 6, 2009

ORDERED:

ZONING AMENDMENT

Be it ordained by the Quincy City Council that the Quincy Municipal Code is amended as follows:

Title 17 ZONING:

1. In Title 17 Zoning, Chapter 17.08 Definitions - Section 17.08.02 "General Definitions" add the following definition after the definition of "Building":

"Certification of Consistency" means a determination made by the planning board with respect to the consistency of the design, parking elements and other components of an Urban Renewal Use with the Urban Renewal Plan in accordance with the procedures set forth in the Urban Renewal Plan.

2. In Title 17 Zoning, Chapter 17.08 Definitions - Section 17.08.02 "General Definitions" add the following two definitions after the definition of "Structure":

"Urban Renewal Plan" means the Quincy Center District Urban Revitalization and Development Plan dated May 7, 2007, as amended, and the Quincy Center District Design Guidelines dated November 2005, as amended.

"Urban Renewal Use" means a use:

- A) that is one or more of the following: i) allowed as of right or by special permit in a Business C District; ii) a municipal parking garage; iii) a sales place for flowers, plants, garden supplies, or agricultural produce, conducted partly or wholly outdoors; or (iv) a combination of more than one of the preceding uses in a single building or structure; and
 - B) for which a Certification of Consistency has been granted by the Planning Board pursuant to the Urban Renewal Plan.
3. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035A "Permitted Uses" add the following
 - 5) Urban Renewal Use

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- 4. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035B "Dimensional Requirements" delete the existing section in its entirety and replace it with the following:

B. Dimensional Requirements:

Within the Quincy Center Districts, the following dimensional requirements shall apply:

Minimum Lot Size (square feet)	15,000; 7,500 for Urban Renewal Use
Minimum Lot Area per Dwelling Unit (square feet)	325; N/A for Urban Renewal Use
Maximum Number of Stories: Quincy Center District - 15	15; 20 by Special Permit for Urban Renewal Use
Maximum Number of Stories: Quincy Center District - 10	10

For an Urban Renewal Use where air rights parcels are created, common ownership of a Lot shall not be required.

- 5. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035C "Off-Street Parking" delete the last row of the chart "Office" and replace it with the following:

Office**	Number of square feet of gross floor area requiring one space	600
Urban Renewal Use other than residential condominium/cooperative units		The number of spaces shall be as determined by the planning board in accordance with the Certification of Consistency
Urban Renewal Use comprised of one or more residential condominium/cooperative units		One space per dwelling unit

** For new construction with a net increase in gross floor area of 10,000 square feet, parking shall be provided at a ratio of 1 space for every 400 square feet of office or retail use and at a ratio of 1 space for every 300 square feet of restaurant use.

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6. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035D, "Special Permit Required; Uses": delete the section and replace it with the following:

D. Special Permit Required; Uses:

All uses allowed pursuant to Section 17.12.035A. 4. and Urban Renewal Uses in excess of 15 stories shall require the issuance of a Special Permit.

7. In Title 17 Zoning, Chapter 17.12, Quincy Center Districts - Section 17.12.035E, "Special Permit Required; Site Plan Review": delete the first sentence and replace it with the following:

E. Special Permit Required; Site Plan Review:

Except for Urban Renewal Uses, all uses and structures within the Quincy Center Districts shall require the issuance of a Special Permit after site plan review.

8. In Title 17 Zoning, Chapter 17.28, Parking and Loading - Section 17.28.010 "Parking space requirements" add the following new sub-section D:

D. Parking space requirements for Urban Renewal Uses. The provisions of Chapter 17.28 shall not apply to parking spaces developed in connection with Urban Renewal Uses. In lieu thereof, the number of parking spaces and the design, ownership and location of parking facilities developed in connection with Urban Renewal Uses shall be reviewed for approval by the planning board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

9. In Title 17 Zoning, Chapter 17.28, Parking and Loading - Section 17.28.060 "Loading facility requirements" add the following new sub-section D:

D. Loading facility requirements for Urban Renewal Uses. The provisions of Chapter 17.28 shall not apply to loading facilities developed in connection with Urban Renewal Uses. In lieu thereof, the number of loading bays and the design and location of loading facilities developed in connection with Urban Renewal Uses shall be reviewed for approval by the planning board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

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INTRODUCED BY: Mayor Thomas P. Koch

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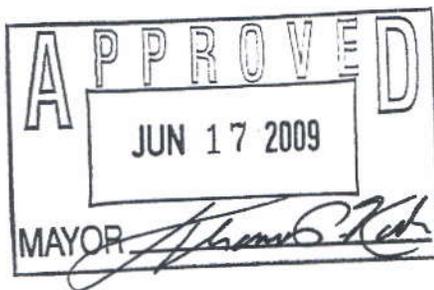
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10. In Title 17 Zoning, Chapter 17.32, Signs - Section 17.32.020 "General requirements" add the following new paragraph at the end of the existing text:

The provisions of Chapter 17.32 shall not apply to signs provided in connection with Urban Renewal Uses. In lieu thereof, the location, size, design and installation of signs developed in connection with Urban Renewal Uses shall be reviewed for approval by the Planning Board as part of a Certification of Consistency granted pursuant to the Urban Renewal Plan.

PASSED TO BE ORDAINED, JUNE 15, 2009



ATTEST:

CLERK OF COUNCIL

A true copy

Attest:

City Clerk

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