

INTRODUCED BY: Mayor William J. Phelan

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO: 2005 - 037

February 22, 2005

ORDERED:

Be it ordained by the Quincy City Council that the Revised Ordinances of the City of Quincy, 1993, as amended, be further amended as follows:

In Title 17, City of Quincy Zoning Ordinance, Chapter 17.12, Zoning Districts, add the following:

**QUINCY CENTER DISTRICTS**

**Section 1. Statement of Purpose.** The purposes of this article are: to channel new development toward underutilized sites within Quincy Center; to encourage mixed-use development; to encourage new development in areas accessible to public transit; to provide a predictable, clear and understandable process for the review of new development; to foster an economy that promotes and creates new opportunities for Quincy residents by creating jobs, housing inventory and affordable housing in conformance with the Affordable Housing Ordinance of the City of Quincy (Section 17.04.235); to enhance the architectural character of the downtown; to encourage ground floor uses within the Quincy Center Districts (Districts ) that serve the public; to improve traffic access and circulation; and to create active pedestrian and street life in the Districts .

**Section 2. District Boundaries.** Section 17.12.010 is hereby amended as follows:

- A. On the first line of Section 17.12.010, delete “thirteen” and insert “fifteen” before districts.
- B. On the list of districts immediately following “Planned Unit Development 1 Comprehensive development of large land parcels”, insert:

**YEAS** Coughlin, Davis, Finn, Gardner, Gutro, Keenan, Kelly, McCauley, Raymondi

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“Quincy Center District-10 - Business / Residential development in Quincy Center;” and

“Quincy Center District-15 - Business / Residential development in Quincy Center;”

C. The Zoning Map of the City of Quincy is hereby amended as attached hereto.

**Section 3. Quincy Center Districts.** Section 17.12.035 is hereby added to the Quincy Zoning Ordinance as follows:

**Quincy Center Districts ---Requirements**

**A. Permitted Uses:**

Within the Quincy Center Districts, no buildings or premises shall be used, and no structure shall be permitted for other than one of the following specified uses:

- 1.) Multifamily dwelling;
- 2.) General office for commercial or professional use;
- 3.) Retail Business and Consumer Services allowed as of right in a Business C District, provided that no more than 25% of the building gross floor area is Retail Business and Consumer Services and provided further that the remaining building gross floor area is either Multifamily dwelling or General office for commercial or professional use or both;
- 4.) Those uses allowed as of right or allowable with a Special Permit (except those uses set forth in items 1, 2 and 3 immediately above) in a Business C District as shown in the Table of Uses (Section 17.16.020). Notwithstanding any other provision of Chapter 17 to the contrary, mixed uses within a single building or structure (i.e., retail/residential; retail/commercial office) shall be

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allowed within the Quincy Center Districts if the structure conforms to the Dimensional Requirements set forth in this provision.

**B. Dimensional Requirements:**

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

<b>Minimum Lot Size (square feet)</b>	<b>15,000</b>
<b>Minimum Lot Area per Dwelling Unit (square feet)</b>	<b>325</b>
<b>Maximum Number of Stories: Quincy Center District-15</b>	<b>15</b>
<b>Maximum Number of Stories: Quincy Center District-10</b>	<b>10</b>

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**C. Off-Street Parking:**

Off-street parking facilities shall be provided as follows:

<b>Residential</b>	<b>Minimum number spaces per bedroom within dwelling unit where 80% or more of building gross floor area is residential*</b>	<b>1</b>
<b>Residential</b>	<b>Minimum number of spaces per bedroom within dwelling unit where less than 80% of building gross floor area is residential*</b>	<b>0.75 for the first bedroom in a unit and 0.5 for each additional bedroom in a unit.</b>
<b>Assembly</b>	<b>Number of seats requiring one space</b>	<b>10</b>
<b>Institution</b>	<b>Number of square feet of gross floor area requiring one space</b>	<b>2,000</b>
<b>Office</b>	<b>Number of square feet of gross floor area requiring one space</b>	<b>600</b>

\* For purposes of this Off-Street Parking requirement a residential studio unit and each room in a lodging house shall be considered to be a 1 bedroom dwelling unit.

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**D. Special Permit Required; Uses:**

All uses allowed pursuant to Section 17.12.035 A.4. shall require the issuance of a Special Permit.

**E. Special Permit Required; Site Plan Review:**

All uses and all structures within the Quincy Center Districts shall require the issuance of a Special Permit after site plan review. Notwithstanding the Note set forth after Subsection E. of Section 17.04.174 all structures and uses shall require Site Plan Review and approval by the Quincy Planning Board. However, if the proposed addition to a structure is less than 20% of the gross square area of the existing structure or less than 5000 square feet, whichever is less, a Site Plan Review Special Permit shall not be required.

**F. Special Permit Granting Authority:**

The Quincy Planning Board is hereby designated the “special permit granting authority” for all matters within the Quincy Center Districts. The Planning Board is authorized to approve or disapprove

1. all Special Permits for uses;
2. all Site Plans;
3. all applications seeking a finding pursuant to MGL c. 40A § 6; and
4. all Special Permits for a use or structure in the Flood Plain (Section 17.40).

**G. Special Permits -- Procedure:**

Special permits shall only be issued following one or more public hearings held within sixty-five days after filing an application with the Planning Board, a copy of which shall forthwith be filed with the City Clerk by the Applicant. Public Hearings for Special Permits for Uses, Special Permits

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for Site Plan Review, and Special Permits for a use or structure in the Flood Plain for the same development may be held as one Public Hearing. The Planning Board shall act within ninety days following the closing of the public hearing.

**H. Special Permits – Site Plan Approval – Criteria:**

With respect to Site Plan Approval the Applicant shall submit site plans and profile drawings in conformance Section 17.04.174 D – Provisions for Development Plans.

The Planning Board shall not approve a Special Permit for Site Plan unless it finds that all of the following criteria are met:

- 1) Criteria established in Section 17.04.174 E – Criteria for Approval.
- 2) Historical buildings and places within the Quincy Historical District are to be respected and protected. Special consideration shall be given to the preservation of historical buildings and places within the Quincy Center Districts. The Planning Board shall establish design guidelines to implement this subsection.
- 3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.
- 4) Development should be pedestrian friendly, with a positive relationship to its surroundings. Indicators include:
  - a) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and

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restaurants, general office, educational or residential uses. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

- b) Covered parking on the lower floors of a building and on-grade open parking, is discouraged where the parking faces a public street, public park, or publicly accessible pathways.
- c) Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.
- d) Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the Districts is also encouraged.
- 5) Where appropriate, housing shall be a component of any large, commercial development.
- 6) The common areas both internal and external shall, where appropriate, be accessible to the pedestrian public. Restrictions on this access can be established by the applicant or its successor in interest.
- 7) The location, dimensional and aesthetic features of the proposed development are not detrimental to the enhancement of the architectural character of the downtown; to the improvement of traffic access and

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circulation; and to the creation of active pedestrian and street life within the Districts.

- 8) There will be no nuisance or serious hazard to vehicles or pedestrians.
- 9) Adequate and appropriate facilities (including, but not limited to parking and loading) will be provided for the proper operation of the proposed use Said facilities shall be located and designed so as to be compatible with neighboring developments.
- 10) The Board has taken into consideration the general purpose and intent of these provisions and has imposed such conditions and safeguards deemed necessary to preserve community values.

**Section 4. Special Permits - - Granting Authority - - Board of appeals -  
- Powers and Duties - - Exceptions.**

Section 17.04.170 is amended by adding the following clause at the end of the first sentence:

also except the Planning Board is designated as the “special permit granting authority” for applications in the Quincy Center Districts filed under Section 17.12.035 and for applications in the Quincy Center Districts seeking a finding pursuant to MGL c. 40A § 6.

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**Section 5. Flood Plain District - - Special Permits - - Issuance  
Conditions - - Board of appeals**

Section 17.40.060 is amended by deleting the first clause and by substituting the following:

The board of appeal is designated the “special permit granting authority” except that in those locations where the Flood Plain District is in the Quincy Center Districts, the Planning Board is designated the “special permit granting authority”, and they are authorized to approve or disapprove a special permit for any use or structure in the Flood Plain District, subject to the following:

**PASSED TO BE ORDAINED,**

**ATTEST:**

**CLERK OF COUNCIL**

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