

ARTICLE EIGHT : ZONING BYLAW AMENDMENT - BUILDING AND LOT COVERAGE CLARIFICATION

To see if the Town will vote to amend the Dedham Zoning By-Laws, Chapter 280 of the Town Code, to regulate lot and building coverage, by deleting the ~~strikethrough~~ text and inserting the underlined text, as follows:

1. Amend Section 10.1 (Definitions) by inserting the language in underline, as follows:

BUILDING COVERAGE

The maximum horizontal area, expressed as a percentage of total lot area, occupied by all structures and excluding paved, pervious or landscaped ground level surfaces.

LOT COVERAGE

The maximum horizontal area, expressed as a percentage of total lot area, occupied by all structures, paved and gravel parking areas, driveways, loading areas, and other impervious surfaces.

2. Amend Table 2 (Table of Dimensional Requirements) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

	SRA	SRB	GR	LMA/L M RDO/AP	HB	LB	GB	CB
Maximum Lot <u>Building</u> Coverage* (%)	30	30	30	50	40	80	80	80

FOOTNOTES TO TABLE OF DIMENSIONAL REQUIREMENTS

~~*8. Lot coverage applies to buildings and structures, and not to paved ground level surfaces~~ Reserved for future use.

3. Amend Section 6.2 (Hospitals and Related Facilities) by deleting the ~~strikethrough~~ language and inserting the language in underline, as follows:

C. Dimensional regulations. The following dimensional regulations shall apply

(3) Maximum Building ~~Lot~~ Coverage: 15%.

4. Amend Section 7.5 (Assisted Living Facilities) by deleting the text shown in

strikethrough and inserting the language in underline, as follows:

Table 6 - Assisted Living Dimensional Requirements	
Maximum Lot <u>Building</u> Coverage	15%

5. Amend Section 280-7.6 (Senior Campus District Facilities - Table 7 by deleting the text shown in strikethrough and inserting the language in underline, as follows

Table 7				
Table of Dimensional Requirements - Senior Campus Housing District.				
Use:	Assisted Living Residence	Nursing or Convalescent Home/Hospital	Senior Supportive Housing	Educational or Religious Institutional Use/Charitable or Philanthropic Institutional Use/Child Care Facility
Maximum Lot <u>Building</u> Coverage (%)	15	15	15	30

Or take any other action relative thereto.

VOTED: The Planning Board held the required public hearing regarding Article 8 on October 8, 2025. On October 22, 2025, the Planning Board voted unanimously (5-0) to recommend approval to Town Meeting. ***That it be so voted.***

AS DECLARED BY A 2/3RD MAJORITY