

ZONING

Zoning Attachment 1

Town of Brookline

AMENDMENTS TO THE TEXT

First Advertised March 29, 1962 Adopted by Town Meeting May 23, 1962 Approved by Attorney General July 25, 1962 Effective Date May 23, 1962	Effective Date December 6, 1967 Amendments to Sections 2.09; 2.32A; 4.30; 5.00; 6.11; 9.0 First Advertised December 5, 1968 Adopted by Town Meeting April 10, 1969 Approved by Attorney General June 11, 1969 Effective Date December 5, 1969
Amendments to Sections 4.12; 4.30; 5.12; 5.30; 5.40, 5.43; 5.51; 5.63; 5.72; 5.74; 6.00; 6.11; 6.13; 6.21; 7.0; 8.1 First Advertised January 10, 1963 Adopted by Town Meeting March 27, 1963 Approved by Attorney General April 30, 1963 Effective Date March 27, 1963	Amendments to Sections 2.09 and 2.32A declared invalid by Superior Court on April 12, 1971 Amendments to Sections 2.09; 2.17; 2.21; 2.28; 2.41; 3.1; 4.10; 4.30; 5.00; 5.05; 5.09(added); 5.21; 5.31; 5.44; 5.46; 5.54; 5.61; 5.72; 5.91; 6.10; 6.11; 6.13; 7.0; 7.1; 7.2; 7.3; 7.4; 8.2; 9.0; 9.4; 9.7; (added); 10.5; Sections 5.06; 5.65; 5.93 (deleted) First Advertised October 14, 1971 Adopted by Town Meeting December 13, 1971 Approved by Attorney General January 10, 1972 Effective date January 22, 1972
Amendments to Sections 2.03; 3.20; 4.30; 5.00; 5.44; 5.47; 5.54; 5.65; 5.91; 6.13; 9.2 First Advertised December 12, 1963 Adopted by Town Meeting April, 1964 Approved by Attorney General May 19, 1964 Effective Date April 1964	Amendments to Sections 4.20; 4.30; 5.00; 5.09; 5.31; 6.10; 6.11; 6.13 First Advertised August 31, 1972 Adopted by Town Meeting October 24, 1972 Approved by Attorney General January 24, 1973 Effective Date February 7, 1973
Amendments to Section 6.11 First Advertised August 5, 1965 Adopted by Town Meeting September 21, 1965 Approved by Attorney General September 29, 1965 Effective Date October 1, 1965	Addition of Article 11 First Advertised February 8, 1973 Adopted by Town Meeting April 4, 1973 Effective Date July 26 1973
Amendments to Sections 2.28; 4.30; 5.08; 5.13; 5.15; 5.21; 5.31; 5.40; 5.44; 5.54; 5.73; 6.11; 6.13; 6.20; 8.0 First Advertised November 4, 1965 Adopted by Town Meeting December 14, 1965 Approved by Attorney General December 22, 1965 Effective Date December 24th, 1965	Amendments to Sections 3.1; 4.10; 4.20; 4.30, 5.00; 5.03; 5.09; 5.11; 5.21; 5.30; 5.31; 5.42; 5.91; 6.10; 6.11; 6.12; 7.0; 7.3; 7.4; 8.1; Sections added 5.32; 7.5 First Advertised October 25, 1973 Approved by Attorney General March 29, 1974 Effective Date April 17, 1974
Amendments to Section 5.45 First Advertised April 14, 1966 Adopted by Town Meeting June 21, 1966 Approved by Attorney General June 30, 1966 Effective Date July 7, 1966	Amendments to Sections 5.21; 5.31 First Advertised January 22, 1974 Adopted by Town Meeting March 26, 1974 Approved by Attorney General May 22, 1974
Amendments to sections 2.11; 2.28; 4.22; 4.30; 5.00; 5.14; 5.15; 5.31; 5.44; 5.54; 5.55; 5.63, 5.65; 5.72; 6.10; 6.13; 8.4; 9.2. First Advertised July 11, 1967 Adopted by Town Meeting November 14, 1967 Approved by Attorney General November 30, 1967	

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Effective Date May 29, 1974

Amendments to Sections 5.00; 9.0 (effective as of Jan. 1, 1975); Section 2.50 deleted (effective as of Jan. 1, 1975)
First Advertised September 26, 1974
Adopted by Town Meeting November 26, 1974
Approved by Attorney General March 30, 1976
Effective Date December 19, 1974

Amendments to Section 9.3; Section added 9.8; Section 5.42 deleted
First Advertised January 30, 1975
Adopted by Town Meeting May 8 & 12, 1975
Approved by Attorney General September 24, 1975
Effective Date October 1, 1975

Amendments to Sections 2.27; 3.2; 4.30; 5.00; 5.09; 5.31; 5.43; 5.44; 6.13; 7.3; Sections added 2.01B; 5.48
First Advertised September 18, 1975
Adopted by Town Meeting November 18, 1975
Approved by Attorney General March 30, 1976
Effective Date April 2, 1976

Amendments to Sections 5.09; 7.0; 7.3
First Advertised January 22, 1976
Adopted by Town Meeting April 12, 1976
Approved by Attorney General July 30, 1976
Effective Date April 12, 1976

Amendments to Sections 4.30; 5.00; 5.11; 5.48; 6.00; 6.10; 6.11; 6.13; 7.0; 7.2; 7.3; 7.4; 8.3; 9.4; 9.6; 9.7; 10.0; 10.1; 10.5; Sections added 6.14; 9.9
First Advertised September 23, 1976
Adopted by Town Meeting November 15, 1977
Approved by Attorney General February 2, 1978
Effective Date November 16, 1976

Amendments to Sections 4.30; 5.09; 7.2; 7.3
First Advertised September 8, 1977
Adopted by Town Meeting November 15, 1977
Approved by Attorney General February 2, 1978
Effective Date November 15, 1977

Amendments to Sections 4.30; 6.11
First Advertised November 10, 1977
Adopted by Town Meeting May 2, 1978
Approved by Attorney General August 16, 1978
Effective Date May 2, 1978

Amendment to Section 4.30 Use 10 declared invalid by Land Court on May 21, 1982
Amendments to Sections 4.12; 4.21; 4.30; 6.13; 9.3; Section added 9.11
First Advertised September 14, 1978
Adopted by Town Meeting November 14, 1978
Effective Date November 14, 1978

Amendment to Sections 3.1; 4.30; 5.00; Sections Added 5.06; 5.31; 7.00
First Advertised October 11, 1979
Adopted by Town Meeting December 11, 1979
Approved by Attorney General December 8, 1980
Effective Date December 11, 1979

Amendments to Sections 5.09, 7.3; Retitled Article 7; Section added 7.6
First Advertised September, 1980
Adopted by Town Meeting November 5, 1980
Approved by Attorney General December 8, 1980
Effective Date November 5, 1980

Amendments to 4.30
First Advertised November 26, 1981
Adopted by Town Meeting February 3, 1982
Approved by Attorney General April 16, 1982
Effective Date June 17, 1982

Amendments to Section 5.32
First Advertised May 6, 1982
Adopted by Town Meeting June 17, 1982
Approved by Attorney General September 27, 1982
Effective Date June 17, 1982

Amendments to Sections 4.30, 5.11; 6.13; 7.5
Article 11 deleted
First Advertised September 23, 1982
Adopted by Town Meeting November 16, 1982
Approved by Attorney General February 11, 1983
Effective Date November 16, 1982

Amendments to Section 4.30
First Advertised March 31, 1983
Adopted by Town Meeting May 24, 1983
Approved by Attorney General August 31, 1983
Effective Date May 24, 1983

Amendments to Sections 4.30; 5.00; 5.09; 5.52; 5.62; 5.74, 6.11; 6.13; 7.3; 8.3; 9.0
First Advertised October 6, 1983
Adopted by Town Meeting December 13, 1983
Approved by Attorney General February 29, 1983
Effective Date December 13, 1983

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Amendments to Sections 5.04; 5.09; 6.11; 6.13; 7.0; 7.3
First Advertised September 20, 1984
Adopted by Town Meeting November 13, 1984
Approved by Attorney General February 12, 1985
Effective Date November 13, 1984

Amendments to Sections 1.0; 3.1; 4.30; 5.00; 5.06; 5.09; 5.21; 5.31; 5.52; 6.11; Section Added 5.22
First Advertised November 15, 1984
Adopted by Town Meeting January 22, 1985
Approved by Attorney General April 22, 1985
Effective Date January 22, 1985

Amendments to Sections 4.10; 5.00; 5.07; 5.09; 5.22; 5.32; 5.44; 5.90; 5.91; 6.13; 8.1; 9.2; 9.7; 9.9
First Advertised September 12, 1985
Adopted by Town Meeting November 19, 1985
Approved by Attorney General January 6, 1986
Effective Date November 19, 1985

Amendments to Section 4.30
First Advertised March 20, 1986
Adopted by Town Meeting June 3, 1986
Approved by Attorney General August 28, 1986
Effective Date June 3, 1986

Amendments to Sections 4.30; 5.09; 7.0; 7.1; 7.6; 9.2
First Advertised September 11, 1986
Adopted by Town Meeting November 1, 1986
Approved by Attorney General January 9, 1987
Effective Date November 18, 1986

Amendments to Sections 1.0; 2.11; 2.14; 2.16; 4.30; 5.00; 5.06; 5.09; 5.11; 6.11; 6.13; 9.0; 9.5.
Article 11 and Section 4.40 added
First Advertised March 19, 1987
Adopted by Town Meeting June 1 & 9, 1987
Approved by Attorney General August 19, 1987
Effective Date June 1 & 9, 1987

Amendments to Sections 2.27; 2.28; 3.1; 4.30; 4.40; 5.00; 5.06; 5.07; 5.09; 5.11; 5.21; 5.22; 5.31; 5.32; 5.63; 5.72; 5.91; 6.11; 7.0; 7.1; 7.2; 7.3; 8.1; 9.0; 9.8
First Advertised October 8, 1987
Adopted by Town Meeting December 14, 1987
Approved by Attorney General January 4, 1988
Effective Date December 14, 1987

Amendments to Section 4.30
First Advertised March 27, 1990
Adopted by Town Meeting June 5, 1990
Approved by Attorney General September 17, 1990
Effective Date June 5, 1990

Amendments to Section 8.2
First Advertised August 7, 1990
Adopted by Town Meeting October 24, 1990
Approved by Attorney General February 1, 1991
Effective Date October 24, 1990

Amendments to Section 6.11
First Advertised April 16, 1991
Adopted by Town Meeting May 29, 1991
Approved by Attorney General September 23, 1991
Effective Date May 29, 1991

Amendments to Sections 4.30; 5.09; 5.54; 6.13; 7.2; 7.3
First Advertised September 10, 1991
Adopted to Town Meeting November 5, 1991
Approved by Attorney General February 3, 1992
Effective Date November 5, 1991

Amendments to Sections 3.1; 4.30; 5.00; 5.09; 5.21; 5.31; 5.32; 6.11; 6.13; 6.30; 6.40; 7.0; 7.2; 7.3; 7.6; 9.1; Article 11 deleted
First Advertised September 15, 1992
Adopted by Town Meeting November 17, 18, & 19, 1992
Approved by Attorney General February 24, 1993
Effective Date November 17, 18, & 19, 1992

Amendments to Sections 4.30; 5.00; 5.09; 5.32; 5.52; 5.62; 5.64; 5.74; 6.11; 6.13
First Advertised September 7, 1993
Adopted by Town Meeting November 17, 1992
Approved by Attorney General January 31, 1994
Effective Date November 17, 1993

Amendments to Section 5.11
First Advertised April 12, 1994
Adopted by Town Meeting May 26, 1994
Effective Date May 26, 1994

Amendments to Sections 3.11; 4.30; 4.40; 5.00; 5.11; 6.11; 6.13; 7.0; 7.3
First Advertised Sept. 22, 1994 & Aug. 18, 1994
Adopted by Town Meeting November 15 and 17, 1994
Approved by Attorney General March 8, 1995
Effective Dates November 15 and 17, 1994

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Amendments to Sections 7.0; 7.3 First Advertised September 5, 1995 Adopted by Town Meeting November 9, 1995 Approved by Attorney General December 26, 1995 Effective Date November 9, 1995	First Advertised September 20, 2001 Adopted by Town Meeting November 13, 2001 Adopted with revision by Attorney General Mar. 25, 2002 Effective Date November 13, 2001
Amendments to Sections 3.1; 4.30; 5.00; 5.06 First Advertised January 23, 1996 Adopted by Town Meeting March 26, 1996 Approved by Attorney General May 13, 1996 Effective Date March 26, 1996	March 21, 2002 Adopted by Town Meeting May 30, 2002 Approved by Attorney General September 25, 2002 Effective Date October 4, 2002
Amendments to Sections 4.10; 4.30; 4.40; 5.09 First Advertised April 23, 1996 Adopted by Town Meeting May 29, 1996 Approved by Attorney General June 10, 1996 Effective Date May 29, 1996	Approved by the Attorney General of the Commonwealth of Massachusetts with an amendment to Article IX, Section 9.09. See A.G. Letter to Town dated September 25, 2002. First Advertised September 18, 2003 Adopted by Town Meeting November 18, 2003 Approved by Attorney General January 27, 2004 Effective Date November 18, 2003
Amendments to Sections 4.30; 4.40; 4.50 added; 5.00; 5.09; 5.21; 6.11; 9.1 First Advertised September 18, 1997 & October 9, 1997 Adopted by Town Meeting November 4 & 5, 1997 Approved by Attorney General May 4, 1998 Effective Dates November 4&5, 1997	First Advertised April 22, 2004 Adopted by Town Meeting June 1, 2004 Approved by Attorney General August 25, 2004 Effective Date June 1, 2004
Amendments to Sections 4.30; 5.09; 5.21; 5.61; 5.63; 6.11; 6.12; 9.12 added First Advertised September 10, 1998 Adopted by Town Meeting November 17&18, 1998 Approved by Attorney General February 2, 1999 Effective Date November 17 & 18, 1998	First Advertised September 16, 2004 Adopted by Town Meeting November 16, 2004 Approved by Attorney General February 9, 2005 Effective Date November 16, 2004
Section added 2.14A. Amendments to Sections 3.1; 4.3; 5.00; 5.72; 6.11; 6.20 First Advertised September 30, 1999 Adopted by Town Meeting November 16, 1999 Approved by Attorney general February 7 & 23, 2000 Effective Date November 16, 1999	Amend Section 5.22.2 First Advertised March 24, 2005 Adopted by Town Meeting May 25, 2005 Approved by Attorney General September 13, 2005 Effective Date May 25, 2005
Amendments to Section 6.11 First Advertised September 28, 2000 Adopted by Town Meeting November 14, 2000 Approved by Attorney General March 2, 2001 Effective Date November 14, 2000	Amendments to Sections 9.04; 9.08; 5.09; 5.09.3.d; 4.08.3.a; 4.09; 1.00.1; 5.09.1; 5.09.2; 5.09.3.a - 5.09.3.c; 5.09.4 - 5.09.4d, and addition of Coolidge Corner I.P.O.D., 3.03.6.1 First Advertised September 15, 2005 Adopted by Special Town Meeting November 15- 17, 2005 Approved by Attorney General March 31, 2006 Effective Dates November 15&16, 2005
Amendments to Sections 2.09; 6.13 First Advertised April 5, 2001 Adopted by Town Meeting May 23, 2001 Approved by Attorney General October 9, 2001 Effective Date May 23, 2001	New definitions, attic, decommission, gross floor area and habitable space, added 6.04(14), and new 5.22 First Advertised March 23, 2006 Adopted by Town Meeting May 23-30, 2006 Approval by Attorney General September 26, 2006 Effective Date 30 May, 2006

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Extension of CCIPOD, changed 3.03.4 (f) and replace 3.03.6.1 (f); amend 5.09.2 (Scope) by adding demolitions
First Advertised September 14, 2006
Adopted by Town Meeting November 14, 2006
Approval by Attorney General January 23, 2007
Effective Date November 14, 2006

Creation of new "F" zone, amend Table of Use Regs, Amend § 8.03, Rebuilding After Catastrophe
First Advertised March 29, 2007
Adopted by Town Meeting May 29, 2007
Approved by Attorney General October 11, 2007
Effective Date May 29, 2007

Rezone to F-1 parcels on Harvard Ave., Wellman and Center St., Dwight and Green St., (Art#11) and create Coolidge Corner Design Overlay District, (Art#12) changes to T-5 and T-6 zones and new Section 5.21, (Art#13) Maximum Floor Area Ratio Regulations (PBI) (Art#14)
First Advertised September 27, 2007
Adopted by Town Meeting November 13 & 14, 2007
Approved by Attorney General March 25, 2008
Effective Date November 13, 2007 (Art#11)
November 14, 2007 (Art#12, 13 & 14)

F zone clarification amendments; amendment to Section 5.06.d.2 to modify parking requirements for the GMR-2.0 zoning district.
First Advertised March 27, 2008
Adopted by Town Meeting May 28, 2008
Approved by Attorney General August 20, 2008
Effective Date May 28, 2009

Add Use 15B to Section 4.07, Table of Use Regulations, to allow for large family daycares in residential districts (except S) by special permit, sunset clause June 1, 2010; amend Section 4.08.6.c; amend Section 5.09.3.d, Design Advisory Teams.
First Advertised September 18, 2008
Adopted by Town Meeting November 20, 2008
Approved by Attorney General March 18, 2009
Effective Date November 20, 2008

Amend Section 6.02.1.b; Add Section 6.02.3.f regarding seasonal outdoor space and parking.
First Advertised April 2, 2009
Adopted by Town Meeting May 27, 2009
Approved by Attorney General August 24, 2009
Effective Date May 27, 2009

Add Fisher Hill Town-Owned Reservoir Site Mixed Income Housing Overlay, Section 5.06.4.e; Add new Cleveland Circle Local Business District L-0.5 (CL), Section 5.06.4.e; Add Accessory Uses 60A and 60B, delete Uses 15A and 15B, and amend Section 4.05.1.a.2 and Add Section 4.05.4; Amend Section 2.03 by adding definitions for "Car Sharing Organization" and "Commercial Motor Vehicle," Amend Section 2.14 by adding a definition for "Non-Commercial Motor Vehicle," Amend Section 2.16 by adding definitions for "Parking Garage or Parking Area, Non-Residential" and "Parking Garage or Parking Area, Residential," Add Use 22A to Table 4.07, Amend Section 6.01.4, Add Section 6.01.5, Amend Section 7.00.1.e, Add Sections 7.00.3 and 7.00.4, Amend Section 7.03.2
First Advertised September 17, 2009
Adopted by Town Meeting November 17 & 18, 2009
Approved by Attorney General February 26, 2010
Effective Date November 17 & 18, 2009

Add new G-1.0 (DP) Davis Path zoning district, Sections 3.01.8 and 5.06.4.f; Amend Section 6.04.14, regarding width of garage and drive-through space facing the street.
First Advertised March 25, 2010
Adopted by Town Meeting May 26 & 27, 2010
Effective Dates May 26 & 27, 2010.

Add definitions for Ground-Mounted Solar Photovoltaic Installation, Large or Small (Section 2.07.1), On-Site Solar Photovoltaic Installation (Section 2.15.2), and Rated Nameplate Capacity (Section 2.18.1); add new Section 3.01.4.b Solar Overlay District; add new use #40D: Ground Solar Photovoltaic Installation, Large or Small; amend Sections 4.09.1, 4.09.2, 4.09.4.c, 4.09.5.a, and 4.09.7.a.1 to allow consideration of noise impacts for wireless facilities on public utility poles; add new Section 5.06.4.h and amend Section 7.00.1.c to allow for projecting signs.
First Advertised September 16, 2010
Adopted by Town Meeting November 16, 2010
Approved by Attorney General March 24, 2011
Effective Date November 16, 2010

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Modify the definitions of Hotel and Limited Service Hotel (Sections 2.08.5 and 2.12.1); Replace the G-1.0 (DP) zoning district with the G-(DP) district and make several related modifications for the Davis Path Special District (Sections 3.01.2.c.8; 4.07 Principal Use 8A and Accessory Use 58A; Table 5.01 and footnote 18; 5.06.4.g; Section 6.02, Paragraph 1, Table of Off-Street Parking Space Requirements, footnote 1); Modify Section 5.73.1 for rear yard setbacks of commercially-zoned properties that abut residentially-zoned districts.

First Advertised March 22, 2011

Adopted by Town Meeting May 24, 2011

Approved by Attorney General November 28, 2011

Effective Date May 24, 2011

Create the Cleveland Circle Hotel Overlay District (Sections 3.01.2.a.2; 3.01.4; Section 4.07 Use 8A and Use 34; Section 5.01 — Table of Dimensional Requirements Footnote 19; Section 5.06.4.f; add a new Section 5.06.4.i).

First Advertised March 22, 2011

Adopted by Town Meeting May 26, 2011

Approved by Attorney General November 28, 2011

Effective Date May 26, 2011

Allow for health/fitness clubs in L Districts by special permit (Use 18) and add a new use, health/fitness clubs of less than 2,500 s.f. (Use 18A), to be allowed by-right in L, G, O, and I Districts; allow veterinary offices (Use 20A) in L Districts by special permit; make several modifications to Section 4.10, Floodplain Overlay District, to be consistent with new flood maps by FEMA; modify Section 5.21 and 5.32.2.a; modify Section 9.07 to not require a Planning Board report for time extension requests.

First Advertised March 22, 2012

Adopted by Town Meeting May 24, 2012

Approved by Attorney General October 16, 2012

Effective Date May 24, 2012

Add Use 32A to Section 4.07, Table of Use Regulations, to allow for Domestic Household Animal Day Care Centers; add new Section 9.12, Administrative Review for Day Care Centers.

First Advertised September 18, 2012

Adopted by Town Meeting November 13, 2012

Approved by Attorney General April 5, 2013

Effective Date November 13, 2012

Modify Use 15, Day Care Center, in Section 4.07, Table of Use Regulations, to allow use by-right in all districts and require approvals from Parks and Open Space and Public Health if using a public play area, and modify Sections 6.02.4.a and 6.02.4.c to require approval of day care parking by Transportation and allow for modification of parking requirements by special permit; modify Section 2.07.1, definition of “Gross Floor Area,” to limit 12-foot-ceiling provision to single- and two-family buildings; modify Section 2.12.3, definition of “Lodger,” and Section 2.12.4, definition of “Lodging House,” and Use 7, Lodging House, in Section 4.07, Table of Use Regulations, to allow for lodging houses to provide individual cooking facilities if the building is 100% affordable; create a new definition for “Medical Marijuana Treatment Center” under Section 2.13.1, create a new Use 20B, Medical Marijuana Treatment Center, in Section 4.07, Table of Use Regulations, and add reference to the new use in Use 21 to create a temporary moratorium on medical marijuana treatment centers until June 30, 2014.

First Advertised March 21, 2013

Adopted by Town Meeting May 30, 2013

Approved by Attorney General September 26, 2013

Effective Date May 30, 2013

Modify Section 2.13.1, definition of “Medical Marijuana Treatment Center” to include the term Registered Marijuana Dispensary (RMD), modify Use 20B in Section 4.07, Table of Use Regulations, allowing for RMDs by special permit in G, O and I Districts, and create a new Section 4.12, Registered Marijuana Dispensary (RMD), with general restrictions and submittal requirements for new RMDs; modify Use 5 in Section 4.07, Table of Use Regulations, to restrict the number of attached dwellings in F districts to three and to require a special permit for attached dwellings in T districts, modify Section 5.01 - Table of Dimensional Requirements to create a new use “1-family attached dwelling” for the F-1.0 district with the same dimensional requirements for those structures and for “Any other structure or principal use” as found in the T-5 zoning district, and modify Section 2.07.1, definition of “Gross Floor Area” to ensure three-family dwellings are subject to the 12-foot-ceiling provision; modify Use 53 in Section 4.07 - Table of Use Regulations to require a special permit for separate dwelling units for domestic employees and restrict the use to S-40 districts on lots of at least 40,000 s.f. where the accessory dwelling is not

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more than 1,200 s.f.; add new Sections 6.06.7 and 6.07.3 to allow the number of and dimensional requirements for loading bays to be reduced or modified by special permit.

First Advertised September 19, 2013

Adopted by Town Meeting November 19, 2013

Approved by Attorney General April 4, 2014

Effective Date November 19, 2013

Modify Section 2.07, definition of “Gross Floor Area” to reference required parking in the GMR-2.0 District, modify Section 5.01, Table of Dimensional Requirements, to lower the allowed FAR for the GMR-2.0 District, and make several modifications and additions to Section 5.06.4.d, General Business and Medical Research (GMR), regarding parking and open space, allowable height, and transportation demand management requirements; add a new zoning district classification S-4 to Section 3.01.1.a, and modify Section 5.01, Table of Dimensional Requirements by adding a new row for the S-4 District. First Advertised March 27, 2014

Adopted by Town Meeting June 2, 2014

Approved by Attorney General July 15, 2014

Effective Date June 2, 2014

Amend Section 3.01.31 to create the Emerald Island Special District (EISD) zoning district under Industrial Services (I); amend Section 2.04.3 by adding new dwelling categories; amend Section 4.07 Table of Use Regulations to add provisions for special permits under Use 6B, 6C, 6D, 8, 8A, 18A, 20A, 21, 29, 30, 32, 33, 33A, 34, 46, 58A, 66; amend Section 5.01 Table of Dimensional Requirements by adding I-EISD, amend Section 5.06.4 to create Section 5.06.4.j “Emerald Island Special District”; add footnote to Section 6.02, Paragraph 1 Table of Off-Street

Parking Space Requirements.

First Advertised September 22, 2016

Adopted by Town Meeting November 15, 2016

Approved by Attorney General April 10, 2017

Effective Date November 15, 2016

Amend Section 7.0 (Signs, Illumination & Regulated Facade Alterations) to reflect content-neutral enforcement of sign regulations; amend Section 7.00 to remove content-based regulations and add definitions; amend Sections 7.02 through 7.06 to remove content-based regulations; add Sections 7.07 through 7.09 to add language

regarding exceptions, design review procedures and non-conformance.

First Advertised September 22, 2016

Adopted by Town Meeting November 15, 2016

Approved by Attorney General April 10, 2017

Effective Date November 15, 2016

Amend Section 5.09.2 to include language referencing exterior modifications; add new section 5.09.2.n requiring design review for any construction of newly created space that, if finished, would result in the total Gross Floor Area being greater than the allowable GFA; amend Section 5.09.3.c.4 to include modifications; amend Section 5.09.4.c to reference massing, height and existing abutting structures; amend Sections 5.22.1.a, 5.22.1.b and 5.22.1.c regarding expanded units, exterior additions and ten-year waiting periods; amend Section 5.22.2 to reduce basement and attic conversions to 130% of allowable FAR, limit FAR bonuses to S and SC districts; amend Section 5.22.3.a, 5.22.3.a.1, and 5.22.3.a.2 to limit FAR bonuses to residential buildings of no more than two units; amend Section 5.22.3.b.2 by removing FAR bonuses in T, F, M-0.5, M-1.0, and M-1.5 districts.

First Advertised September 22, 2016

Adopted by Town Meeting November 16, 2016

Approved by Attorney General April 10, 2017

Effective Date November 16, 2016

Create the Transit Parking Overlay District - Add overlay district to Section 3.01(4); add description of new parking requirements to Section 6.02.2 (Off-Street Parking Space Regulations - Residential Uses); amend the last footnote of Section 6.02, paragraph 1, Table of Off-Street Parking Space Requirements.

First Advertised September 22, 2016

Adopted by Town Meeting November 16, 2016

Approved by Attorney General April 10, 2017

Effective Date November 16, 2016

Amend Section 4.07 Table of Use Regulations by adding Use #50A to prohibit commercial and non-commercial manned aircraft landing areas, including on structures, in all residential districts and allow such landing areas in non-residential districts by Special Permit only.

First Advertised September 22, 2016

Adopted by Town Meeting November 16, 2016

Approved by Attorney General April 10, 2017

Effective Date November 16, 2016

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Amend Section 2.13 "M" definitions, Section 4.07 Table of Use Regulations to add uses 20B, 20C, 29A, 29B, 36C, 38D, 46B, 65A and add new Section 4.13 "Marijuana Establishments".
First Advertised March 22, 2018
Adopted by Town Meeting May 24, 2018
Approved by Attorney General June 12, 2018
Effective Date May 24, 2018

Waldo-Durgin Overlay District: Amend 3.01; 4.07 Table, Use 6; Article V Table, Footnote 21 added; 5.06.4.b; 5.06.4.k. added; 6.02 Paragraph 1, Table of Off-Street Parking Space Requirements, Footnote 3 added; 7.07, Subsection 1.e. added
Adopted by Town Meeting Spring 2019 (Art. 13)

Ground-mounted solar: Amend 4.07 Table, Use 61
Adopted by Town Meeting Fall 2019 (Art. 13)

Electric vehicle ready: 6.05, Subsection 15 added
Adopted by Town Meeting Fall 2019 (Art. 14)

Parking for storefronts: Amend 6.02, Subsection 1.e. added; 6.02 Paragraph 1, Table of Off-Street Parking Space Requirements
Adopted by Town Meeting Fall 2019 (Art. 15)

Accessory dwelling units: Amend 2.01 "A" definitions; 2.15 "O" definitions; 4.04; 4.05; 4.07 Table, Use 51B added; 5.22
Adopted by Town Meeting Fall 2019 (Art. 19)

Fisher Hill Special Overlay District: Amend 3.01; 4.07 Table, Use 6A; Article V Table, Footnote 22 added; 5.06.4l added; 6.02 Paragraph 1, Table of Off-Street Parking Space Requirements, Footnote 4 added; 7.07, Subsection 1.f. added
Adopted by Town Meeting Spring 2020 (Art. 9)
Approved by Attorney General September 22, 2020
Effective Date June 23, 2020

Municipal Uses Overlay District: Amend 3.01; 5.06.4n added
Adopted by Town Meeting Spring 2020 (Art. 14)
Approved by Attorney General September 22, 2020
Effective Date June 23, 2020

Affordable Housing Requirements Amendments: Amend 4.08.2.e, definition of "income, low or moderate"; amend 4.08.3, Applicability; amend 4.08.5.a and d, Required Affordable Units
Adopted by Town Meeting Fall 2020 (Art. 7)
Approved by Attorney General April 16, 2021

Effective Date November 18, 2020

Use of gender-neutral pronouns; substitution of "Select Board" for "Board of Selectmen" and "Select Board members" for "Selectmen": 2.04; 4.07; 4.09; 5.06; 6.01; 7.08; 9.00; 9.01; 9.02; 9.04; 9.11
Adopted by Town Meeting Fall 2020 (Art. 23)
Approved by Attorney General April 16, 2021
Effective Date November 19, 2020

Tenant and Resident Notification: Amend 4.09.4, wireless telecommunications services procedure; amend 9.08, notice to Town Meeting members and others; amend 9.11.2, administrative site plan review requirement for education uses in residence districts; add 9.13 tenant and resident notification
Adopted by Town Meeting Fall 2020 (Art. 25)
Approved by Attorney General April 16, 2021
Effective Date November 19, 2020

Short-term rentals: Amend 2.16 and 2.19 to add definitions; add use to 4.07 Table of Use Regulations; add 4.14, Short-Term Rentals
Adopted by Town Meeting Spring 2021 (Art. 14)
Approved by Attorney General December 1, 2021
Effective Date January 1, 2022

Marijuana: Amend 2.13 to add/amend "marijuana" definitions; amend use in 4.07, Table of Use Regulations; add 4.13, Marijuana Establishments.
Adopted by Town Meeting Spring 2021 (Art. 20)
Approved by Attorney General March 1, 2022
Effective Date June 7, 2021

Dwelling, age-restricted/micro: Amend 2.04 definition of "dwelling"; amend 4.07, Table of Use Regulations, to delete "dwelling, age restricted" and "dwelling, micro unit"; amend 5.06.4.j
Adopted by Town Meeting Spring 2021 (Art. 21)
Approved by Attorney General December 1, 2021
Effective Date June 7, 2021

Affordable units: Amend 4.08.2.c definition of "affordable unit"; amend 4.08.2.d definition of "eligible household"; amend 4.08.5.e
Adopted by Town Meeting Spring 2021 (Art. 23)
Approved by Attorney General December 1, 2021
Effective Date June 7, 2021

ZONING

Area of accessory uses: Amend 4.04.2, 4.07, Use 38C, and 6.02.3.f Adopted by Town Meeting Spring 2021 (Art. 30) Approved by Attorney General December 1, 2021 Effective Date June 7, 2021	Amend Table 4.07, Accessory Use 57; add Use 57A Adopted by Town Meeting Fall 2022 (Art. 33) Approved by Attorney General April 3, 2023 Effective Date December 6, 2022
Amend 4.07, Use 6 Adopted by Town Meeting Fall 2021 (Art. 21) Approved by Attorney General June 23, 2022 Effective Date December 1, 2021	Amend 4.08.5.d; change number of dwelling units Adopted by Town Meeting Spring 2023 (Art. 14) Approved by Attorney General November 28, 2023 Effective Date May 24, 2023
Firearm business use: Amend "ammunition" and "firearm" definitions in 2.01 and 2.06; amend 4.07, Table of Use Regulations, to add Use 29A; add 4.14, Firearm Business Uses Adopted by Town Meeting Fall 2021 (Art. 22) Approved by Attorney General June 23, 2022 Effective Date December 1, 2021	Amend 3.01, Table 5.01; add 5.93; T-5(NH) District Adopted by Town Meeting Spring 2023 (Art. 16) Approved by Attorney General November 28, 2023 Effective Date May 31, 2023
Off-street parking: Amend 6.01.2.1; add 6.02.1.b; delete former 6.02.2.e; amend 6.02.2.h Adopted by Town Meeting Fall 2021 (Art. 23) Approved by Attorney General September 21, 2022 Effective Date December 1, 2021	Amend 2.00, 2.06, 2.12, 2.18, 2.19, 3.01, 4.00, 4.07, 4.08, 5.00, 5.06, Table 5.06, 5.09, 6.00, 7.00, 8.02, 8.05, 9.12, 9.13, 5.06; add Article XI Adopted by Town Meeting November 2023 (Art. 1) Approved by Attorney General February 16, 2024 Effective Date November 14, 2023
Amend 9.05, Conditions for Approval of Special Permit Adopted by Town Meeting Spring 2022 (Art. 14) Approved by Attorney General October 11, 2022 Effective Date June 9, 2022	Amend 2.05; add 5.75 (electrification equipment) Adopted by Town Meeting May 2024 (Art. 14) Approved by Attorney General September 25, 2024 Effective Date May 28, 2024
Amend 4.07, Table of Use Regulations, Use 6 Adopted by Town Meeting Spring 2022 (Art. 16) Approved by Attorney General October 11, 2022 Effective Date June 9, 2022	Amend 5.05 (conversions) Adopted by Town Meeting November 2024 (Art. 8) Approved by Attorney General March 19, 2025 Effective November 19, 2024
EV charging stations: Amend 6.00; add 6.10, Off-Street EV Readiness Adopted by Town Meeting Spring 2022 (Art. 17) Approved by Attorney General October 11, 2022 Effective Date June 9, 2022	Amend Article XI, 11-4.03, 11-4.06, 11-4.10, Ch. 11-7, 11-7.03 (Harvard Street form-based zones standards) Adopted by Town Meeting November 2024 (Art. 10) Approved by Attorney General March 19, 2025 Effective November 19, 2024
Amend 2.07, definition of "gross floor area" and "ground-mounted solar photovoltaic installation, large or small"; amend 6.01; amend 6.05 Adopted by Town Meeting Spring 2022 (Art. 18) Approved by Attorney General October 11, 2022 Effective Date June 9, 2022	Amend Table 4.07 (Uses 49A, 49B, 49C), 4.10, Floodplain Overlay District Adopted by Town Meeting May 2025 (Art. 12) Approved by Attorney General October 1, 2025 Effective May 28, 2025
Amend 5.09, Design Review, Sub. 2, Scope Adopted by Town Meeting Fall 2022 (Art. 13) Approved by Attorney General April 3, 2023 Effective Date November 29, 2022	Amend 6.05, Bicycle Parking Requirements Adopted by Town Meeting May 2025 (Art. 16) Approved by Attorney General October 1, 2025 Effective May 28, 2025

TOWN OF BROOKLINE ZONING BY-LAW