



Article 34: Zoning Bylaw Amendment Mixed-use Development

Planning Board Public Hearing
2026 Annual Town Meeting
March 3, 2026

Mixed-use: Business and housing on a single site



Concord Outfitters – Comm. Ave.



Concord Crossing – off Sudbury Rd.

Current bylaw isn't working

Mixed-use Project Location	Number of Units
113-115 Commonwealth Ave. (2020)	2 units approved and constructed
13B Commonwealth Ave. (2020)	8 units approved, but project not constructed
166 Commonwealth Ave. (2023)	12 units, but application withdrawn

Issues with current Bylaw

- Current requirements for affordable housing and open space could make projects financially infeasible.
- No specific criteria for granting of a waiver to reduce open space or parking or increasing building height.
- Restricts the flexibility of where and how mixed uses are achieved on a site.

What's being *changed*?

Current	Proposed
Residential & commercial in same building	Residential & commercial in separate buildings under certain conditions
20% affordable for 4 or more units	20% affordable for 10 or more units
Open space twice the gross floor area of residential	Open space 20% of lot area
Waiver for less open space, increase in height or decrease in parking if more than 10% affordable – no specific criteria	Waiver for less open space, increase in height or decrease in parking if more than 20% affordable – specific criteria for waiver

What's being *added*

1. Site design development standards
2. Design development standards
3. In-lieu payment to CMAHT for fractional units
4. Affordable housing development standards

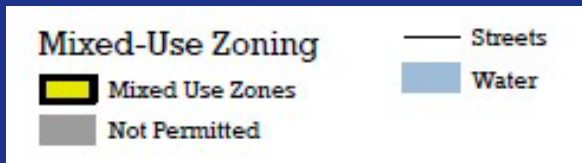
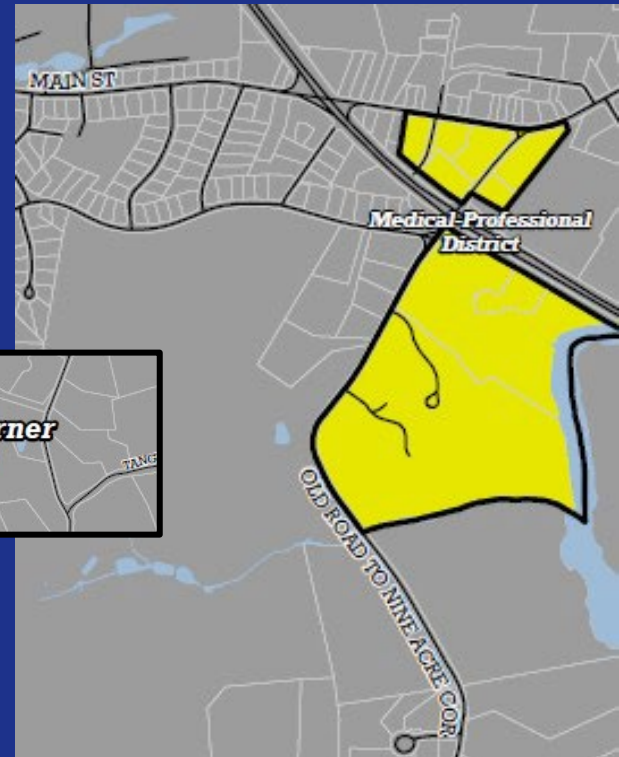
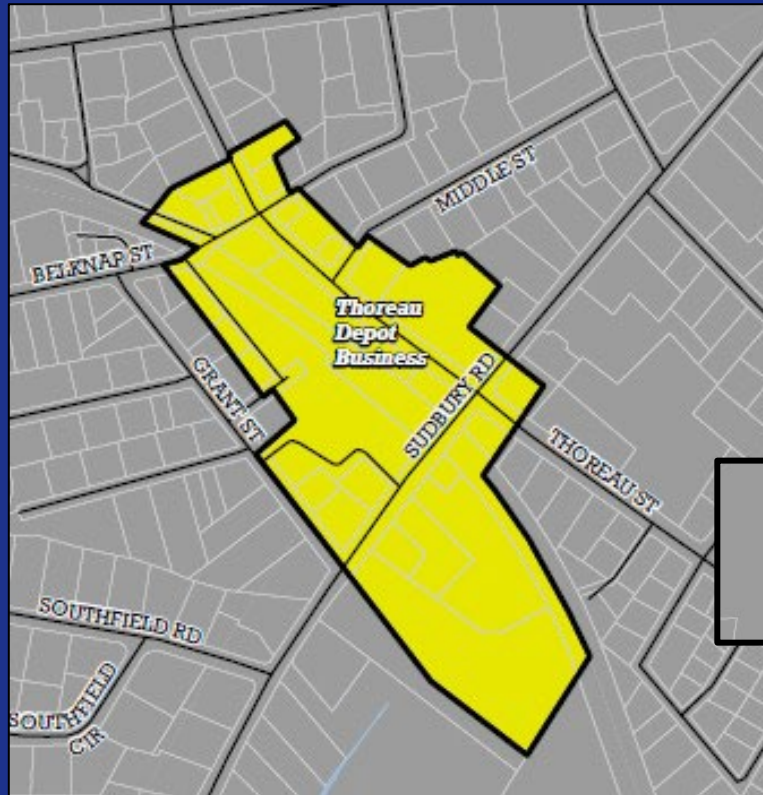
Changes to specific zoning districts

1. Ground floor residential uses in the West Concord Village district
2. Allow mixed-use in Limited Business District 1 (Elm St. by Route 2)

AND – Changes the name of the use from Combined Business/Residence to Mixed-use Development

Thank you!

Art. 34 Mixed-use Bylaw



Art. 34 Mixed-use Bylaw

Current	Proposed
Residential & commercial in Item #1 building	Residential & commercial in separate buildings under certain conditions
20% affordable for 4 or more Item #2	20% affordable for 10 or more units
Open space twice the GFA of Item #3 residential	Open space 20% of lot area
Waiver for less open space, increase in height or decrease in parking if more than 10% affordable – no specific criteria Item #4	Waiver for less open space, increase in height or decrease in parking if more than 20% affordable – specific criteria for waiver

Envision Concord Action Items

- “renew and improve Concord’s village centers as vital pedestrian-friendly, economic and social hubs”
- “enhance quality of life to support the strong commercial successes throughout town”
- “adopting zoning provisions to encourage the redevelopment....to allow mixed-use, multi-family redevelopment”
- “explore zoning alternatives that enable higher density, mixed-use, more walkable and economically diverse neighborhoods within/near village centers”

What's being *added*

1. Site design development standards