



Article 36 Professional Office Zoning Bylaw Amendment

Mr. Kleiman moves:

that the Town take affirmative action on Article 36 as printed in the Warrant.

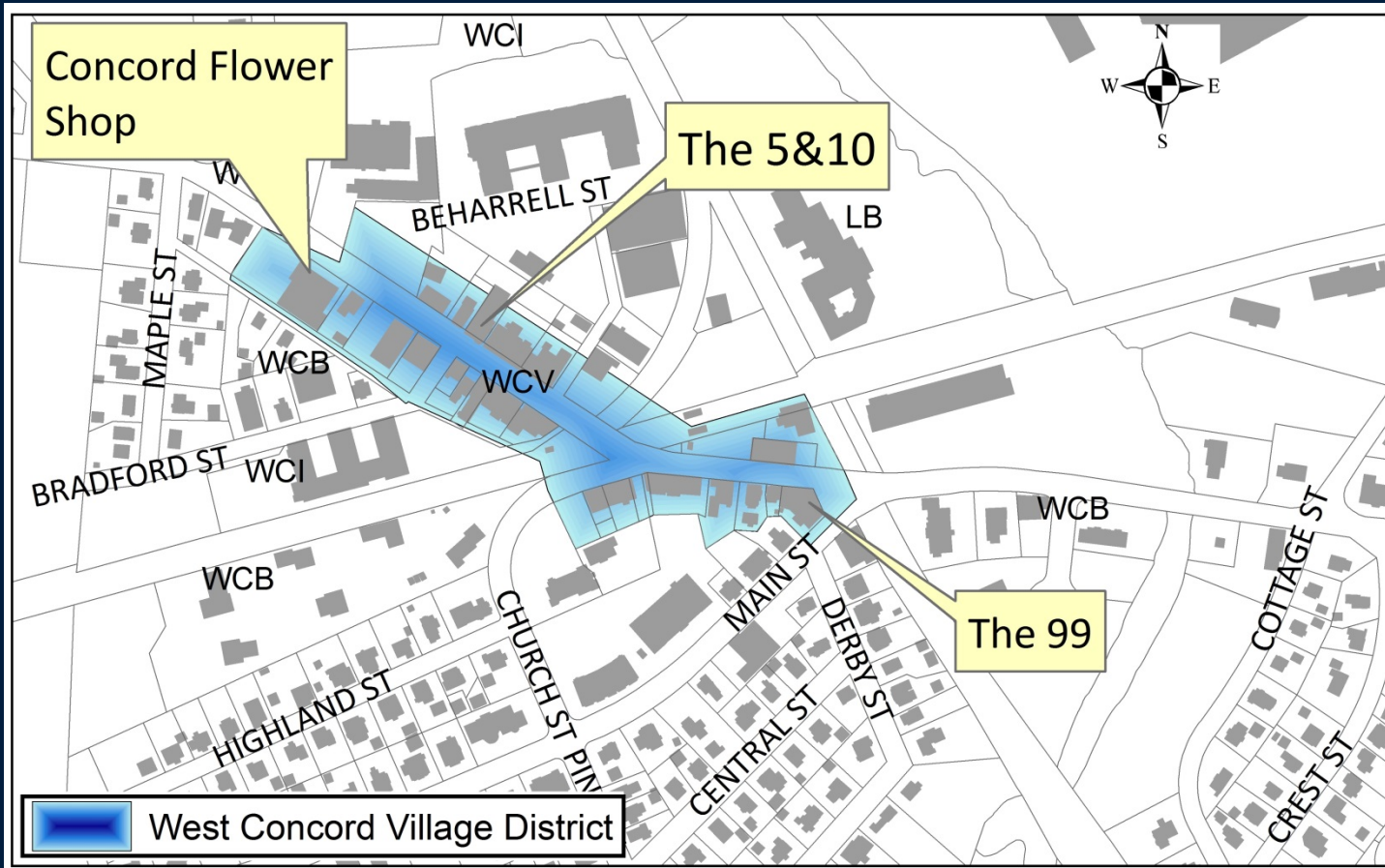
Article 36
Professional Office
Zoning Bylaw Amendment

ARTICLE 36. To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.5.11 Professional office** to add the words “real estate broker” following the word “engineer”

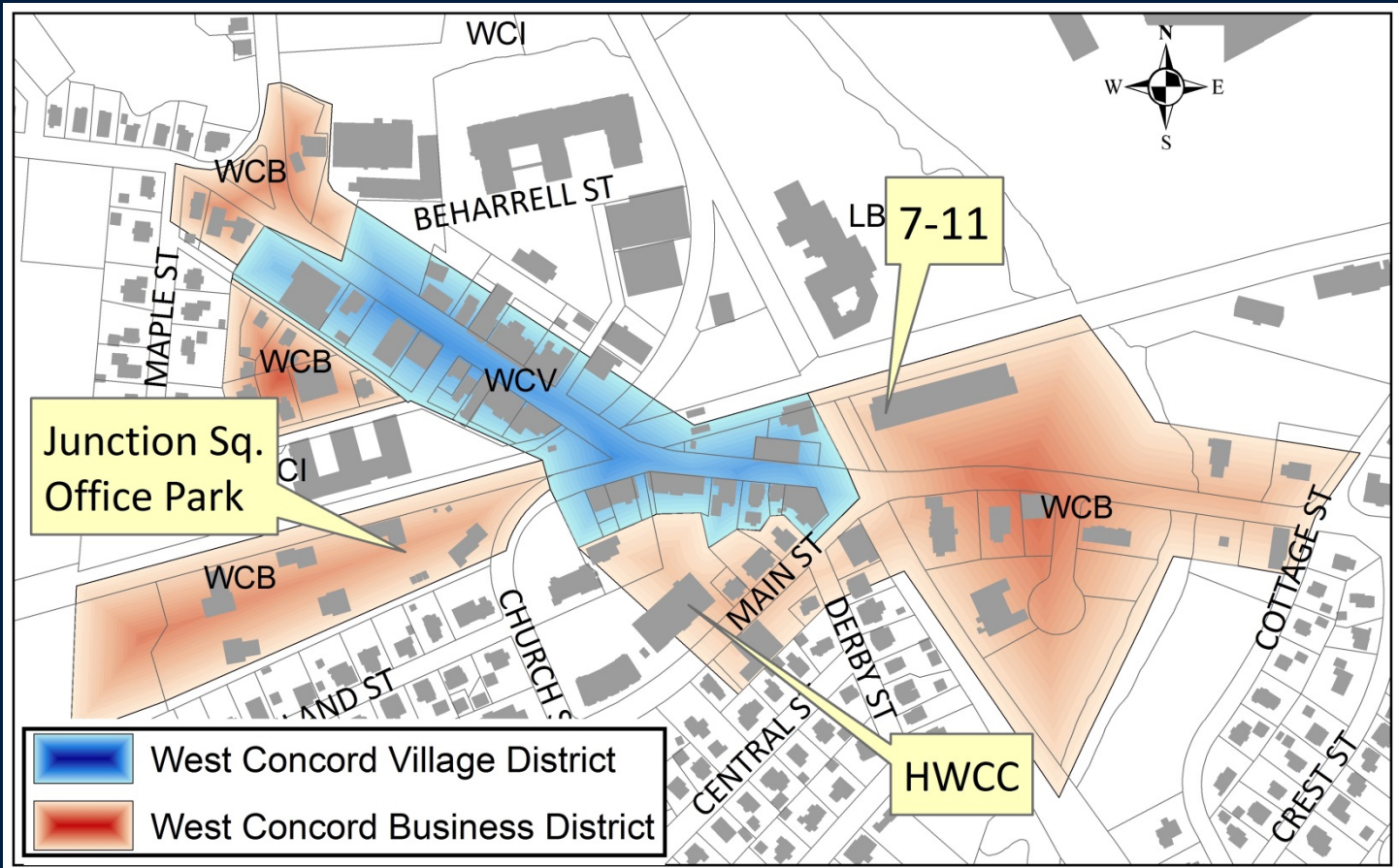
Warrant Article #36
Professional Office
Zoning Bylaw Amendment

The West Concord Village (WCV) District Zoning regulations were implemented to promote uses that encourage pedestrians, which add to the vitality and vibrancy of the Village.

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Currently in the West Concord Village District, financial and business offices (e.g. bank, loan agency or business office) are allowed by right in all locations.

Professional offices (e.g. doctor, lawyer, accountant) are allowed, but not on the first floor.

Article 36
Professional Office
Zoning Bylaw Amendment

The Zoning Bylaw does not define a real estate broker or real estate office.

The Building Commissioner has interpreted “business office” to include real estate offices in the past.

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Professional Office
Zoning Bylaw Amendment

This Bylaw amendment will add real estate broker to the definition of people who have a professional office, thereby prohibiting a real estate office from locating on the first floor of buildings in the West Concord Village District.

The two existing real estate offices in the WCV District will then become 'pre-existing non-conforming uses', but can remain.

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Professional Office
Zoning Bylaw Amendment

The WCV District is the only district in Concord where this prohibition would apply.

Professional offices would continue to be allowed on the first floor of buildings in all other business, industrial and commercial districts in the Town.



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