

Article 50

Zoning Bylaw Amendment

Restaurant Size in the West Concord Village District

ARTICLE 50. ZONING BYLAW AMENDMENT
Restaurant Size in the West Concord Village District

Draft Motion: that the Town vote to take affirmative action as written in the warrant.

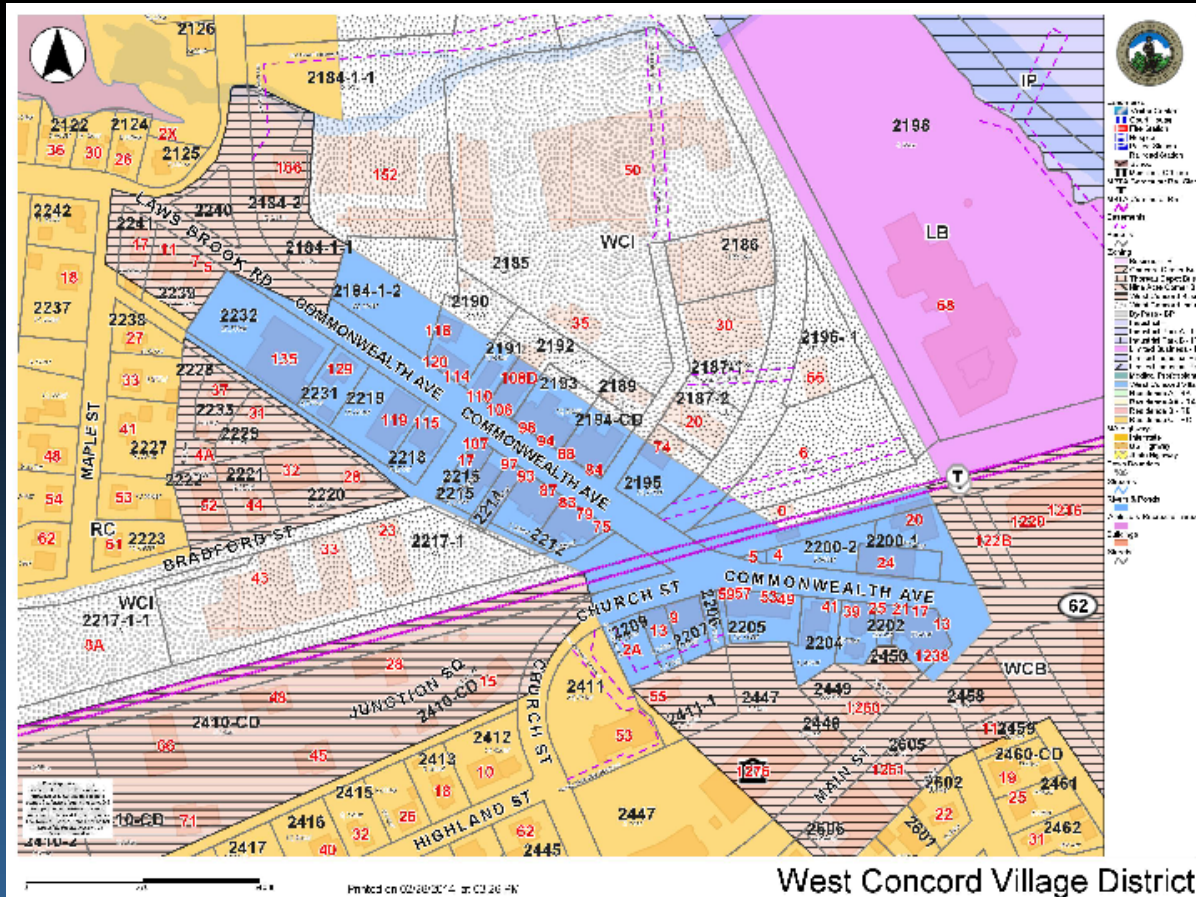
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The former West Concord Supermarket Building has an area of 5,200 sq. ft. - 4,800 sq. ft. on the first floor and 400 sq. ft. unfinished space on the second floor.

The Zoning Bylaw currently limits the size of restaurants in the West Concord Village District to 4,000 sq. ft. and an increase of 20% by special permit.

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This amendment will allow the building at 24 Commonwealth Ave. to be used entirely for restaurant use, including the existing 2nd floor office space, which would otherwise be limited to storage space.



ARTICLE 50. ZONING BYLAW AMENDMENT
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Amend the **Zoning Bylaw** by revising Section 4.5.4 to allow a restaurant larger than 4,000 square feet and up to 5,200 square feet in the West Concord Village District by increasing the percentage allowed by Special Permit from twenty percent (20%) to thirty percent (30%).

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This proposed change to the Zoning Bylaw allows a restaurant in the West Concord Village District to be 30% larger than 4,000 sq. ft. in area by special permit from the Board of Appeals.

This will allow the building at 24 Commonwealth Ave. to be used entirely for restaurant use, including the existing 2nd floor office space, which would otherwise be limited to storage space.

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