Waterfront Business District
Town of Cohasset
March 13, 2019
Topics

- Change WB District vs. New Overlay District: Review
- Draft Overlay Provisions
- Fit Studies
- Recommended Alternatives
Zoning Options

Modify WB District vs. New Overlay

Modify WB

- Add mixed-use residential as a SPP to existing WB column in Table of Uses
- Modify (if necessary) dimensional standards for WB district
- Add new article that defines performance standards for SPP within the WB similar to the structure of Article 18 Special Permits in the Village Business (VB) District
- All buildings in WB District eligible although dimensional standards/performance standards may restrict residential use

New Overlay

- Add new article for overlay district (similar to the structure of Article 17 Transit-Oriented Development Overlay District)
- Establish uses, dimensional standards, performance standards as part of the overlay
- Establish boundaries of overlay
- All buildings in overlay eligible but underlying zoning still in place (Village Business or Waterfront Business); dimensional standards/performance standards may restrict use of overlay
## Waterfront Business District

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Parcel Size (SF)</th>
<th>Building Area (SF)</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>124 Elm Street</td>
<td>Cohasset Harbor Inn</td>
<td>53,317</td>
<td>47,397</td>
<td>0.86</td>
</tr>
<tr>
<td>44 Border Street</td>
<td>Olde Salt House</td>
<td>6,100</td>
<td>1,472</td>
<td>0.24</td>
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<tr>
<td>46 Border Street</td>
<td>Atlantica</td>
<td>32,902</td>
<td>14,203</td>
<td>0.43</td>
</tr>
<tr>
<td>82 Border Street</td>
<td>Cohasset Lobster Pound/Mill River Marina</td>
<td>19,929</td>
<td>10,290</td>
<td>0.52</td>
</tr>
</tbody>
</table>
Proposed Harbor Village Business Overlay District
### Proposed Harbor Village Business Overlay District

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Parcel Size (SF)</th>
<th>Gross Building Area (SF)</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>124 Elm Street</td>
<td>Cohasset Harbor Inn</td>
<td>53,317</td>
<td>47,397</td>
<td>0.86</td>
</tr>
<tr>
<td>2 Border Street</td>
<td>Veterans Park</td>
<td>14,999</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>97 Elm Street</td>
<td>Commercial Building</td>
<td>1,098</td>
<td>3,080</td>
<td>2.80</td>
</tr>
<tr>
<td>95 Elm Street</td>
<td>Commercial Building</td>
<td>2,560</td>
<td>1,987</td>
<td>1.11</td>
</tr>
<tr>
<td>87 Elm Street</td>
<td>Residential Building</td>
<td>17,856</td>
<td>3,706</td>
<td>0.21</td>
</tr>
<tr>
<td>88 Border Street</td>
<td>American Legion</td>
<td>7,468</td>
<td>5,416</td>
<td>0.73</td>
</tr>
</tbody>
</table>
Proposed Article 22

Based on Article 17 Transit-Oriented Development Overlay District

Suggested requirements based on:

- Recommendations of the draft Harbor Plan and comments from the public process
- Comments from the public hearing by the Planning Board on the modification of the WB District
- Discussions with the potential owners of the Cohasset Harbor Inn, Town staff and Town officials
Components of Proposed Article 22

- 300-22.1 Location and boundaries.
- 300-17.2 Definitions.
- 300-17.3 Purpose.
- 300-22.4 Procedures.
- 300-22.5 Uses.
- 300-22.6 Design and Performance Standards.
- 300-22.7 Parking Standards.
- 300-22.8 Dimensional Requirements.
- 300-22.9 Further Requirements.
300-22.1 Location and boundaries.

Identifies the parcels included in the proposed overlay district.

- Map F5, Lot 30, Block 21
- Map F5, Lot 27, Block 004
- Map F5, Lot 27, Block 003
- Map F5, Lot 27, Block 002
- Map F5, Lot 27, Block 001
- Map F5, Lot 32, Block 021
- and Map F5, Lot 32, Block 022
300-17.2 Definitions

- Defines terms not found elsewhere in the Zoning Ordinance

- **CO-WORKING SPACE:** A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.

- **USE, TEMPORARY:** A programmed activity, retail, food-related, or water-dependent use that is available seasonally and serves the public. Such use may include one or more of the following: a seasonal or regularly scheduled outdoor exercise class or other group activity; a kiosk, stand, or truck selling goods or food; and a kayak, paddleboard, or other non-motorized boat rental.
300-17.3 Purpose

The following are the purposes of this Harbor Village Business Overlay District Bylaw:

- To encourage a mix of uses, including multifamily residential, to support increased public access to and commercial activity within Cohasset Harbor.
- To encourage physical and commercial links between Cohasset Harbor and Cohasset Village, anchoring Elm Street at each end with a complementary mix of commercial and residential uses.
- To ensure that new development in the Harbor area is consistent with a local and state-approved Municipal Harbor Plan, including the requirements for public access under Massachusetts General Laws Chapter 91.

The Town considers the mix of residential and commercial uses and public access to the Harbor in the HVB Overlay District to be one of the fundamental purposes of Article 22 of the Cohasset Zoning Bylaw.
300-22.4 Procedures.

- Consistent with those outlined in Article 17.
- Define the submission requirements for the application for a special permit.
- Identifies the departments who will review the applications.
- Requires a public hearing by the Planning Board.
- Allows for simultaneous site plan and special permit review process by Planning Board.
300-22.5 Uses.

- All uses in the overlay require a special permit.
- Residential uses must be combined with one or more other uses.
- Remainder of uses targeted specifically towards uses appropriate for the HVB.
- Prohibits any other use allowed by the VB or WB Districts.
300-22.5 Uses: Non-residential

- Stores for the sale of goods at retail, including dry goods, food, apparel and accessories, furniture and home furnishings, smallwares, and hardware.
- Restaurants (other than fast-food restaurants) serving foods or beverages from within the premises.
- Personal service establishments, including beauty salon, barbershop, tailor, etc.
- Civic, cultural, and community facilities.
- Offices and other business establishments.
- Co-working Use, as defined in this bylaw.
- Temporary Use, as defined in this bylaw, accessory to the special permit use.
- Buildings and uses accessory to the above, including ground floor parking accessory to dwelling units.
Proposed Standards

- Floor Area Ratio (FAR)
- Minimum and maximum square feet per dwelling unit
- Screening for ground floor parking
- Public access for waterfront parcels consistent with Chapter 91
- Consultation with Historic Commission for buildings pre-1955
- Ability for Planning Board to establish design guidelines
Proposed Standards: Ground Floor Residential

- Requirement for minimum nonresidential use on ground floor (not including parking)
- Conditions under which residential is allowed on the ground floor
  - Reference to requirements of Chapter 91
  - Requirement that residential use not interfere with public access to retail or services along a public right-of-way, including the harborfront
300-22.7 Parking Standards.

- Residential parking = 1.5 spaces per dwelling unit.
  - Parking may be provided on same or contiguous lot.
- All other requirements remain the same.
- Flexibility added for mix of uses on the site. Shared parking allowed among uses provided the Applicant can prove to the Planning Board that demand will be satisfactorily met.
300-22.8 Dimensional Requirements.

- Height limited to 35 feet above Base Flood Elevation (10 feet per recent FEMA map).
- Setbacks are intentionally flexible because of the irregular shapes of almost all the parcels in the proposed overlay district.
- Front yard setback is not required. Step-back above second floor required within 10’ of a public way.
- No side yard setbacks required unless adjacent to a residential building.
- Set back of 25’ required from the shoreline.
- Coverage of the lot by structures limited to 80%.
300-22.9 Further Requirements.

- Boiler plate language which is consistent with Article 17.
- Section 300-16.11C of the bylaw does not apply – this section limits the number of multifamily residential units in the Town.
- Building Inspector cannot issue Certificate of Occupancy without sign-off from Planning Board that the conditions of the Special Permit have been met.
- Planning Board may set applicable rules and regulations regarding submission requirements and application fees.
Fit Studies

- Test proposed dimensional and development standards to make sure that the combination of standards does not unduly limit the future development of these sites.
- Tested two largest single lots in proposed overlay district.
- Could also test a combination of lots in the proposed overlay district.
- Alternatives to the original draft developed as a result of the fit studies.
For illustrative purposes only. Not an actual project.
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### Dimensions of the Fit Studies

<table>
<thead>
<tr>
<th>Measurement</th>
<th>124 Elm Street Cohasset Harbor Inn</th>
<th>87 Elm Street Residential Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Size (SF)</td>
<td>55,317</td>
<td>17,856</td>
</tr>
<tr>
<td>Gross Building Area (SF)</td>
<td>53,842</td>
<td>21,513</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>0.97</td>
<td>1.20</td>
</tr>
<tr>
<td>Building Footprint (SF)</td>
<td>32,463</td>
<td>4,463</td>
</tr>
<tr>
<td>Linear Feet Along Harborfront</td>
<td>148</td>
<td>N/A</td>
</tr>
<tr>
<td>Linear Feet of Commercial/Nonresidential</td>
<td>148</td>
<td>61</td>
</tr>
<tr>
<td>Commercial/Nonresidential (SF)</td>
<td>10,335</td>
<td>2,811</td>
</tr>
<tr>
<td>Percentage of Commercial/Nonresidential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To Gross Building Area</td>
<td>19%</td>
<td>13%</td>
</tr>
<tr>
<td>To Building Footprint</td>
<td>32%</td>
<td>63%</td>
</tr>
<tr>
<td>Parking (SF)</td>
<td>16,930</td>
<td>1,614</td>
</tr>
<tr>
<td>% of Parking to Building Footprint</td>
<td>52%</td>
<td>36%</td>
</tr>
<tr>
<td>% Lot Coverage (Structures)</td>
<td>59%</td>
<td>25%</td>
</tr>
<tr>
<td>% Open Space</td>
<td>41%</td>
<td>75%</td>
</tr>
</tbody>
</table>

All dimensions are approximate and based on GIS data provided by the Town. They are provided for testing the proposed zoning and as a specific development proposal.
As a result of the fit studies, we suggest the following recommended Design and Performance Standards and Dimensional Requirements for discussion by the Planning Board and members of the public. These standards are consistent with the development shown in the fit studies.

In some cases, we have identified alternatives to the proposed standards.
The maximum allowable floor area ratio (FAR) shall be

- Proposed Option 1: 0.8
- Proposed Option 2: 1.3
- Recommended per Fit Study: 1.0

Alternative: No limitation on FAR; use height, parking requirements and/or open space requirements as limit on development.

FAR may not be appropriate for this type of development. Maximum height, minimum parking, and minimum open space requirements are more likely to provide the appropriate controls on massing.
The total residential gross floor area of a dwelling unit in the HVB Overlay District shall be

- Proposed Option 1: 2,200 SF with 2,900 SF as a bonus
- Proposed Option 2: 3,000 SF

Notes per Fit Study:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>124 Elm Street Cohasset Harbor Inn</th>
<th>87 Elm Street Residential Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Units at 2,200 SF per Unit</td>
<td>12</td>
<td>8</td>
</tr>
<tr>
<td>Number of Units at 2,900 SF Per Unit</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>Number Units at 3,000 Sf per Unit</td>
<td>9</td>
<td>6</td>
</tr>
</tbody>
</table>

Note: These units assume parking SF and commercial SF as shown and the number of units may not be feasible to develop. Parking requirements, minimum open space requirements, and minimum square footage for commercial uses will have an impact on the number of residential units that can be developed.
A minimum of **X%** of the building area (excluding basement and underground parking) is dedicated to publicly accessible ground floor commercial or non-residential (excluding parking) uses, including seasonal commercial uses.

- Proposed Option 1: 20% of the building area
- Proposed Option 2: 20% of the building footprint
- Proposed Option 3: 10% of the building area
- Proposed Option 4: 10% of the building footprint

Per the Fit Study: **The total length of the principal façade of commercial or non-residential uses, excluding parking, shall be equal to the length in linear feet of the lot frontage along the Cohasset harborfront.** Such principal façade shall be along a public right-of-way, including the Cohasset harborfront.

Depth and total square footage would be up to the Applicant and determined by market needs.
A building shall have no minimum front yard setback, in order to encourage the continuation of the existing street wall.

However, buildings with more than 2 stories shall be required to step the upper story back by a minimum of 10 feet from the public right-of-way.

Alternative: No step-back requirement.
Alternative Design and Performance Standards.

- Maximum height is **35 feet above Base Flood Elevation (BFE)**.

- **Per Fit Study:** Maximum height is 35 feet above BFE or 50 feet to allow for a pitched roof and ground-level parking in the flood plain.

- **Alternative:** Define height by number of stories, in which case, recommended number of stories is 3 ½ to allow for parking on the ground floor in the flood plain.
Alternative Design and Performance Standards.

- Maximum structural coverage is limited to 80%.

- Alternative: Minimum open space is 20% of the total lot area.
Waterfront Business District
Town of Cohasset
March 13, 2019