

**Zoning**  
**749 Congress Street**  
 File: 15156

This property is in two zones. The Mellen Street portion is in the R-6. Utilities will come through that portion of the site. The remaining portion of the site is in the B-2b Zone.

Multifamily dwellings and bed and breakfast uses are allowed in the B-2b zone as permitted uses. The bed and breakfast use is subject to the following:

5. Bed and breakfast, subject to the standards of article V (site plan), sections 14-522 and 14-523 notwithstanding. A bed and breakfast may include a meeting facility if the facility meets the following standards:

a. The meeting facility shall be limited to the following types of uses:

- i. Private parties.
- ii. Business meetings.
- iii Weddings.
- iv. Receptions.
- v. Seminars.
- iv. Business and educational conferences.

b. The building in which the bed and breakfast and the meeting facility will be located was in existence on March 3, 1997, and was greater than four thousand (4,000) square feet in floor area on that date.

The dimensional requirements are summarized below:

<b>Minimum Lot Size</b>	None
<b>Minimum Street Frontage</b>	20 feet
<b>Front Yard Setback Minimum</b>	None
<b>Rear Yard Setback Minimum</b>	10 feet, except as provided for below: a. 5 feet for accessory structures
<b>Side Yard Setback Minimum</b>	None required, except as provided for below: a. 5 feet for accessory structures
<b>Side Yard on Side Street Setback Minimum</b>	None
<b>Front Yard Maximum<sup>1</sup></b>	No more than 10 feet, except that the Planning Board or Planning Authority may approve a different amount for irregularly shaped lots or lots with frontage less than 40 feet provided this standard is met to the maximum extent practicable. <sup>2</sup>
<b>Structure Stepbacks</b>	Portions of a structure above 35 feet shall be no closer than 5 feet from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone.
<b>Height maximum</b>	45 feet except as provided for below: a. 50 feet if first floor is partially or wholly occupied by a commercial use. b. 65 feet in B-2 and B-2c zones on lots >5 acres provided that all setbacks, except for front yard setbacks and side yard on side street setbacks, increase by 1 foot for each foot of height over 45 feet. c. 65 feet within 65 feet of Franklin St.
<b>Maximum Impervious Surface Ratio</b>	a. For residential uses: None b. For all other permitted uses: 80% in B-2 and B-2c c. For all other permitted uses: 90% in B-2b
<b>Minimum Lot Area per Dwelling Unit</b>	a. Off-peninsula locations, as defined in section 14-47: 1,500 square feet, except as provided for in (b) below. b. On-peninsula locations (as per 14-47) and projects with active street frontages, as defined in section 14-188, below: 435 square feet.