

To see if the Town will vote to amend the Town's Zoning By-law Section 7.5, Mixed Use Development District Regulations by modifying the following sections with deletions in ~~strikethrough~~ and additions in red

1. **Section 7.5.1 (Title and Purpose)** to delete the words "*each as in effect as of June 16, 2003*" in the second sentence of the last paragraph thereof.

The Mixed-Use Development District is an overlay district superimposed over the underlying district(s). The provisions of the underlying zoning district(s), **and the provisions of this By-Law generally, ~~each as in effect as of June 16, 2003,~~**

2. **Amend Section 7.5.3 (Permitted Principal Uses)** to add a new Subsection (6) as follows: **6) Warehouse, Offices or Facilities for Distributing Merchandise.**
3. **Amend Section 7.5.5.2 (Buffer Zones)** to delete the existing text thereof and replace it with the text as follows:

~~7.5.5.2 Buffer Zones - The provisions of Section 5.2.4 of this By-Law shall not apply to zoning boundaries internal to the Mixed Use Development District.~~

"Developments in the Mixed-Use Development District shall be subject to Section 5.2.5 of this Bylaw notwithstanding underlying zoning districts. The provisions of Section 5.2.5 of this Bylaw shall not apply to zoning boundaries internal to the Mixed-Use Development District."

4. **Amend Section 7.5.5.3 (Lot Coverage for Office and R&D Uses)** to replace the existing Section with the following:

~~Lot Coverage for Office and R&D Uses— For all office and R&D uses located outside of the Business District, a maximum of 60% of the upland area of the lot may be covered by structures, parking, and paved areas.~~

"Lot Coverage— For all office; warehouse, offices or facilities distributing merchandise; and R&D uses located in the Mixed-Use Development District, a maximum of 60% of the upland area of the lot may be covered by structures, parking and paved areas.

5. **Amend Section 7.5.5.7 (Site Plan Approval)** to insert the following at the end thereof:

Site Plan Approval – For the purposes of determining compliance with provisions of the Mixed Use Development District the applicant shall submit a site plan to the Planning Board of the Town of Lakeville, which site plan shall be prepared in accordance with the requirements set forth in Section 6.7 of this By-Law **provided that the Planning Board may grant exemptions from the provisions in Section 6.7.7 as set forth and based on the factors in the introductory paragraph to such Section or based on the type of structure proposed in the Mixed Use Development District**

6. **Amend Section 7.5.5.8** to add a new sentence at the end thereof as follows:

Site Plan review for a project within the Mixed Use Development District shall be conducted as a public hearing, and notice of the hearing shall be given to abutters. **Notice of the public hearing shall be provided as required by M.G.L. c. 40A s. 11."**