

Amendment 48

**AN ORDINANCE AMENDING THE WORCESTER ZONING ORDINANCE ADOPTED
APRIL 2, 1991, RELATIVE TO THE ADAPTIVE RE-USE OF CERTAIN PUBLIC OR
NON-PROFIT SCHOOL BUILDINGS.**

Be it ordained by the City Council of the City of Worcester as follows:

SECTION 1. The City of Worcester Zoning Ordinance is hereby amended by inserting in Article IV, the following new Section 14:

Section 14 – Adaptive Re-Use of Public or Non-Profit School Buildings

- A. In Residential and Business districts, school buildings as defined in Paragraph **B** below, may, if not otherwise permitted as of right, be converted to multi-family dwelling use upon the grant of a special permit by the Planning Board under this section notwithstanding any provisions of **Table 4.1**, to the contrary.
1. The total square footage of a converted building may be increased up to a maximum of thirty percent.
 2. New construction shall be of similar materials and appearance to that of the existing building.
 3. The dimensional and parking requirements of this Ordinance may be altered in conjunction with the grant of a special permit under this section.
 4. Any project which receives a special permit under this section shall be deemed to have also received site plan or parking plan approval, as may otherwise be required. However, each application for a special permit under this section shall be accompanied by such plans and information as would be otherwise required for site plan or parking plan approval, as applicable.
- B. A building shall be eligible for a special permit under this section if it was in existence and used as part of a public or non-profit school prior to January 1, 1950.
- C. In addition to its special permit criteria in **Article II**, the Planning Board shall also consider the project's conformance with the following planning and design objectives:
1. The project's treatment of public space, including walkways and pedestrian access to the building(s); and
 2. Maintenance of a historically appropriate exterior and building façade.

SECTION 2. The City of Worcester Zoning Ordinance is hereby amended by deleting the first paragraph of Article II, Section-7(A)(1) and inserting a new paragraph as follows:

The Planning Board shall be the Special Permit Granting Authority (SPGA) for all special permits issued under Article IV, Section-8(F), Private Driveways; Article IV, Section-13, Wind Energy Conversion Facilities; Article IV, Section-14, Adaptive Re-Use of Public or Non-Profit School Buildings; and Articles VII, VIII, IX, X, XII, XIII, XIV and XV. The Planning Board shall also be the Special Permit Granting Authority (SPGA) for all special permits issued in any Priority Development Site designated by the City Council pursuant to M.G.L. c. 43D.

In City Council September 30, 2014

Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.

A Copy. Attest:

David J. Rushford, Clerk
David J. Rushford
City Clerk