

Glossary

The glossary defines frequently used acronyms throughout the report.

CPA	Community Preservation Act
CSA	Community Supported Agriculture
FAR	Floor Area Ratio
GFA	Gross Floor Area
GIS	Geographic Information System
HBU	Highest and Best Use
IMP	Institutional Master Plan
LCR	Lot Coverage Ratio
LHD	Local Historic District
MPS	Master Parcel Study
NCD	Neighborhood Conservation District
NRSR	National Register/State Register Historic District or Place
ROFR	Right of First Refusal
SAP	Strategic Asset Plan
TDR	Transfer of Development Rights
ZBA	Zoning Board of Appeals

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Appendix

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Open Space and Conservation Map	108
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Appendix

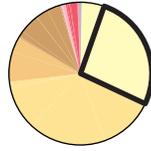
Zoning Reference Sheets

The zoning reference sheets indicate general zoning restrictions and dimensions and provide statistical overview of each zone within the larger context of Brookline including the average FAR, utilization, average parcel size, etc. Additionally, they also give example analyses of parcels within the Town of Brookline.

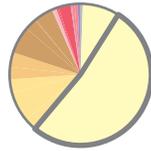
S-40

Total Number of Parcels in Zone: **303**
 Total Number of Major Parcels: **74**
 Average FAR: **0.11**
 Average FAR Utilization: **76.19%**
 Average Parcel Size: **140,856 sqft (3.13 acres)**

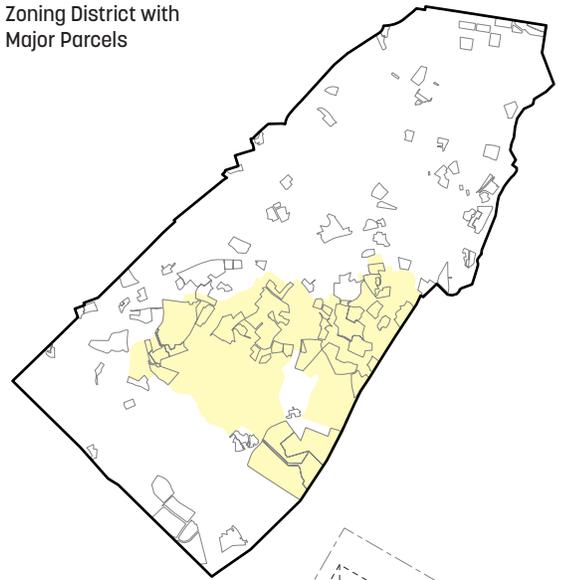
Total Land Coverage:
979.78 acres (26.57%)



Major Parcel Coverage:
390.68 acres (52.17%)

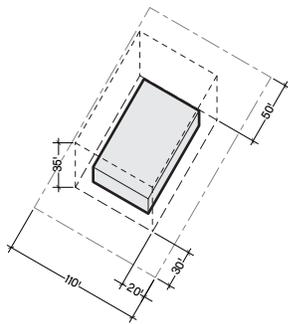


Zoning District with
 Major Parcels

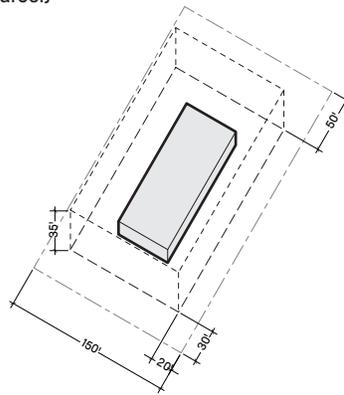


General Dimensional Requirements

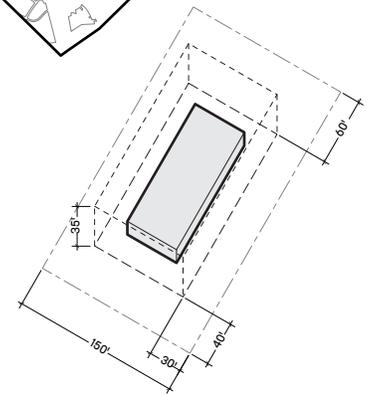
(for illustrative purposes, actual configuration varies by parcel)



1-family detached dwelling subject to Section 5.11(a) Cluster
 Lot Size Minimum: 20,000 sqft
 Maximum FAR: 0.20
 Minimum Lot Width: 110'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 50' (rear)



1-family detached dwelling not subject to Section 5.11
 Lot Size Minimum: 40,000 sqft
 Maximum FAR: 0.15
 Minimum Lot Width: 150'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 50' (rear)



Any other structure or principal use
 Lot Size Minimum: 40,000 sqft
 Maximum FAR: 0.15
 Minimum Lot Width: 150'
 Maximum Height: 35'
 Minimum Yard: 40' (front), 30' (side), 60' (rear)

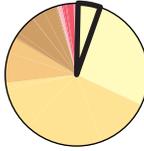


Example Parcel: 222 Warren St
 Single Family Residential
 Lot Size: 119,174 sqft (2.74 acres)
 Built Footprint: 4,345 sqft
 FAR: 0.07
 Max FAR: 0.15

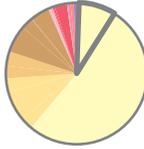
S-25

Total Number of Parcels in Zone: **163**
 Total Number of Major Parcels: **22**
 Average FAR: **0.20**
 Average FAR Utilization: **101.50%**
 Average Parcel Size: **49,604 sqft (1.14 acres)**

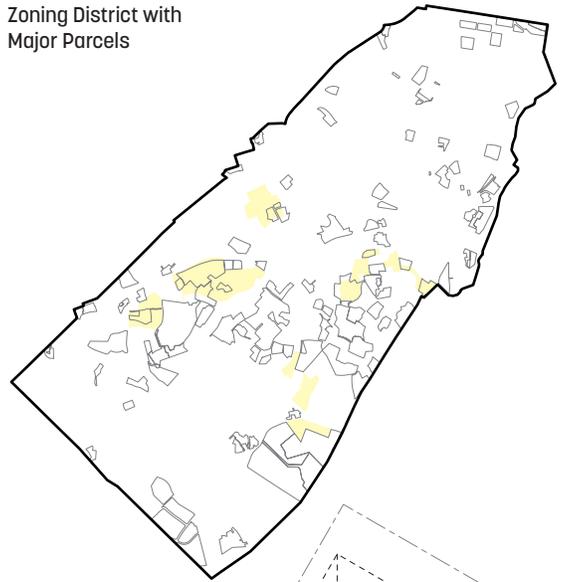
Total Land Coverage:
185.62 acres (5.03%)



Major Parcel Coverage:
62.98 (8.41%)

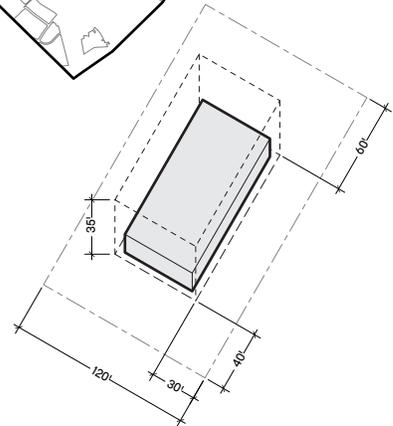
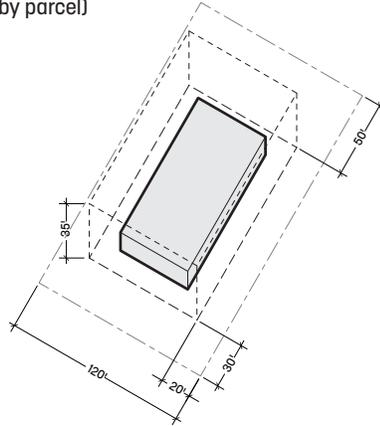
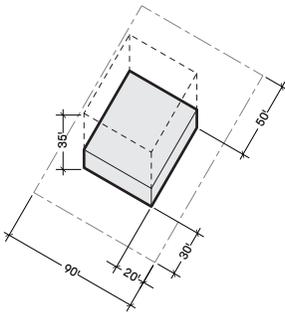


Zoning District with
 Major Parcels



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



1-family detached dwelling subject to Section 5.11(a) Cluster

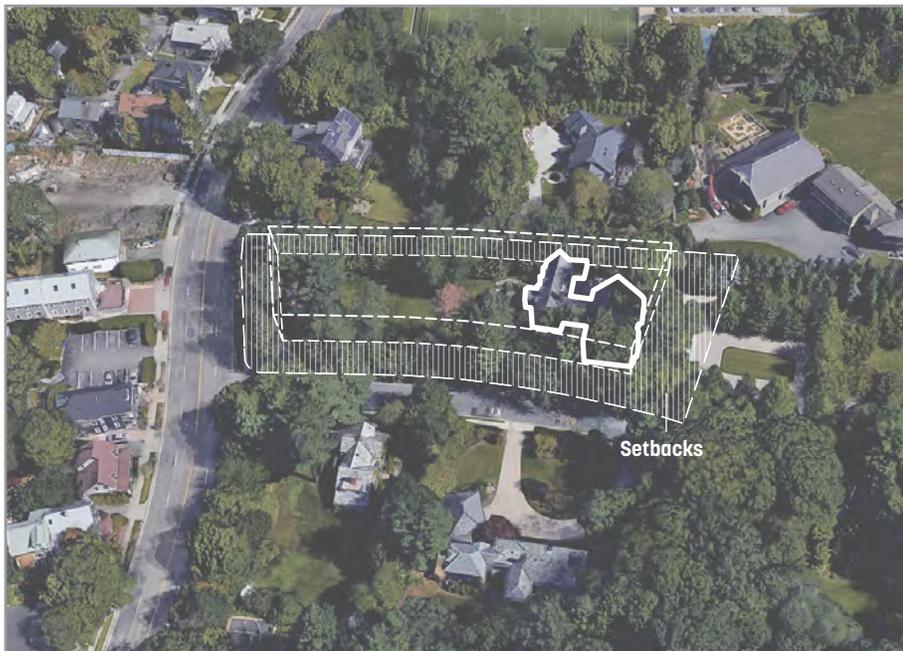
Lot Size Minimum: 12,500 sqft
 Maximum FAR: 0.25
 Minimum Lot Width: 90'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 50' (rear)

1-family detached dwelling not subject to Section 5.11

Lot Size Minimum: 25,000 sqft
 Maximum FAR: 0.20
 Minimum Lot Width: 120'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 50' (rear)

Any other structure or principal use

Lot Size Minimum: 25,000 sqft
 Maximum FAR: 0.20
 Minimum Lot Width: 120'
 Maximum Height: 35'
 Minimum Yard: 40' (front), 30' (side), 60' (rear)

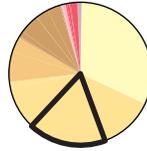


Example Parcel: 18 Pine Rd
 Single Family Residential
 Lot Size: 53,586 sqft (1.23 acres)
 Built Footprint: 4,126 sqft
 FAR: 0.23
 Max FAR: 0.20

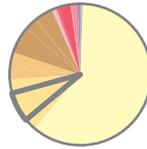
S-15

Total Number of Parcels in Zone: **659**
 Total Number of Major Parcels: **16**
 Average FAR: **0.21**
 Average FAR Utilization: **85.70%**
 Average Parcel Size: **42,786 sqft (0.98 acres)**

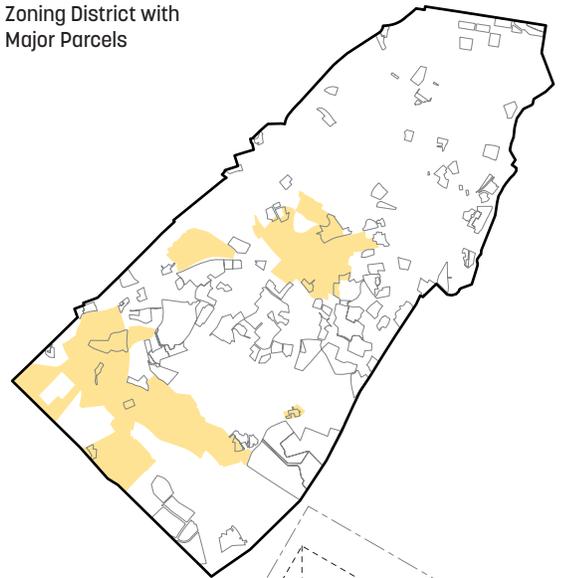
Total Land Coverage:
647.29 acres (17.56%)



Major Parcel Coverage:
51.00 acres (6.81% of MP)

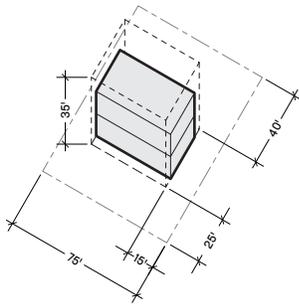


Zoning District with
 Major Parcels



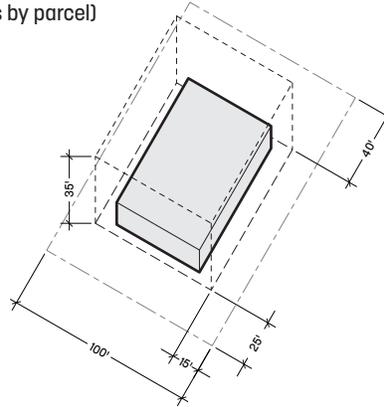
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



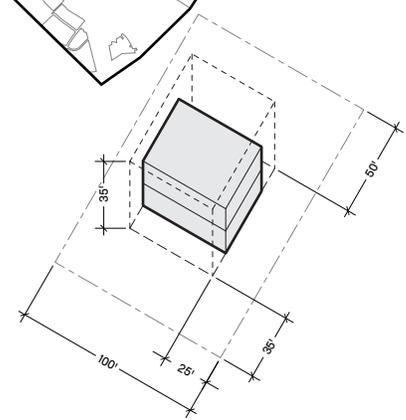
1-family detached dwelling subject to Section 5.11(a) Cluster

Lot Size Minimum: 7,500 sqft
 Maximum FAR: 0.30
 Minimum Lot Width: 75'
 Maximum Height: 35'
 Minimum Yard: 25' (front), 15' (side), 40' (rear)



1-family detached dwelling not subject to Section 5.11

Lot Size Minimum: 15,000 sqft
 Maximum FAR: 0.25
 Minimum Lot Width: 100'
 Maximum Height: 35'
 Minimum Yard: 25' (front), 15' (side), 40' (rear)



Any other structure or principal use

Lot Size Minimum: 15,000 sqft
 Maximum FAR: 0.25
 Minimum Lot Width: 100'
 Maximum Height: 35'
 Minimum Yard: 35' (front), 25' (side), 50' (rear)

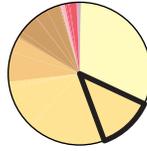


Example Parcel: 131 Newton St
 Single Family (Condo) Residential
 Section 5.11 Cluster
 Lot Size: 96,645 sqft (2.22 acres)
 Built Footprint: 14,106 sqft
 FAR: 0.29
 Max FAR: 0.30

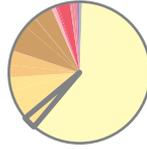
S-10

Total Number of Parcels in Zone: **1,100**
 Total Number of Major Parcels: **8**
 Average FAR: **0.31**
 Average FAR Utilization: **103.80%**
 Average Parcel Size: **18,145 sqft (0.42 acres)**

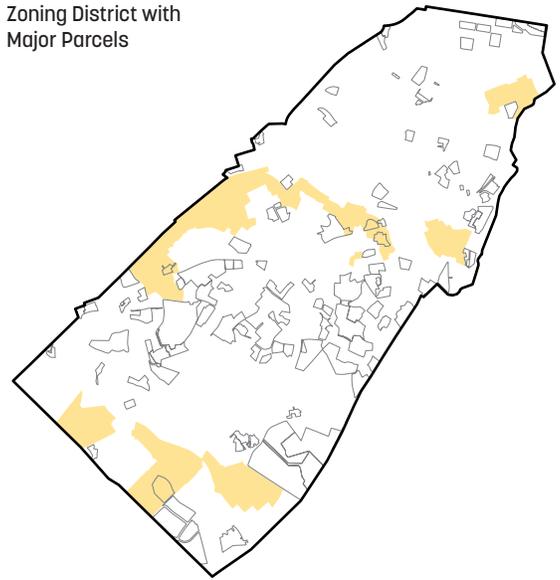
Total Land Coverage:
458.21 acres (12.43%)



Major Parcel Coverage:
21.01 (2.81% of MP)

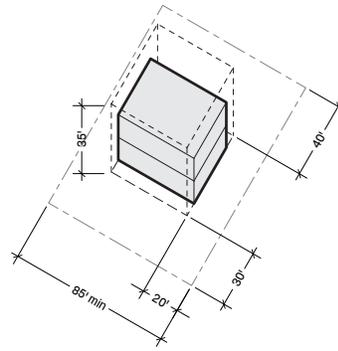
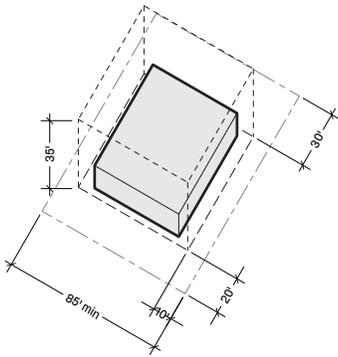


Zoning District with
 Major Parcels



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



1-family detached dwelling

Lot Size Minimum: 12,500 sqft
 Maximum FAR: 0.30
 Minimum Lot Width: 85'
 Maximum Height: 35'
 Minimum Yard: 20' (front), 10' (side), 30' (rear)

Any other structure or principal use

Lot Size Minimum: 25,000 sqft
 Maximum FAR: 0.30
 Minimum Lot Width: 85'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 40' (rear)

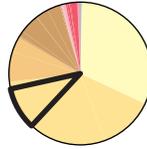


Example Parcel: 19 Kennard Rd
 Municipal/School
 Lot Size: 184,733 sqft (4.24 acres)
 Built Footprint: 43,563 sqft
 FAR: 0.30
 Max FAR: 0.47

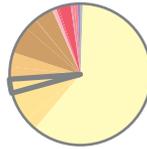
S-7

Total Number of Parcels in Zone: **1,611**
 Total Number of Major Parcels: **10**
 Average FAR: **0.36**
 Average FAR Utilization: **102.90%**
 Average Parcel Size: **9,563 sqft (0.22 acres)**

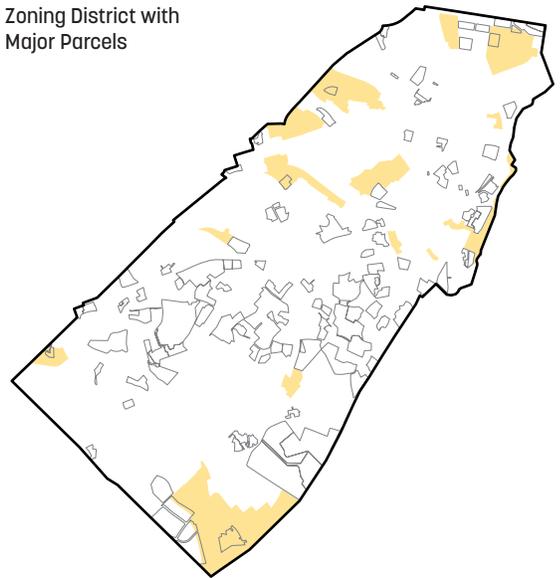
Total Land Coverage: **647.29 acres (17.56%)**



Major Parcel Coverage: **51.00 acres (6.81% of MP)**

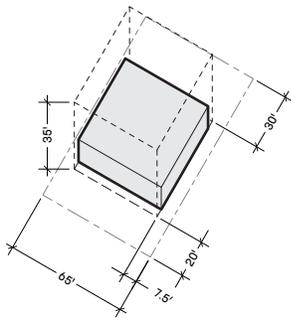


Zoning District with Major Parcels



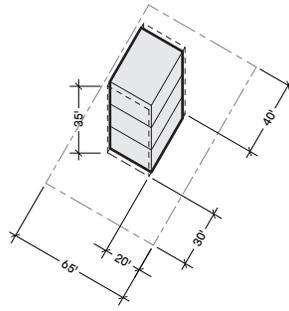
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



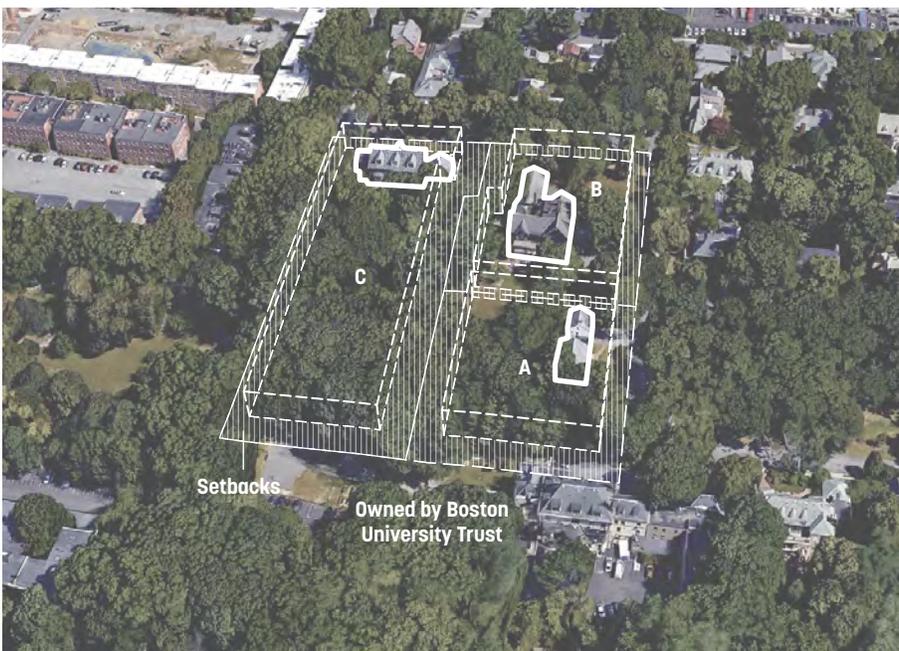
1-family detached dwelling

Lot Size Minimum: 7,000 sqft
 Maximum FAR: 0.35
 Minimum Lot Width: 65'
 Maximum Height: 35'
 Minimum Yard: 20' (front), 7.5' (side), 30' (rear)



Any other structure or principal use

Lot Size Minimum: 7,000 sqft
 Maximum FAR: 0.35
 Minimum Lot Width: 65'
 Maximum Height: 35'
 Minimum Yard: 30' (front), 20' (side), 40' (rear)



Example Parcel A: 24 Cottage Farm Rd

Single Family Residential
 Lot Size: 47,285 sqft (1.09 acres)
 Built Footprint: 3,830 sqft
 FAR: 0.16
 Max FAR: 0.35

Example Parcel B: 10 Cottage Farm Rd

Single Family Residential
 Lot Size: 39,750 sqft (0.91 acres)
 Built Footprint: 2,222 sqft
 FAR: 0.11
 Max FAR: 0.35

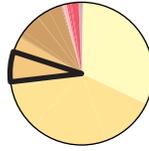
Example Parcel C: 50 Worthington Rd

Single Family Residential
 Lot Size: 81,024 sqft (1.86 acres)
 Built Footprint: 3,861 sqft
 FAR: 0.10
 Max FAR: 0.35

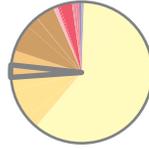
T-6

Total Number of Parcels in Zone: **533**
 Total Number of Major Parcels: **9**
 Average FAR: **0.58**
 Average FAR Utilization: **77.70%**
 Average Parcel Size: **10,289 sqft (0.24 acres)**

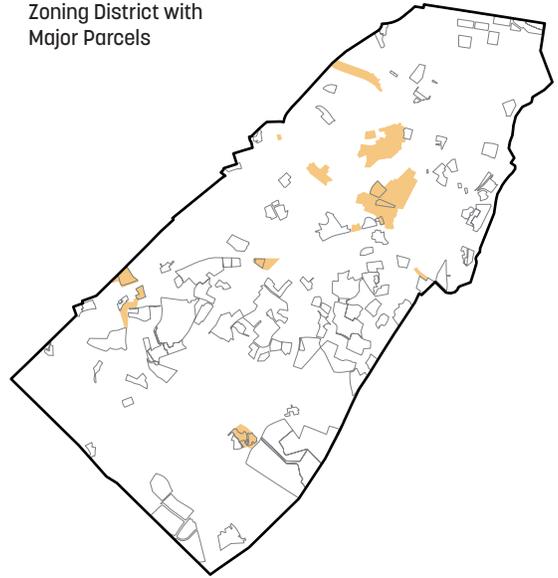
Total Land Coverage:
125.89 acres (3.41%)



Major Parcel Coverage:
25.13 acres (3.36% of MP)

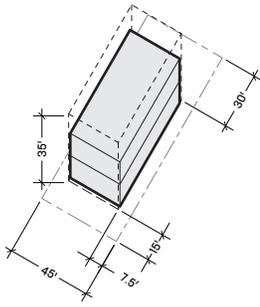


Zoning District with
 Major Parcels



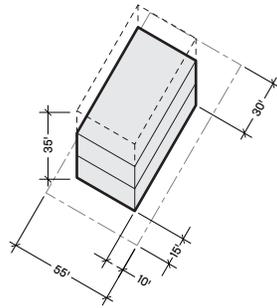
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



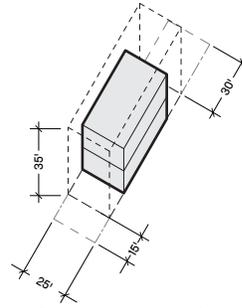
1-family detached dwelling

Lot Size Minimum: 5,000 sqft
 Maximum FAR: 0.75
 Minimum Lot Width: 45'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 7.5' (side), 30' (rear)



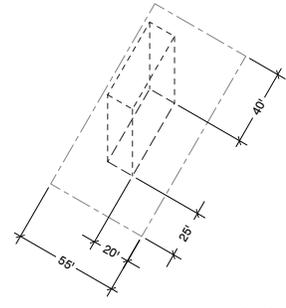
2-family dwelling

Lot Size Minimum: 6,000 sqft
 Maximum FAR: 0.75
 Minimum Lot Width: 55'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 10' (side), 30' (rear)



1-family attached dwelling

Lot Size Minimum: 3,000 sqft
 Maximum FAR: 0.75
 Minimum Lot Width: 25'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 30' (rear)



Any other structure or principal use

Lot Size Minimum: 6,000 sqft
 Maximum FAR: 0.75
 Minimum Lot Width: 55'
 Maximum Height: 35'
 Minimum Yard: 25' (front), 20' (side), 40' (rear)

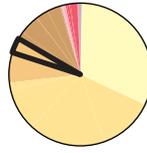


Example Parcel: 11-33 Fairgreen Pl
 Single Family Attached-dwelling Residential
 Lot Size: 109,146 sqft (2.51 acres)
 Built Footprint: 21,396 sqft
 FAR: 0.39
 Max FAR: 0.75

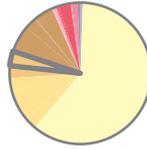
T-5

Total Number of Parcels in Zone: **1,614**
 Total Number of Major Parcels: **4**
 Average FAR: **0.71**
 Average FAR Utilization: **71.25%**
 Average Parcel Size: **6,785 sqft (0.16 acres)**

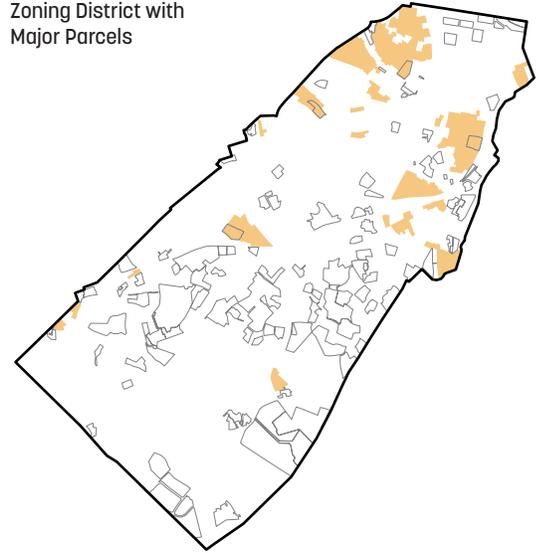
Total Land Coverage:
251.38 acres (6.82%)



Major Parcel Coverage:
21.10 acres (2.82% of MP)

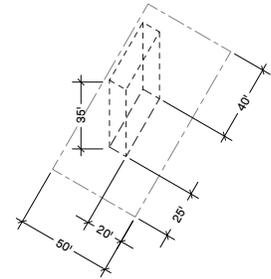
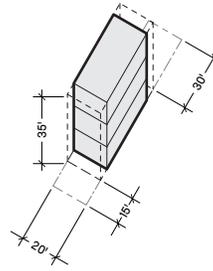
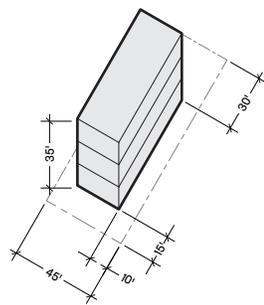
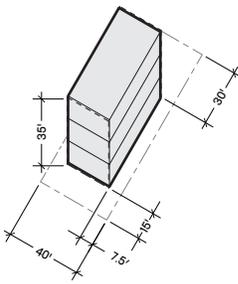


Zoning District with
 Major Parcels



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



1-family detached dwelling

Lot Size Minimum: 4,000 sqft
 Maximum FAR: 1.00
 Minimum Lot Width: 40'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 7.5' (side), 30' (rear)

2-family dwelling

Lot Size Minimum: 5,000 sqft
 Maximum FAR: 1.00
 Minimum Lot Width: 45'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 10' (side), 30' (rear)

1-family attached dwelling

Lot Size Minimum: 2,500 sqft
 Maximum FAR: 1.00
 Minimum Lot Width: 20'
 Maximum Height: 35'
 Minimum Yard: 15' (front), 30' (rear)

Any other structure or principal use

Lot Size Minimum: 5,000 sqft
 Maximum FAR: 1.00
 Minimum Lot Width: 50'
 Maximum Height: 35'
 Minimum Yard: 25' (front), 20' (side), 40' (rear)



Example Parcel: 186 Kent St, Parsons Field

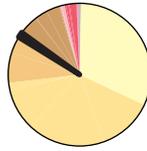
Institutional/School, Recreation
 Lot Size: 241,349 sqft (5.54 acres)
 Built Footprint: 6,281 sqft
 FAR: 0.03
 Max FAR: 1.00

M-0.5

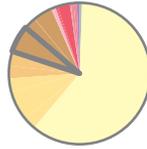
Total Number of Parcels in Zone: 4
 Total Number of Major Parcels: 4
 Average FAR: 0.29
 Average FAR Utilization: 58.90%
 Average Parcel Size: 502,231 sqft (11.53 acres)

Dimensional Requirements Vary

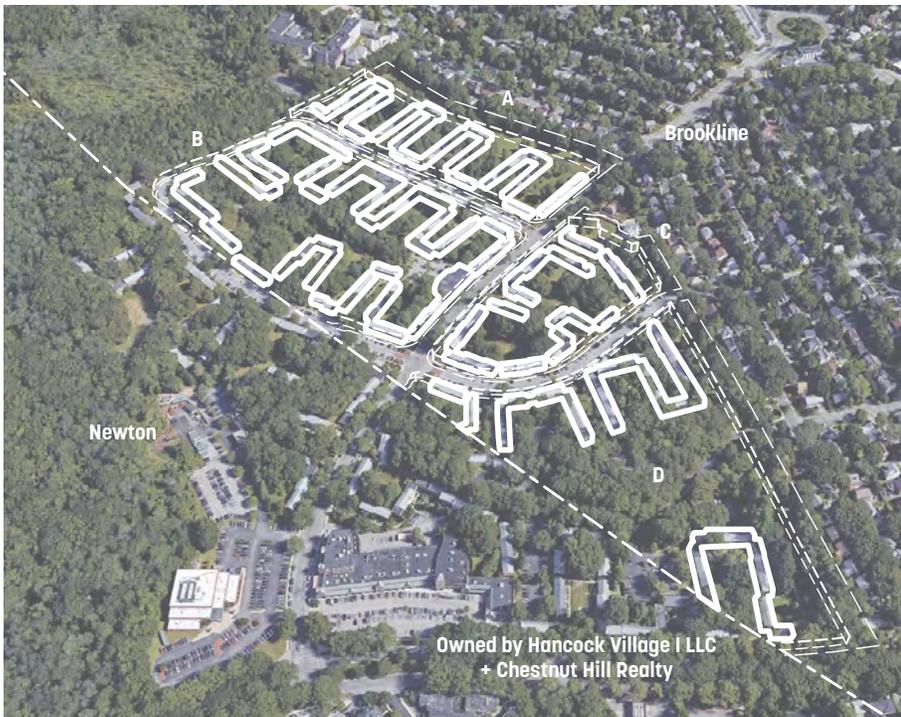
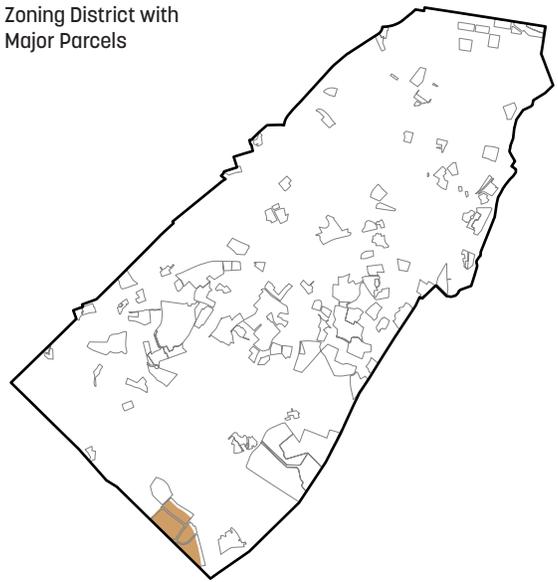
Total Land Coverage:
 46.12 acres (1.25%)



Major Parcel Coverage:
 46.12 acres (6.16% of MP)



Zoning District with
 Major Parcels



Example Parcel A: 21 Independence Dr*

Single-family Attached, Residential
 Lot Size: 459,323 sqft (10.54 acres)
 Built Footprint: 71,274 sqft
 FAR: 0.31
 Max FAR: 0.50

Example Parcel B: 101 Independence Dr*

Single-family Attached, Residential
 Lot Size: 691,518 sqft (15.88 acres)
 Built Footprint: 124,726 sqft
 FAR: 0.36
 Max FAR: 0.50

Example Parcel C: 46 Independence Dr*

Single-family Attached, Residential
 Lot Size: 298,481 sqft (6.85 acres)
 Built Footprint: 47,819 sqft
 FAR: 0.32
 Max FAR: 0.50

Example Parcel D: 471 VFW Pky*

Single-family Attached, Residential
 Lot Size: 559,601 sqft (12.85 acres)
 Built Footprint: 52,236 sqft
 FAR: 0.19
 Max FAR: 0.50

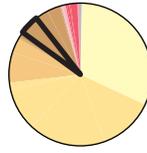
*Parcels A-D are currently being permitted as Comprehensive Plan (40B) residential projects

M-1.0

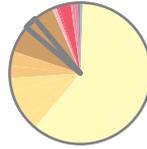
Total Number of Parcels in Zone: **695**
 Total Number of Major Parcels: **9**
 Average FAR: **1.01**
 Average FAR Utilization: **100.90%**
 Average Parcel Size: **10,195 sqft (0.23 acres)**

Dimensional Requirements Vary

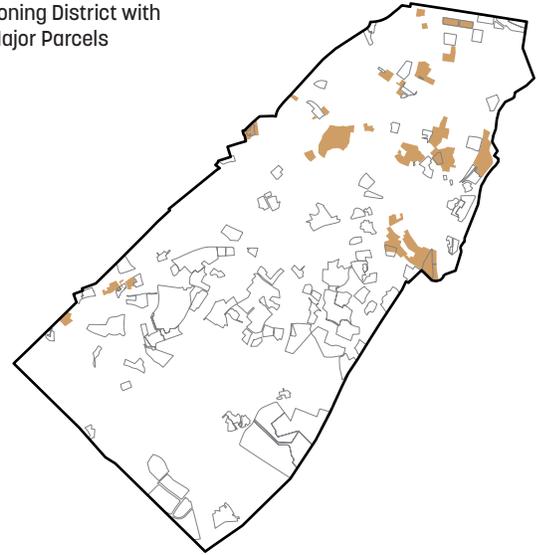
Total Land Coverage:
162.66 acres (4.41%)



Major Parcel Coverage:
20.34 acres (2.72% of MP)



Zoning District with
 Major Parcels



Lot 23A: 67 Harvard St
 Institutional/School, Religious
 Lot Size: 67,853 sqft (1.56 acres)
 Built Footprint: 20,713 sqft
 FAR: 0.61
 Max FAR: 1.00

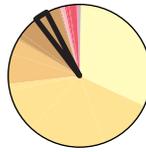
Lot 23B: 5 Linden Pl
 Institutional/School, Religious
 Lot Size: 49,079 sqft (1.13 acres)
 Built Footprint: 16,760 sqft
 FAR: 1.02
 Max FAR: 1.00

M-1.5

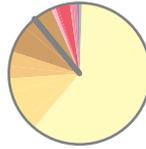
Total Number of Parcels in Zone: **483**
 Total Number of Major Parcels: **1**
 Average FAR: **1.33**
 Average FAR Utilization: **88.70%**
 Average Parcel Size: **9,331 sqft (0.21 acres)**

Dimensional Requirements Vary

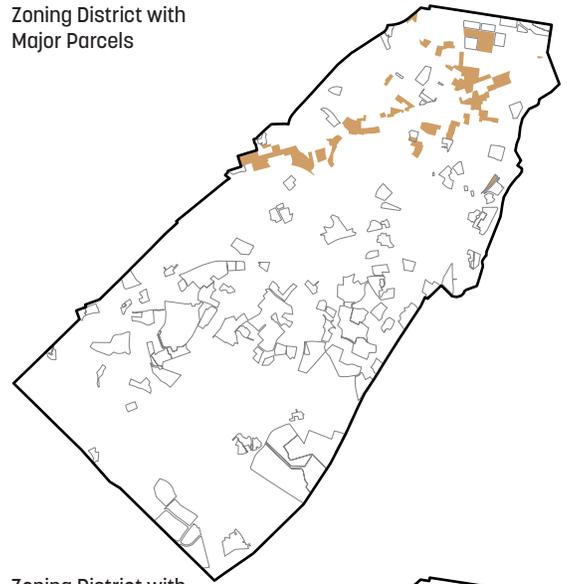
Total Land Coverage: **103.46 acres (2.81%)**



Major Parcel Coverage: **1.42 acres (0.19% of MP)**



Zoning District with Major Parcels

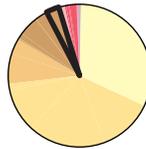


M-2.0

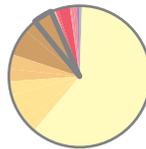
Total Number of Parcels in Zone: **449**
 Total Number of Major Parcels: **8**
 Average FAR: **1.69**
 Average FAR Utilization: **84.50%**
 Average Parcel Size: **10,450 sqft (0.24 acres)**

Dimensional Requirements Vary

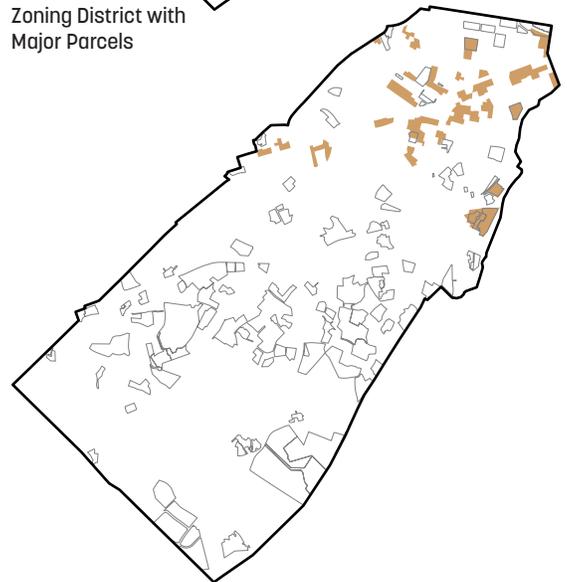
Total Land Coverage: **107.71 acres (2.92%)**



Major Parcel Coverage: **31.95 acres (4.27% of MP)**



Zoning District with Major Parcels



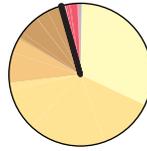
Example Parcel A (M-1.5): 99 Kent St
 Multifamily, Residential
 Lot Size: 61,844 sqft (1.42 acres)
 Built Footprint: 19,836 sqft
 FAR: 1.28
 Max FAR: 1.50

Example Parcel B (M-2.0): 55 Village Way
 Multifamily, Residential
 Lot Size: 166,635 sqft (3.83 acres)
 Built Footprint: 54,118 sqft
 FAR: 1.75
 Max FAR: 2.00

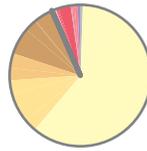
L-0.5

Total Number of Parcels in Zone: **36**
 Total Number of Major Parcels: **2**
 Average FAR: **0.49**
 Average FAR Utilization: **97.10%**
 Average Parcel Size: **34,148 sqft (0.78 acres)**

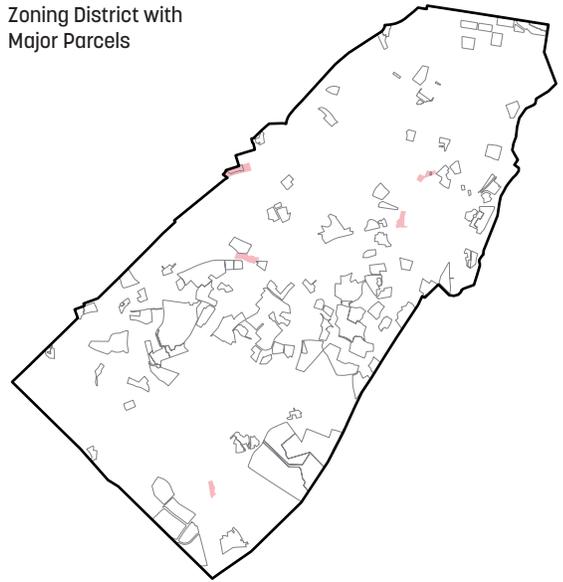
Total Land Coverage:
14.59 acres (0.40%)



Major Parcel Coverage:
2.41 acres (0.32% of MP)

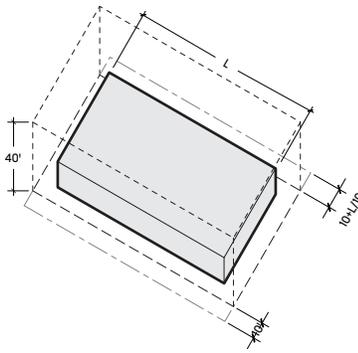


Zoning District with
 Major Parcels



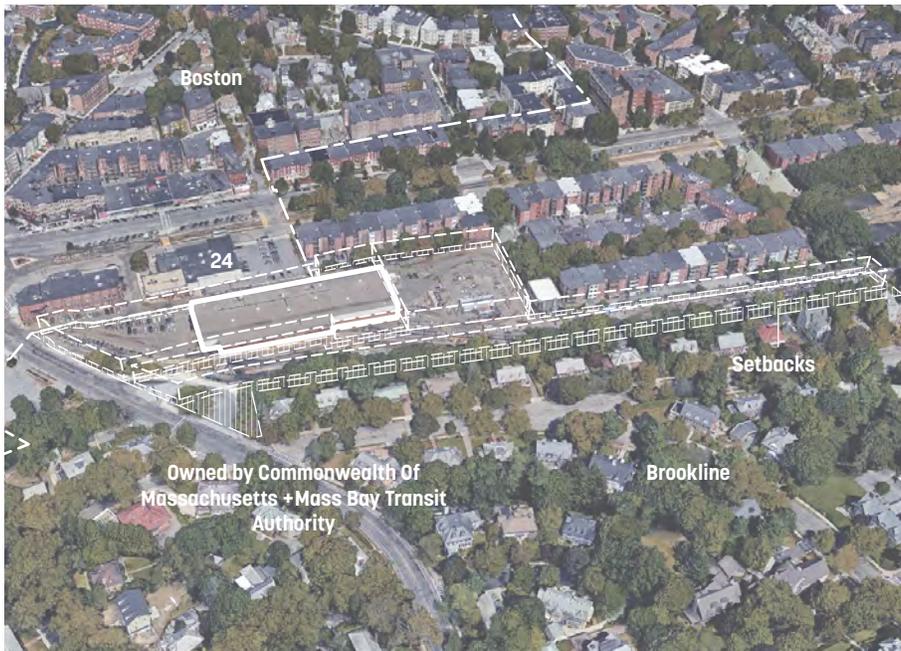
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 0.5
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10' (front), 10'+L/10 (rear)



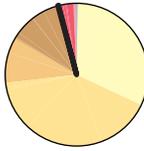
Example Parcel: 400 Chestnut Hill Ave

Transportation
 Lot Size: 99,005 sqft (2.27 acres)
 Built Footprint: 40,491 sqft
 FAR: 0.41
 Max FAR: 0.50

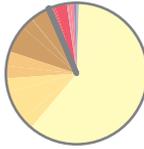
L-1.0

Total Number of Parcels in Zone: **85**
 Total Number of Major Parcels: **3**
 Average FAR: **0.77**
 Average FAR Utilization: **76.86%**
 Average Parcel Size: **12,599 sqft (0.29 acres)**

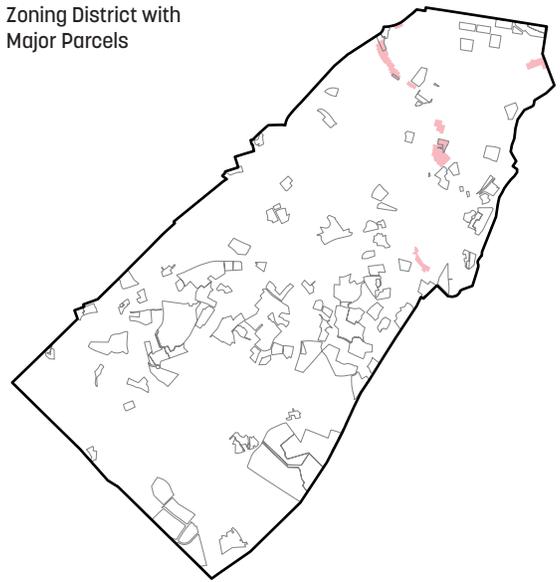
Total Land Coverage:
24.58 acres (0.67%)



Major Parcel Coverage:
5.27 acres (0.70% of MP)

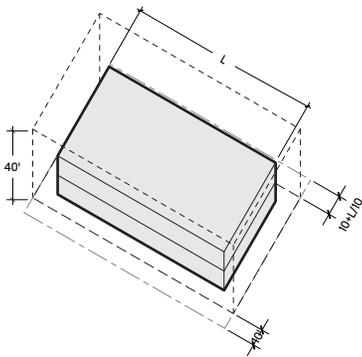


Zoning District with
 Major Parcels



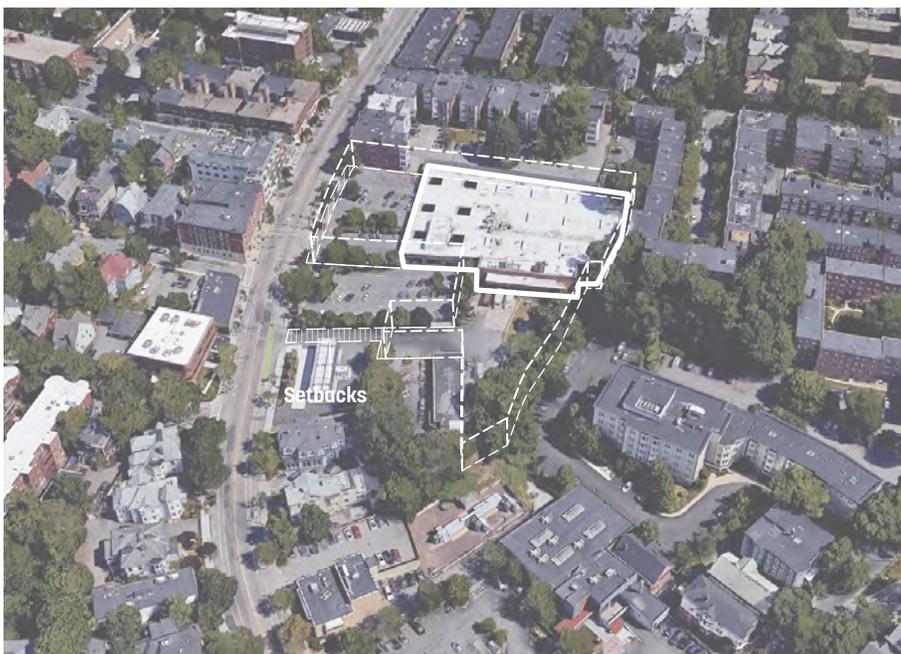
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 1.0
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10' (front), 10'+L/10 (rear)

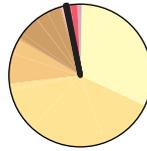


Example Parcel: 155 Harvard St
 Supermarket, Local Business
 Lot Size: 96,690 sqft (2.22 acres)
 Built Footprint: 31,037 sqft
 FAR: 0.32
 Max FAR: 1.00

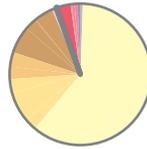
G-1.0

Total Number of Parcels in Zone: **51**
 Total Number of Major Parcels: **1**
 Average FAR: **0.82**
 Average FAR Utilization: **82.40%**
 Average Parcel Size: **9,828 sqft (0.23 acres)**

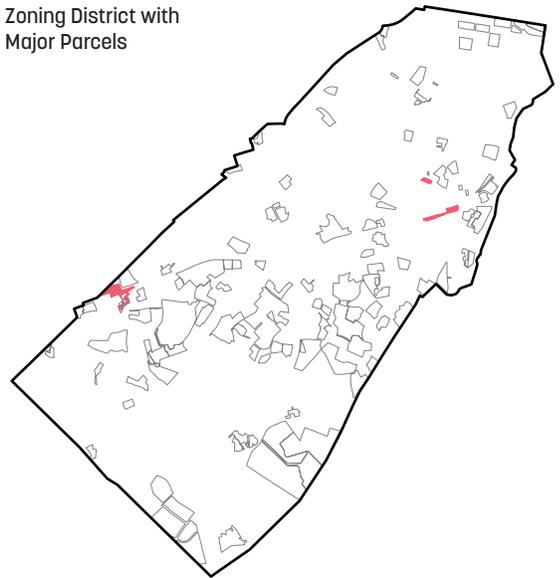
Total Land Coverage:
11.51 acres (0.31%)



Major Parcel Coverage:
2.04 acres (0.27% of MP)

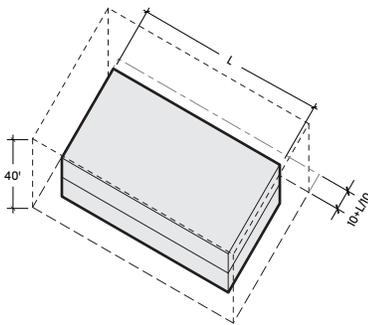


Zoning District with
 Major Parcels



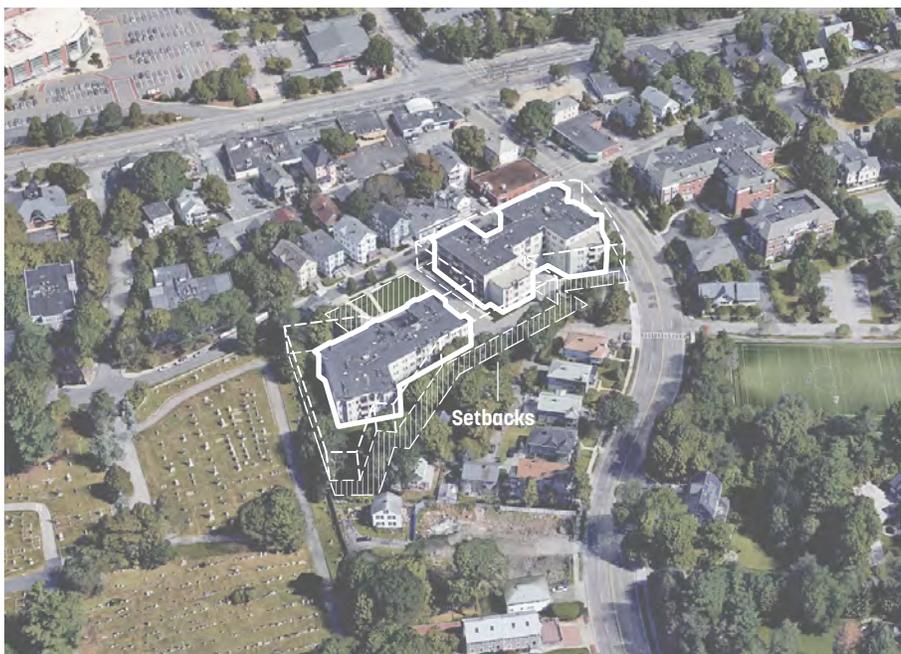
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 1.0
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10'+L/10 (rear)

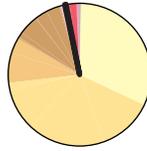


Example Parcel: 629 Hammond St
 Condo, Residential
 Lot Size: 89,070 sqft (2.04 acres)
 Built Footprint: 29,316 sqft
 FAR: 0.99
 Max FAR: 1.00

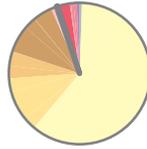
G-1.75

Total Number of Parcels in Zone: **108**
 Total Number of Major Parcels: **2**
 Average FAR: **1.33**
 Average FAR Utilization: **76.15%**
 Average Parcel Size: **10,936 sqft (0.25 acres)**

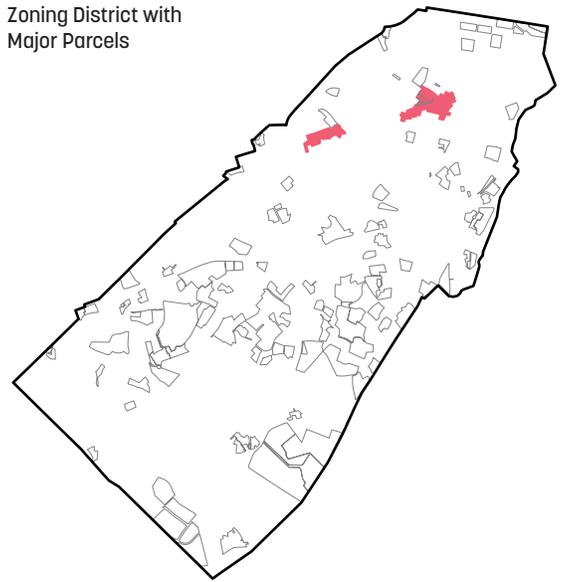
Total Land Coverage:
27.12 acres (0.73%)



Major Parcel Coverage:
2.39 acres (0.32% of MP)

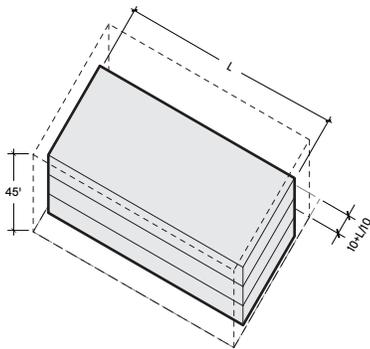


Zoning District with
 Major Parcels



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 1.75
 Minimum Lot Width: none
 Maximum Height: 45'
 Minimum Yard: 10' (front), 10'+L/10 (rear)



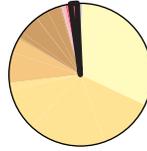
Example Parcel A: 12 Centre St
 Municipal Parking Lot
 Lot Size: 79,236 sqft (1.82 acres)
 Built Footprint: 0 sqft
 FAR: 0.0
 Max FAR: 1.75

Example Parcel B: 25 Centre St
 Municipal Parking Lot
 Lot Size: 24,854 sqft (0.57 acres)
 Built Footprint: 0 sqft
 FAR: 0.0
 Max FAR: 1.75

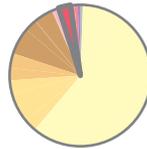
G-2.0

Total Number of Parcels in Zone: **134**
 Total Number of Major Parcels: **12**
 Average FAR: **1.39**
 Average FAR Utilization: **69.65%**
 Average Parcel Size: **18,037 sqft (0.41 acres)**

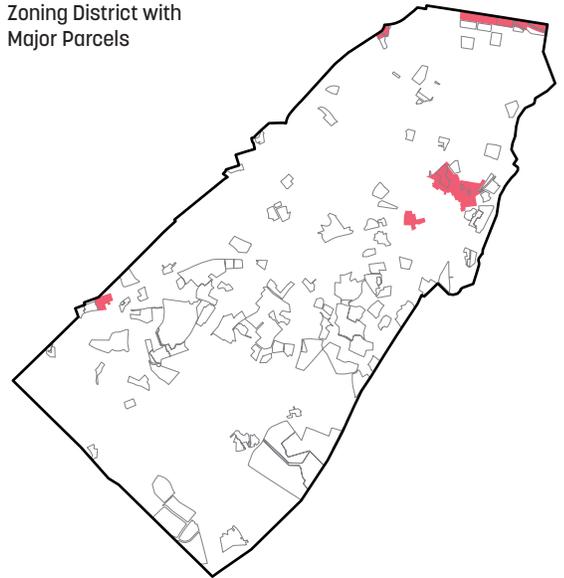
Total Land Coverage:
55.49 acres (1.50%)



Major Parcel Coverage:
20.58 acres (2.75% of MP)

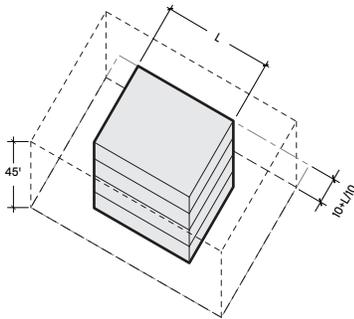


Zoning District with
 Major Parcels



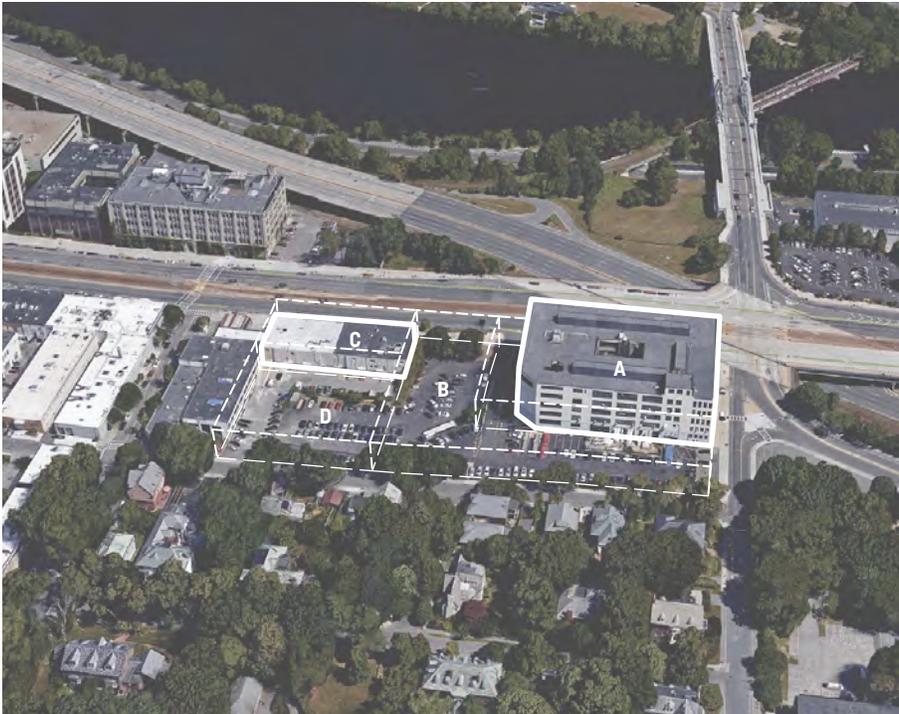
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 2.0
 Minimum Lot Width: none
 Maximum Height: 45'
 Minimum Yard: 10'+L/10 (rear)



Example Parcel A: 808 Commonwealth Ave*
 Institutional
 Lot Size: 57,575 sqft (1.32 acres)
 Built Footprint: 42,274 sqft
 FAR: 3.67
 Max FAR: 2.00

Example Parcel B: 822 Commonwealth Ave*
 Institutional, Parking Lot
 Lot Size: 60,975 sqft (1.40 acres)
 Built Footprint: 0 sqft
 FAR: 0.0
 Max FAR: 2.00

Example Parcel C: 830 Commonwealth Ave
 Commercial
 Lot Size: 20,074 sqft (1.32 acres)
 Built Footprint: 14,041 sqft
 FAR: 0.70
 Max FAR: 2.00

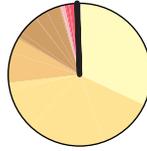
Example Parcel D: 47 Dummer St
 Commercial, Parking Lot
 Lot Size: 37,494 sqft (1.40 acres)
 Built Footprint: 0 sqft
 FAR: 0.0
 Max FAR: 2.00

*Parcels A+B have been recently redeveloped to include a theater for Boston University

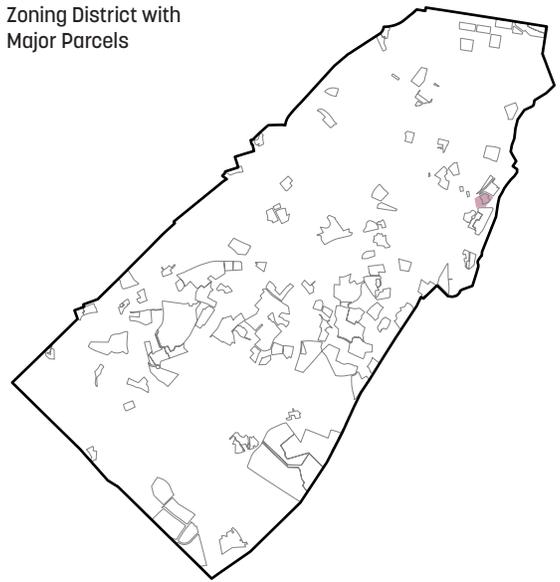
GMR-2.0

Total Number of Parcels in Zone: **3**
 Total Number of Major Parcels: **1**
 Average FAR: **1.45**
 Average FAR Utilization: **72.30%**
 Average Parcel Size: **52,890 sqft (1.21 acres)**

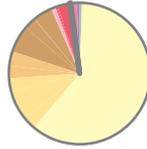
Total Land Coverage:
3.64 acres (0.10%)



Zoning District with
 Major Parcels

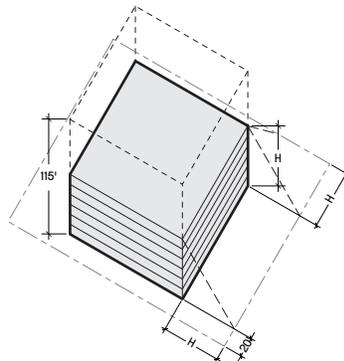
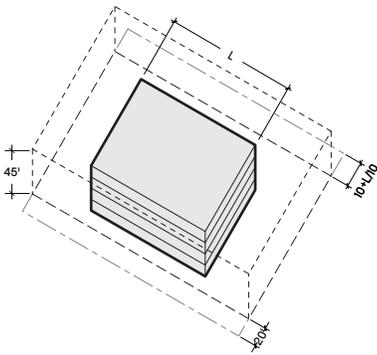


Major Parcel Coverage:
2.02 acres (0.27% of MP)



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 2.0
 Minimum Lot Width: none
 Maximum Height: 45'
 Minimum Yard: 10' (front), 10'+L/10 (rear)

Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 3.45
 Minimum Lot Width: none
 Maximum Height: 115'
 Minimum Yard: 10' (front), 10'+L/10 (rear)



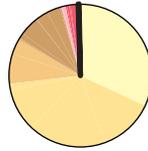
Example Parcel: 1 Brookline Pl
 Medical Facility, General Office
 Lot Size: 88,145 sqft (2.02 acres)
 Built Footprint: 45,079*
 FAR: 3.07 (Not including the garage)
 Max FAR: 3.45

*Note this parcel is under construction in combination with 2 Brookline Place with an overall FAR of 3.45 including the above-ground garage.

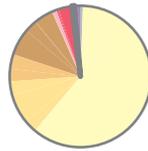
0-1.0

Total Number of Parcels in Zone: 4
 Total Number of Major Parcels: 2
 Average FAR: 0.91
 Average FAR Utilization: 91.08%
 Average Parcel Size: 75,665 sqft (1.74 acres)

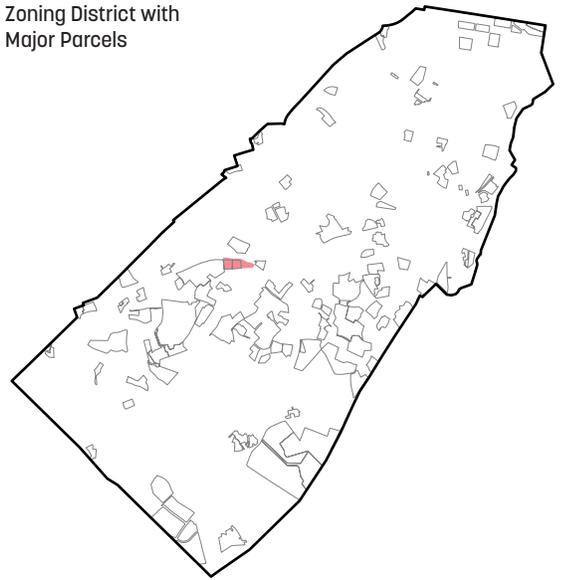
Total Land Coverage:
 6.95 acres (0.19%)



Major Parcel Coverage:
 4.71 acres (0.63% of MP)

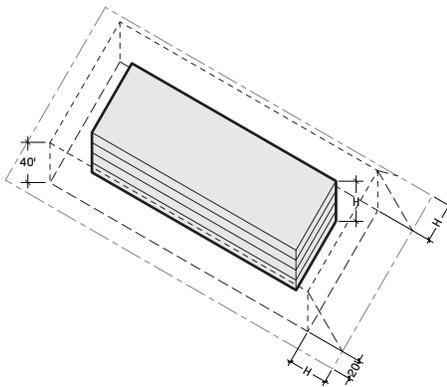


Zoning District with
 Major Parcels



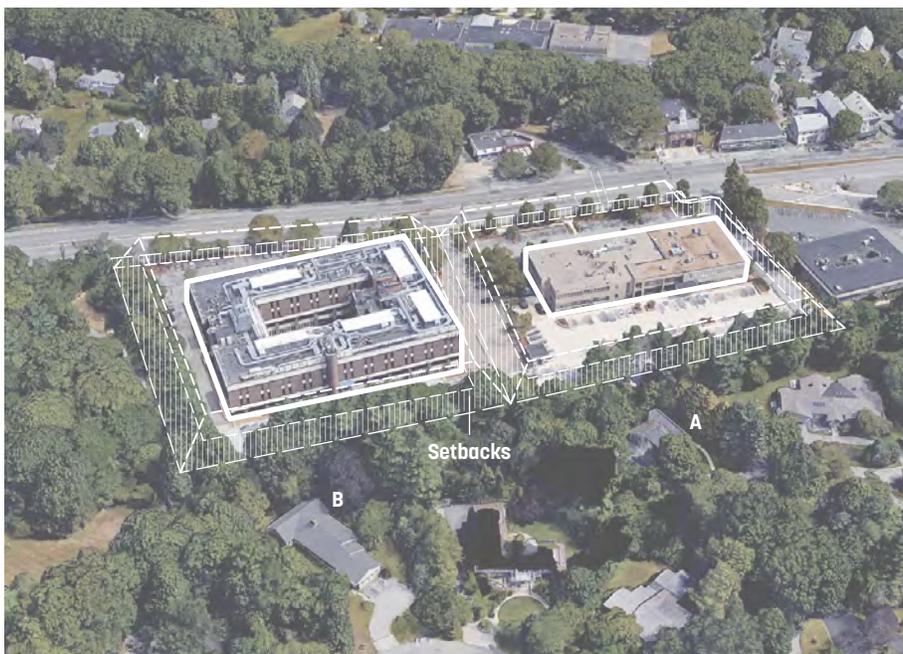
General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 1.0
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10'+L/10 (rear)



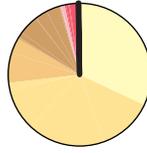
Example Parcel A: 830 Boylston St
 Medical Offices
 Lot Size: 98,213 sqft (2.25 acres)
 Built Footprint: 18,011 sqft
 FAR: 0.37
 Max FAR: 1.00

Example Parcel B: 850 Boylston St
 Medical Offices
 Lot Size: 106,888 sqft (2.45 acres)
 Built Footprint: 46,920 sqft
 FAR: 2.19
 Max FAR: 1.00

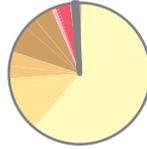
0-2.0(CH)

Total Number of Parcels in Zone: 4
 Total Number of Major Parcels: 4
 Average FAR: 0.89
 Average FAR Utilization: 44.4%
 Average Parcel Size: 57,446 sqft (1.32 acres)

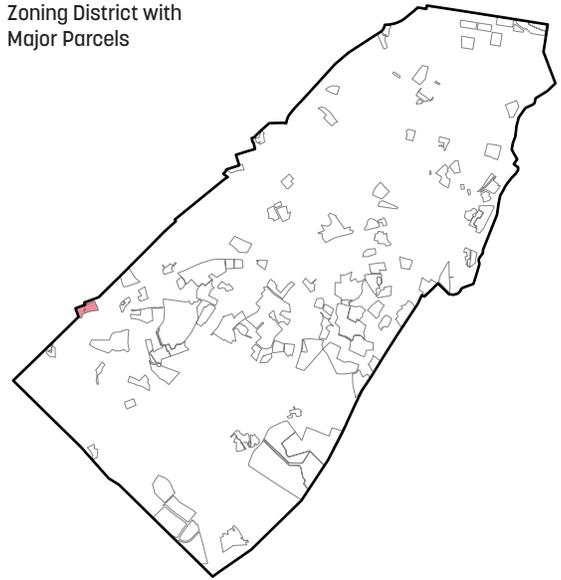
Total Land Coverage:
 5.28 acres (0.14%)



Major Parcel Coverage:
 5.28 acres (0.70% of MP)

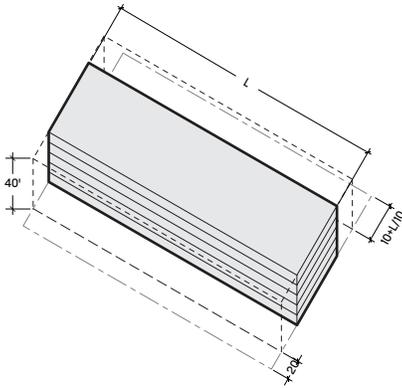


Zoning District with
 Major Parcels



General Dimensional Requirements

(for illustrative purposes, actual configuration varies by parcel)



Any structure or principle use

Lot Size Minimum: none
 Maximum FAR: 1.0
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10' (front), 10'+L/10 (rear)



Example Parcel A: 1300 Boylston St
 Commercial
 Lot Size: 46,143 (1.06 acres)
 Built Footprint: 13,405 sqft
 FAR: 0.58
 Max FAR: 2.00

Example Parcel B: 1280 Boylston St
 General Office
 Lot Size: 77,524 sqft (1.78 acres)
 Built Footprint: 14,767 sqft
 FAR: 0.38
 Max FAR: 2.00

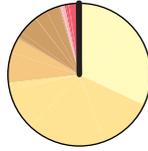
Example Parcel C: 1290 Boylston St
 Commercial
 Lot Size: 11,646 sqft (0.27 acres)
 Built Footprint: 2,746 sqft
 FAR: 0.24
 Max FAR: 2.00

Example Parcel D: 1330 Boylston St
 General Office
 Lot Size: 94,470 sqft (2.17 acres)
 Built Footprint: 37,130 sqft
 FAR: 2.36
 Max FAR: 2.00

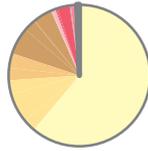
I-1.0

Total Number of Parcels in Zone: **3**
 Total Number of Major Parcels: **1**
 Average FAR: **1.08**
 Average FAR Utilization: **108.30%**
 Average Parcel Size: **78,322 sqft (1.80 acres)**

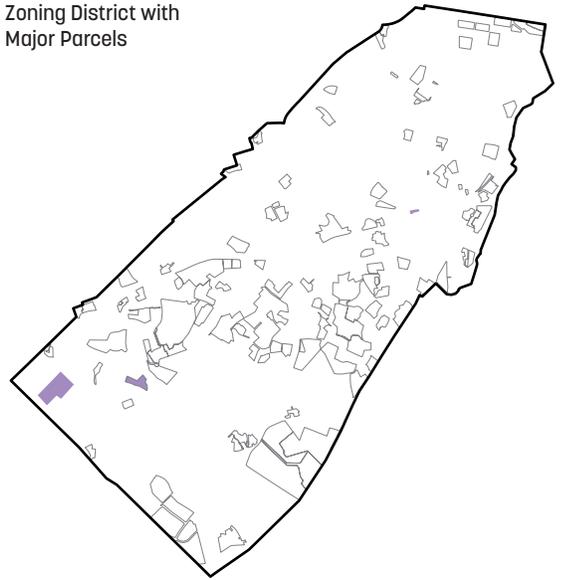
Total Land Coverage:
5.39 acres (0.15%)



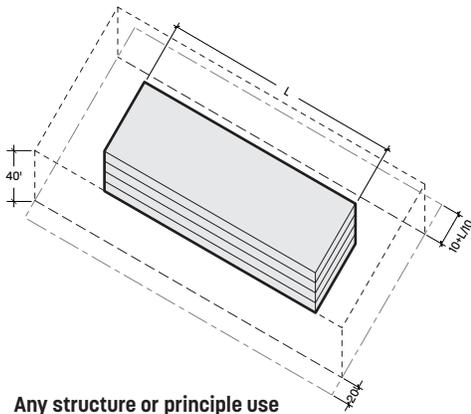
Major Parcel Coverage:
4.74 acres (0.63% of MP)



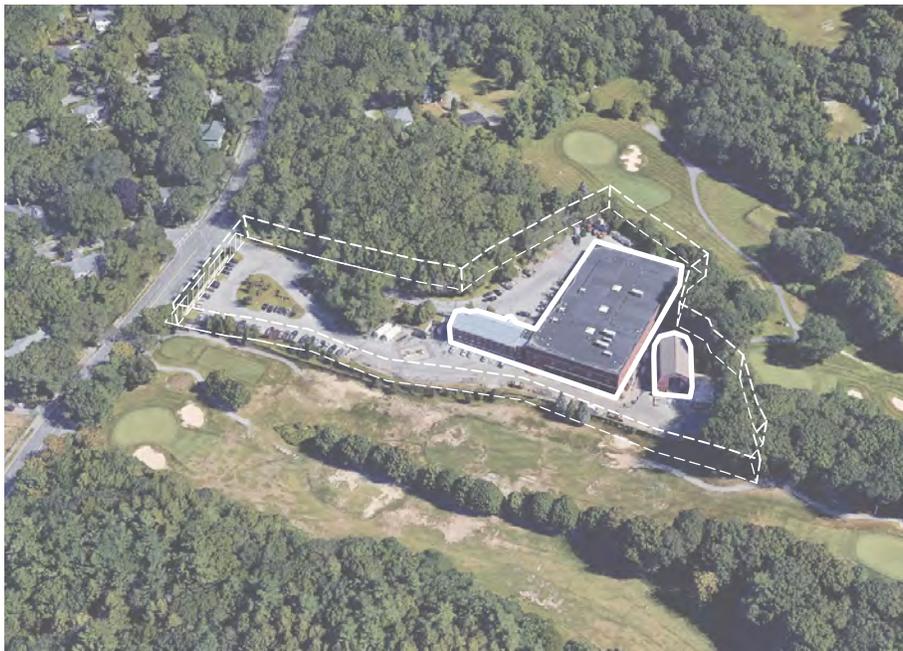
Zoning District with
 Major Parcels



General Dimensional Requirements
 (for illustrative purposes, actual configuration varies by parcel)

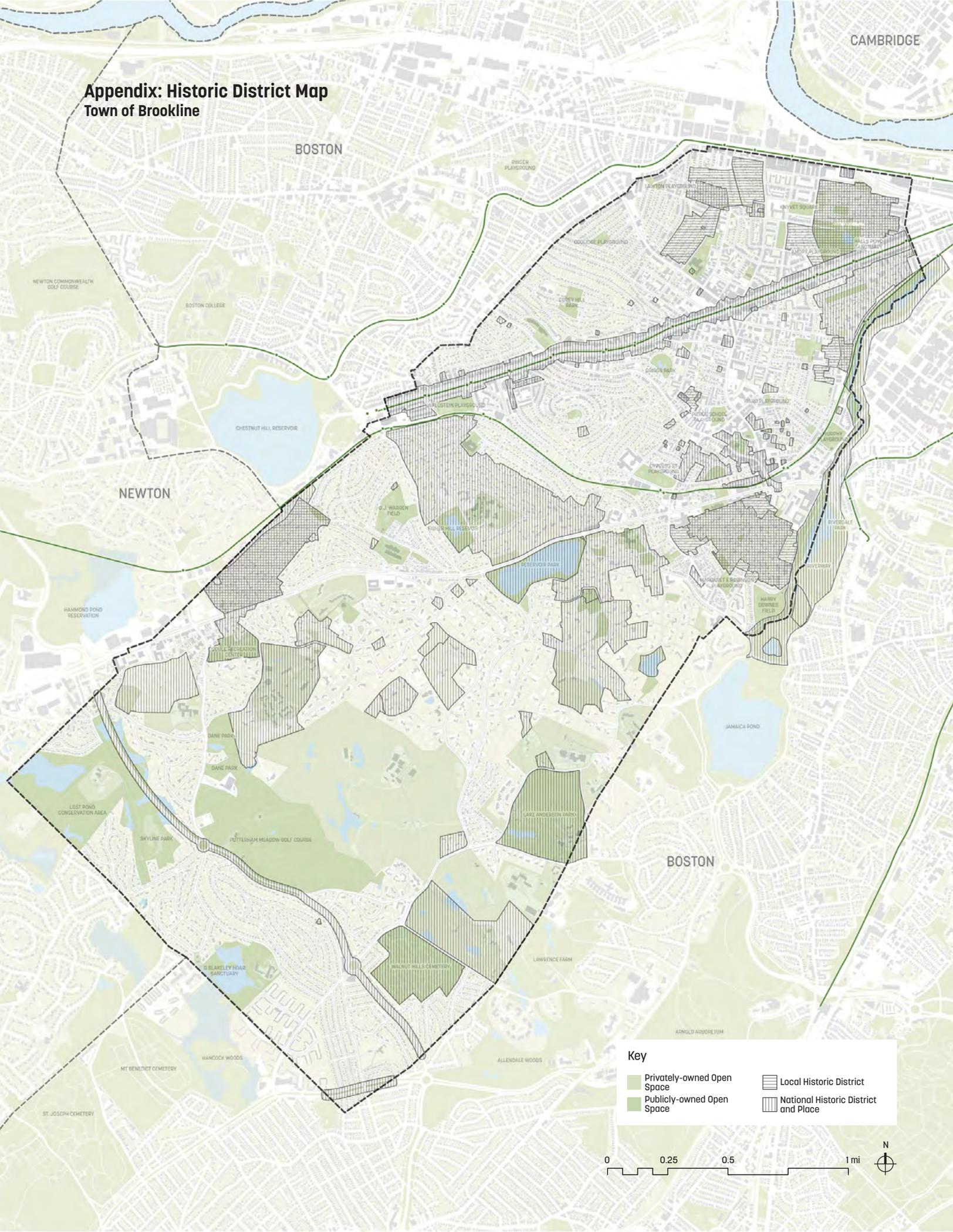


Any structure or principle use
 Lot Size Minimum: none
 Maximum FAR: 0.5
 Minimum Lot Width: none
 Maximum Height: 40'
 Minimum Yard: 10'+L/10 (rear)



**Example Parcel: 870 Hammond St, DPW Garage
 Municipal Facility**
 Lot Size: 206,460 sqft (4.74 acres)
 Built Footprint: 21,777 sqft
 FAR: 0.46
 Max FAR: 1.00

Appendix: Historic District Map Town of Brookline



CAMBRIDGE

BOSTON

NEWTON

BOSTON

Key

 Privately-owned Open Space	 Local Historic District
 Publicly-owned Open Space	 National Historic District and Place



Appendix

Example of Right of First Refusal By-law

*From Montgomery County, MD County Code
HOC is Montgomery County's Housing Authority*

53A-3. Notice of Sale

- (a) *Notice required.*
- (1) Within 5 days after an owner enters into a bona fide contract of sale to sell rental housing, the owner must provide written notice of the sale:
 - (A) to each tenant in the rental housing by first class mail;
 - (B) posted in the public areas of the rental housing; and
 - (C) to the Department with a list identifying each tenant and the tenant's address.
 - (2) The notice of sale must offer to sell the rental housing to any tenant organization under Section 53A-4, and include any other information required by Executive regulations.
- (b) *Tenant organization.* If there is no certified tenant organization for the rental housing when the notice of sale is due under subsection (a), then a tenant organization may be formed to exercise the right of first refusal if the Department certifies the organization within 45 days after the owner provides notice to the tenants under subsection (a).

53A-4. Right of First Refusal to Buy Rental Housing

- (a) *Right of first refusal.* An owner must offer the County, HOC, and any tenant organization the right to buy rental housing before selling the rental housing to another party, except as provided under Section 53A-5.
- (b) *Requirements for offer.* An offer required by subsection (a) must:
- (1) be in writing;
 - (2) be sent by certified mail, return receipt requested, within 5 business days after:
 - (A) the execution of a bona fide contract of sale, for the County, HOC, and any existing tenant organization; or
 - (B) the Department certifies a tenant organization, for a new tenant organization formed under Section 53A-3(b);
 - (3) include substantially the same terms and conditions as a pending bona fide contract of sale from a third party to buy the rental housing; and
 - (4) remain open for
 - (A) 60 days after it is received, for the County and HOC; and
 - (B) 90 days after it is received by any tenant organization, including a new tenant organization formed under Section 53A-3(b).
- (c) *Information and inspection.* The owner must give the County, HOC, and any tenant organization:
- (1) any information about the rental housing relevant to exercising the right of first refusal, such as architectural and engineering plans and specifications, and operating data; and
 - (2) access to the rental housing to inspect the property and conduct reasonable tests at reasonable times after reasonable notice.

The County, HOC, and any tenant organization must pay the owner a reasonable deposit for any architectural and engineering plans that the owner provides. The owner must refund the deposit when the plans are returned to the owner. The County Executive must issue regulations to implement this subsection.

(d) *Exercise of right of first refusal.*

(1) The County, HOC, or a tenant organization may exercise the right of first refusal by accepting the offer within the applicable period under subsection (b)(4). The County and HOC may accept an offer to buy rental housing in a municipality only if the municipality approves.

(2) The owner must sell the rental housing under the right of first refusal if the acceptance includes substantially the same terms and conditions contained in the owner's bona fide real estate contract of sale with the third party, including any contract term that provides for a bona fide real estate commission payable to an independent broker. Notwithstanding this general requirement or any term of the contract, the County, HOC, or a tenant organization may condition its acceptance on obtaining financing at any time before the deadline in paragraph (3) for completing the sale.

(3) The owner and the County, HOC, or tenant organization must complete a sale under this subsection within 180 days after the County, HOC, or tenant organization receives the owner's offer unless the owner agrees to extend the 180-day period.

(4) Before a tenant organization completes a sale under paragraph (3), a majority of all of the tenants must ratify the purchase.

(5) The right of first refusal applies in the following order of priority:

- (A) the County;
- (B) HOC; and
- (C) any tenant organization.

(6) The Executive must issue regulations that establish procedures and guidelines for exercising the County's right of first refusal.

(e) *Expiration of right of first refusal.* If the County, HOC, and any tenant organization do not exercise their rights of first refusal within the applicable period under subsection (b)(4), the owner may sell the rental housing to the third party buyer under substantially the same terms and conditions offered to the County, HOC, and any tenant organization.

(f) *Immunity.* The County, HOC, and any tenant organization are not liable for any damages incurred by the owner, a third-party buyer, a tenant, or any other person in connection with a decision to exercise or not exercise a right of first refusal under this Section. (1990 L.M.C., ch. 34, § 1; 1996 L.M.C., ch. 13, § 1; 2001 L.M.C., ch. 32, § 1.)

53A-5. Sales Not Requiring Right of First Refusal

(a) *Agreement not to convert.*

(1) An owner may sell rental housing without providing any right of first refusal under Section 53A-4 if the Department approves a written agreement that:

- (A) prohibits the buyer from converting the rental housing for at least 5 years after the sale;
- (B) the Department received from the prospective buyer at least 30 days before the sale; and
- (C) except as provided in paragraph (2)(B), requires the buyer to follow the voluntary rent increase guidelines published annually under Section 29-53 during:
 - (i) the first 3 years of the agreement, for all tenants who resided in the rental housing when the Department approved the agreement; and
 - (ii) the last 2 years, for each of these tenants who qualifies as a low- or moderate-income tenant under Department regulations.

- (2) The Department may:
 - (A) approve or reject an agreement with the buyer under this subsection only after considering the:
 - (i) physical condition of the rental housing, including any rehabilitation necessary to correct dangerous defects;
 - (ii) tenants' ability to afford rent increases; and
 - (iii) need to preserve low- and moderate-income rental housing in the County;
 - (B) allow the buyer to increase rents above the limits in paragraph (1)(C) only when the Department decides that a greater increase is justified by:
 - (i) unforeseen circumstances beyond the buyer's control; or
 - (ii) rehabilitation or renovation to the rental housing.
- (3) The Department annually must verify the buyer's compliance with the rent increase limits required by this subsection.
- (b) *Other exceptions.* An owner also does not have to provide a right of first refusal for a sale:
 - (1) under the terms of a bona fide mortgage or deed of trust;
 - (2) to a mortgagee in lieu of foreclosure;
 - (3) under a court order;
 - (4) from one co-tenant to another co-tenant by operation of law;
 - (5) under a will or intestate distribution;
 - (6) to the State or a local government; or
 - (7) of a minority title interest. (1990 L.M.C., ch. 34, § 1; 1996 L.M.C., ch. 13, § 1; 2001 L.M.C., ch. 32, § 1; 2007 L.M.C., ch. 6, § 1; 2007 L.M.C., ch. 11, § 1.)

Appendix

Notes on Land Bank Model

Our research shows that Massachusetts does not currently have Land Banking legislation for economic development purposes, although there are some existing examples such as the Nantucket Land Bank, which is used for open space preservation. If Brookline chooses to pursue a Land Bank, the Town will need to lobby the state legislature. However, there is an alternative to a Land Bank that is being used in the Commonwealth currently. Several communities have implemented Economic Development Authorities/Redevelopment Authorities. These organizations have several available powers (granted by the local government) including land acquisition (MGL c.121B Section 11). State approval will still be required, but may be much easier than the Land Bank enabling legislation. Two examples for further study are listed here.

Lynn Economic Development and Industrial Corporation

The Economic Development & Industrial Corporation of Lynn (EDIC/Lynn) is a non-profit corporation established under a state mandate in 1977 that functions as the City of Lynn's development bank.

Somerville Redevelopment Authority

The Somerville Redevelopment Authority (SRA) is the City of Somerville's duly constituted redevelopment authority under Massachusetts General Laws c. 121B. In accordance with its enabling statute, there are five members, four of whom are appointed by the Mayor and one of whom is appointed by the Governor.



Brookline is a dynamic town with a diversity of landscapes, variety in its development pattern, and ever-changing community needs that are influenced by proximity to Boston and its location in the region. These local and regional needs are putting pressure on the Town to change and adapt. Within this context, the Town has begun taking proactive steps toward understanding current conditions, looking forward to future trends, planning for longer-term capital and service needs, and seeking to better understand the capacity and potential for change of larger properties within Brookline. This proactive approach to planning has led the Town to undertake a Strategic Asset Plan (SAP) and Major Parcel Study (MPS) .

Digital versions of the MPS and SAP are available online at: <http://www.brooklinema.gov/>