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## To the Redevelopment Board

In reviewing the latest submission of the applicant for 1207-1211 I noticed that a key argument is based upon the assumption that the principal use of the proposed project is not residential. There seems to be some confusion over the distinction between residential district and residential use. The attached table from the zoning bylaw clarifies that a hotel is defined as a residential use (by special permit) in a B4 district. This particular project does not meet the requirements of 5.3.6 for bonus provisions.

Don Seltzer

### 5.5.3. Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Residential</b>						
Single-family detached dwelling	Y	Y	Y	Y	Y	Y
Two-family dwelling, duplex dwelling	Y	Y	Y	Y	Y	Y
Six or more single-family dwellings or six or more units in two-family dwellings or duplex dwellings on one or more contiguous lots	SP	SP	SP	SP	SP	SP
Three-family dwelling	SP	SP	SP	SP	SP	SP
Townhouse	SP	SP	DP	SP		SP
Apartment building		SP	SP	SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building	SP					
Single-room occupancy building	SP					SP
Group home	Y	Y	Y	Y	Y	Y
Hotel/Motel			SP	SP	SP	SP
Conversion of one or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP
Assisted living residence				SP		
Dormitory <i>(Note: permitted if use is for educational or religious purposes.)</i>	Y	Y	Y	Y	Y	Y
<b>Institutional, Educational</b>						
Community center, youth club, adult education center, or similar facility operated by a non-profit institution <i>(Note: permitted if use is for educational or religious purposes.)</i>	SP	SP		SP		SP
Nonprofit, members-only private club or lodge	SP	SP	SP	SP	Y	SP
Non-exempt educational use, e.g., trade, driving, music, dancing school		Y	Y	Y	Y	Y
Library, museum, or art gallery open to the public and not conducted as a private gainful business. <i>(Note: permitted if use is for educational or religious purposes.)</i>	SP	SP	SP	SP		SP

