

**ARTICLE ____ . TO SEE IF THE TOWN WILL VOTE TO AMEND THE
FOXBOROUGH ZONING BY-LAWS BY MAKING THE FOLLOWING CHANGES
WITH REGARD TO THE S-1 DISTRICT:**

Item 1. In the Table of Use Regulations, delete existing Item C.3 and substitute the following therefor:

Mercantile/Retail uses, except restaurants with seating which use more than fifty (50%) percent of the gross area of a building.

Item 2. Amend Section 9.1.2.3 by reducing the setback from 600 feet from Route One to 150 feet from Route One, so that the the first sentence of the subsection states:

By Special Permit, lots may be allowed which have 100 feet of frontage; provided that the portion of the lot to be built upon is a minimum of 150 feet from Route One.

Item 3. Amend Section 9.1.3 to change the percentage of allowed mercantile/retail uses from twenty-five percent to fifty percent and change the percentage allowed for preexisting lots of five acres or less from 50% to 75%, so that the new subsection states:

9.1.3 Retail Limitation. All mercantile/retail uses, except restaurants with seating shall not use more that fifty percent of the gross floor area of a structure. Lots of five acres or less recorded or shown on a plan endorsed by the Planning board prior to March 23, 1989 are allowed to have 75% of the total floor area used for retail.

Item 4. Amend Section 9.1.7, fourth sentence, to change the percentage of allowed mercantile/retail uses from twenty-five percent to fifty percent so that the second sentence states:

The SPGA may authorize an increase in height of a structure from 40 to 60 feet, as well as increases in allowable retail development from 25 to 50 percent of gross floor area.

Item 5. Add the following new Section 9.1.8:

9.1.8 Nonconforming Lots.

1. Building setback on preexisting nonconforming lots may be reduced finding and a Special Permit by the Planning Board
2. Structures on preexisting nonconforming lots may be constructed or reconstructed with a finding and a Special Permit by the Planning Board.

OR WHAT IT WILL DO IN RELATION THERETO.