

**CITY OF WALTHAM**

**Request for Proposals**

**Lease of 14 Church Street**

**Waltham, Massachusetts**

**I Introduction**

The City of Waltham (Lessor) is currently offering for lease, "as is," the one-story building (not including basement) known as 14 Church Street, Waltham, Massachusetts, as generally identified on the site plan attached hereto as Appendix A. Originally designed as Fire Alarm Headquarters for the City of Waltham, the building was used as office space for the City of Waltham Wires Department and movie rentals. The building is vacant.

The leased premises consists of the first floor (2,208 sq. ft.).

The building at 14 Church Street is a masonry structure with metal windows and a flat roof.

**II Site Information**

Located in the heart of Waltham's business and civic district, 14 Church Street, the former Fire Alarm Headquarters is in close proximity to the intersection of Main and Lexington Streets. Main Street (Route 20) is a major roadway providing access to Boston (approximately nine miles east of the site) and Route 128 (approximately two miles west of the site). No parking is provided on the site. There is a municipal parking lot on Church Street, a short distance from the site. The unmetered municipal parking lot to the north of the site is not part of the leased premises. The property is easily accessible by bus and train.

The building is being leased "as is". The Lessor makes no representations or warranties as to the condition of the leased premises. There is no handicap elevator or ramp.

The former Fire Alarm Headquarters is a unique historical building and is located in a Business C Zone. The surrounding neighborhood includes downtown Main Street, commercial, retail and residential uses.

**III Use**

- A. Lease or disposition of the property is subject to approval of both the Mayor and City Council.
- B. 14 Church Street is a unique historical building and is in close proximity to the City's center of government; accordingly, this property and building needs to be preserved. The City intends to lease this property for uses that preserve the historic nature of the building, for a use that increases the economic development of the downtown/Church Street area and as of right Business C Zone per the attached Table of Uses. Residential use is prohibited.
- C. Further, the Mayor's recommendation for this property is for artistic uses such as art studio, art education, indoor/outdoor retail markets, a restaurant, business or office and for a use that is consistent with a downtown use, and for a use that does not derogate or harm the surrounding neighborhoods. **The Mayor is willing to co-sponsor a Community Preservation Act (CPA) application for the exterior of the building and windows and co-sponsor grant applications to make the exterior of the property handicap accessible.**
- D. Apart from recommending temporary uses, to date, the City Council, as a body, has not decided/voted a specific recommendation for the building with respect to lease or sale.

#### IV Required Terms and Conditions

- A. The term of the lease shall be for a period not to exceed ten (10) years, followed by additional ten years at the sole discretion of the City.
- B. The Lessee shall be responsible for rent payments that are due annually, payable in advance in monthly installments to be made payable to the City of Waltham and submitted to the Superintendent of Public Buildings.
- C. The Lessor, in addition to other rights and remedies, shall have the right to declare the term of the lease ended if the Lessee:
  - 1 defaults in the payment of a rent installment and such default continues for ten (10) days after written notice thereof; or
  - 2 defaults in the performance or observance of any other of the Lessee's covenants, agreements or obligations under the lease and fails to correct such default within thirty (30) days after written notice thereof; or
  - 3 shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of Lessee's property for the benefit of creditors; or
  - 4 fails to secure an occupancy permit within one year from the date the lease is executed.
- D. The Lessee shall not assign the lease agreement, nor shall the Lessee sublet any or all of the leased premises without the prior written consent of the Mayor and City Council. Such subletting may only be authorized, in the sole discretion of the Mayor and City Council, for a use that is compatible with the public purpose of the Lease agreement and identified allowed uses for this Request for Proposals.
- E. The Lessee shall be required to purchase and maintain fire insurance in the amount of one million dollars (\$1,000,000) and comprehensive public liability insurance in the amount of one million dollars (\$1,000,000) per person/one million dollars (\$1,000,000) per occurrence, with excess liability/umbrella coverage in the amount of three million dollars (\$3,000,000); and with property damage insurance in limits of one million dollars (\$1,000,000) with responsible companies qualified to do business in Massachusetts and in good standing therein insuring the Lessor as well as the Lessee against injury to persons or damage to property as provided and to be in effect during the entire lease term.
- F. The Lessee shall be required to present a Certificate of Insurance, **identifying the City as an additional-named insured** and requiring 30 days advance notice of any cancellation, to the Lessor at the time of the signing of the Lease and at such other times as the Lessor shall request.
- G. The Lessee shall be responsible for the payment of all required premiums to maintain said insurance during the entire lease term.
- H. The Lessee shall also be required to indemnify and hold the City harmless against any and all claims of whatever nature for any injury or damage attributable to the Lessee's use of the leased premises or to any actions of the Lessee, its agents, servants or employees which may cause or contribute to any injury or damage to any person or entity's property.
- I. The Lessee shall be required to purchase and maintain tenant's insurance in an amount sufficient to replace Lessee's personal belongings contained in the leased premises during the lease term and shall be required to present a Certificate of Insurance identifying the city as a co-insured and requiring thirty (30) days advance notice of any cancellation, to the Lessor at the time of the signing of the lease and at such other times as the Lessor shall request.

- J The Lessee shall be responsible for meeting the Building Code in order to secure an Occupancy Permit.
- K The Lessee shall perform all improvements regarding tenant fit up at their sole cost and expense including any handicap accessibility that may be required.
- L The use of the subject property is subject to the Zoning Ordinances of the City of Waltham and subject to Section III above. See the attached Table of Uses for uses that are allowed as of right in the Business C Zone in which the property is located. Residential uses of the leased premises are prohibited by the terms of this RFP and will be prohibited under the terms of any lease of the leased premises executed pursuant hereto.
- M Lessee's plans must be submitted to and approved by the Waltham Historic Commission for anything within its jurisdiction, prior to submission to the Building Department for a building permit(s).
- N All plans and specifications for improvements to the property must be approved by the Building Inspector of the City of Waltham prior to the commencement of any work.
- O All improvements shall be performed by the Lessee in accordance with the City-approved plans and specifications.
- P No additions or alterations may be made to the exterior or interior of the building without the Mayor's prior written approval.
- Q Over the term of the lease, the Lessee will be required to continue to maintain and repair the building.
- R The Lessee shall be responsible for the cost of installing and using all utilities to the property. Lessee is responsible for its/their own air conditioning needs subject to the approval of the City's Maintenance Department.
- S The Lessee shall be responsible for all custodial/janitorial services in the leased premises during the lease term.
- T The Lessee shall be responsible for shoveling all walkways into the leased premises and insuring that all the exits and entrances are not obstructed.
- U The Lessee shall be responsible for maintaining the leased premises in good condition, reasonable wear and tear excluded.
- V The Lessee shall use the property in such manner as it is compatible with the neighborhood and/or the current use(s) of the building by existing tenants and/or as determined at the sole discretion of the city.
- W Lessee shall be responsible for the cost of all repairs occasioned by or due to the fault or neglect of the Lessee, its agents, servants or independent contractors hired by it, visitors, guests, invitees, or any other source.
- X The Lessee is prohibited from any activity that would constitute a violation of the conflict of interest law (G.L.M. 268A).
- Y The Lease, along with this RFP and the Lessee's response thereto, shall constitute the entire agreement for the lease of the property. Any amendment to the lease must be in writing and must be approved in the same manner as the original lease, by both the City Council and

Mayor.

- Z The Lessee shall be responsible for securing all municipal, state and federal permits, including but not necessarily limited to, building and occupancy permits.
- AA The Lessee is obligated to secure an occupancy permit for the leased premises within one year of the date on which the lease is executed. As noted above, the Lessee will be taking the building "as is" and the Lessee will be responsible for taking all actions necessary to secure an occupancy permit.
- BB No residential use of the leased premises shall be permitted.

#### V. Submission Requirements

- A. All proposals must be delivered to the office of the City Purchasing Agent, Joseph Pedulla, City Hall, 610 Main Street, Waltham, MA no later than June 15, 2015 at 10:00 a.m.
- B. All proposals shall be in sealed envelopes marked, "Proposal for Lease of Building at 14 Church Street, Waltham."
- C. All proposals not received at the Purchasing Agent's office by the date and time specified shall be rejected.
- D. Each proposal must include the following:
  - 1. A completed Disclosure of Beneficial Interests form, which complies with the requirements of G.L.M. Chapter 7, section 40J.
  - 2. A signed affidavit of non-collusion in the form provided by the Purchasing Agent
  - 3. A certification of tax compliance (G.L.M. Chapter 62C, section 49A).
  - 4. If the Lessee is other than a natural person, evidence of its legal existence and status. Such evidence may include the following:
    - a. Articles of Incorporation
    - b. Trust Agreements
    - c. Partnership Agreements.
  - 5. If the proposer is a corporation, a Certificate of Authority conveying a certified vote of the Board of Directors authorizing a designated individual to submit the proposal.
  - 6. A statement of the intended use of the leased premises, how it preserves the historic nature of the building, increases the economic development of the downtown/Church Street area, such as art studio, art education, indoor/outdoor retail markets, restaurant, business or office and does not harm or derogate from the surrounding neighborhoods.
  - 7. Resumes and position descriptions of all personnel of Lessee who will be responsible for supervising construction work to be performed under the lease.
  - 8. A statement of the amount of rent the Lessee proposes to pay over the course of the lease term and the specific lease term requested.
  - 9. Evidence of proposer's ability to cover the costs of all rent to be paid, all capital improvements to be made, and all other financial obligations relating to the rental of the property during the entire rental period.
  - 10. A proposed, detailed program of capital repairs and replacements, any other improvements/repairs proposed. Said program shall be attached to and become a part of the

lease.

11. A list of past projects in which the proposer has been involved.

12. An inventory of any and all personal property that will be stored or maintained in the leased premises. Such list shall be updated by the Lessee as such personal property is added or removed.

13. The Lessee shall be responsible for maintaining its own insurance covering any personal property located on or in the rental property during the lease term and the Lessee shall indemnify and hold the City harmless from any claims for damages or loss relating to any such personal property.

14. Insurance Certificate showing the requested limits and with the following text in the Description of Service Box: "The City of Waltham is a Named Additional Insured for General Liability"

15. For a corporation, a certified copy of the most recent Annual Report and any Amendments subsequent to the most recent filing as recorded with the Secretary of State.

The City reserves the right to request additional documentation and may independently verify information provided.

#### **VI Evaluation Criteria**

All proposals shall be evaluated based on the following criteria:

A. Submission Requirements: All proposals must be properly submitted and contain all of the completed documents and forms as set forth above in V—Submission Requirements. The Purchasing Agent shall determine if the Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the Submission Requirements to the Evaluation Committee, as expanded upon below in VI B. Any proposal, which does not contain all the completed documents and forms set forth in Section V- Submission Requirements, shall be rejected.

B. Comparative Evaluation Criteria: An Evaluation Committee, consisting of one representative from the Building Department, Planning Department and Maintenance Department will evaluate all proposals referred to it by the Purchasing Agent. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of the proposed use and the amount of rent to be paid. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of:

1 Proposed use (25% of total points) Each proposal shall be given a score of 1 to 5 (with 5 being the highest score) based on the extent to which it preserves the historic nature of the building, for a use which increases the economic development of the downtown/Church Street area and as of right in a Business C Zone, for an artistic use such as art studio, art education, indoor/outdoor retail markets, restaurant, business or office and for a use that does not derogate or harm the surrounding neighborhoods.

2 Rental stream (75%) of total points) The Evaluation Committee will determine the present value of the rental stream to be generated by each proposal. Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based on the present value of rental payments and the financial strength of the proposer.

C. Evaluation. Once points are established for the use, and the rental stream of each proposal, the Evaluation Committee will weigh these criteria as listed above. Based on the final scores assigned to each proposal, the Evaluation Committee shall make its recommendation to the Mayor and City Council of the City of Waltham who shall identify the most advantageous proposal.

## VII Award

Lease between the City and the successful respondent is subject to the approval of both the Mayor and the City Council.

## VIII Miscellaneous

A. The City reserves the right to reject any and all proposals at any time prior to the execution of the lease.

B. All renovations shall become fixtures and the property of the City of Waltham.

C. The City of Waltham will conduct one site visit of the property on May 29, 2015 at 10 am. Interested parties should meet in front of 14 Church Street at said date and time. This will be the only opportunity to conduct a detailed inspection of the property before the RFP due date.

E. All questions regarding the RFP should be submitted in writing to the Purchasing Agent who will respond via addenda to all interested parties of record. Addenda will also be posted on the City website.

QUESTIONS SHOULD NOT BE SUBMITTED TO CITY COUNCILLORS OR THE MAYOR AS THE PROCESS REQUIRES A SEALED BID PROPOSAL FROM ALL BIDDERS.

**Central Register – Acquisition of Disposition of Real property**

**Description of Property**

14 Church Street  
Waltham, MA 02452

**Authority:**

City of Waltham  
610 Main Street  
Waltham, MA 02452  
(781) 314-3242

One Story Building: 2,208 sq. ft. of interior space  
(Not including basement)

Proposal Deadline: **June 15, 2015 at 10 am**

Estimated value, source of valuation:  
Assessed Value: \$869,900  
Appraised Value – April 2015  
\$8.00 per square foot based on appraisal by  
Waltham Board of Assessors

**Additional Information:**

See attached Assessors card.

The City plans to lease the first floor, not including basement. The building is leased "as is". The City intends to lease this property for uses allowed as of right in a Business C Zone, for a use that preserves the historical nature of the building, for a use which increases the economic development of the downtown/Church Street area and as of right in a Business C Zone, for an artistic use such as art studio, art education, indoor/outdoor retail markets, restaurant, business or office. The Mayor is willing to co-sponsor a Community Preservation Act (CPA) application for the exterior and the windows and co-sponsor any grant applications to make the property handicap accessible. It is the responsibility of the successful proposer to secure any necessary municipal approvals and perform any improvements necessary to occupy the property.

Copies of the RFP are available in the city web site at [www.city.waltham.ma.us/open-bids](http://www.city.waltham.ma.us/open-bids) or by e-mail request to [Jpedulla@city.waltham.ma.us](mailto:Jpedulla@city.waltham.ma.us)

THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS.

**CITY OF WALTHAM, MASSACHUSETTS  
REQUEST FOR PROPOSALS  
PROPERTY FOR LEASE**

SEALED PROPOSALS for leasing the building located at 14 Church Street (not including basement), WALTHAM, MA, will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until June 15, 2015 at 10 am at which time they will be publicly opened and read. A **property inspection date is set for May 29, 2015 at 10 am**. Proposal specifications may be obtained by visiting the City's web Site at [www.city.waltham.ma.us/open-bids](http://www.city.waltham.ma.us/open-bids)

The City reserves the right to reject any and all proposals.

Joseph Pedulla, MCPPO  
Purchasing Agent

Advertise:

**THE FOLLOWING DOCUMENTS MUST BE COMPLETED AND RETURNED WITH YOUR OFFER**



**NON-COLLUSION FORM AND TAX COMPLIANCE FORM**

**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

\_\_\_\_\_  
(Signature of person signing bid or proposal)      Date

\_\_\_\_\_  
(Name of business)

**I. TAX COMPLIANCE CERTIFICATION**

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

\_\_\_\_\_  
Signature of person submitting bid or proposal      Date

\_\_\_\_\_  
Name of business

**NOTE**

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

**CERTIFICATE OF VOTE OF AUTHORIZATION**

Date:

I \_\_\_\_\_, Clerk of \_\_\_\_\_ (corporation) hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the \_\_\_\_\_ day of \_\_\_\_\_ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That \_\_\_\_\_ (name) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract or obligation to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that \_\_\_\_\_ is duly elected/appointed \_\_\_\_\_ of said corporation.

SIGNED:

(Corporate Seal)

\_\_\_\_\_  
Clerk of the Corporation:

Print Name: \_\_\_\_\_

**COMMONWEALTH OF MASSACHUSETTS**

County of \_\_\_\_\_,

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, \_\_\_\_\_

Notary Public;

My Commission expires:

## CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

**If a Corporation:**

Incorporated in what state \_\_\_\_\_

President \_\_\_\_\_

Treasurer \_\_\_\_\_

Secretary \_\_\_\_\_

Federal ID Number \_\_\_\_\_ (Required)

**If a foreign (out of State) Corporation** – Are you registered to do business in Massachusetts? Yes

\_\_\_\_\_, No \_\_\_\_\_

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

**If a Partnership: (Name all partners)**

Name of partner \_\_\_\_\_

Residence \_\_\_\_\_

Name of partner \_\_\_\_\_

Residence \_\_\_\_\_

**If an Individual:**

Name \_\_\_\_\_

Residence \_\_\_\_\_

**If an Individual doing business under a firm name:**

Name of Firm \_\_\_\_\_

Name of Individual \_\_\_\_\_

Business Address \_\_\_\_\_

Residence \_\_\_\_\_

Date \_\_\_\_\_

Name of Bidder

By \_\_\_\_\_

Signature

Title

Business Address \_\_\_\_\_ (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

City State

Telephone Number,

Date

**NOTE (1): This proposal must bear the written signature of the bidder. If the bidder is a partnership, a partner must sign the proposal. If the bidder is a corporation, a duly authorized officer or agent of such corporation must sign the proposal.**  
**NOTE (2): Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.**

**DEBARMENT CERTIFICATION**

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

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Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_, Zip Code \_\_\_\_\_

Phone Number (\_\_\_\_) \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Signed by Authorized Company Representative:

\_\_\_\_\_

Print name \_\_\_\_\_

Date \_\_\_\_\_

**PROVIDE THREE (3) SERVICE APPROPRIATE REFERENCES**

1. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

2. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

3. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

**NOTE**

**Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.**

**Disclosure of Beneficial Interests in Real Property Transaction**

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: \_\_\_\_\_  
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction:     Sale     Lease or rental for \_\_\_\_\_ (term):

4. Seller(s) or Lessor(s): \_\_\_\_\_

Purchaser(s) or Lessee(s): \_\_\_\_\_

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. *Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need **not** be disclosed.*

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

(Continued on next page)

5. Continued

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

Name	Title or position
_____	_____
_____	_____

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

APPENDIX A  
SITE PLAN



14 CHURCH STREET



R060 009 0004  
Map Block Lot

Unit  
1 of 3  
COMMERCIAL  
CARD

CITY OF WALTHAM  
TOTAL ASSESSED: 2,981,300  
1640761

**PROPERTY LOCATION**

No. 25  
Alt No. LEXINGTON ST, WALTHAM  
Directions/Street/City

**OWNERSHIP**

Owner 1: CITY OF WALTHAM  
Unit #:

Owner 2:  
Owner 3:  
Street 1: 610 MAIN ST.  
Street 2:  
Town/City: WALTHAM  
S/Prov: MA  
Postal: 02452-5552

**PREVIOUS OWNER**

Owner 1:  
Owner 2:  
Street 1:  
Town/City:  
S/Prov:  
Postal:

**NARRATIVE DESCRIPTION**

This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with a(n) GOVT BLDGS Building Built about 1931, Having Primarily BRICK Exterior and TAR + GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 1 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.  
**OTHER ASSESSMENTS**

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	343,800		33360.000	527,000	870,800

Total Card	Total Parcel	Source: Market Adj Cost	Total Value per SQ unit /Card
343,800	2,454,300		196.21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2015	903	EX	2,454,300	0	33,360	527,000	2,981,300	2,981,300	Year End Roll
2014	903	FV	2,454,300	0	33,360	527,000	2,981,300	2,981,300	Year End Roll
2013	903	FV	2,454,300	0	33,360	527,000	2,981,300	2,981,300	Year End
2012	903	FV	2,262,900	0	33,360	527,000	2,789,900	2,789,900	Year End Roll
2011	903	FV	2,262,900	0	33,360	527,000	2,789,900	2,789,900	Year end
2010	903	FV	2,262,900	0	33,360	527,000	2,789,900	2,789,900	Year end
2008	903	FV	2,262,900	0	33,360	400,300	2,663,200	2,663,200	
2007	903	FV	2,262,900	0	33,360	400,300	2,663,200	2,663,200	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
CITY OF WALTHAM	4783-585		10/30/1924			No	No		

**TAX DISTRICT**

Parcel ID: R060 009 0004

**PAT ACCT.**

64076

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/6/2005	336	ALTERATI	4,100 C					
11/29/2004	831	REROOF	217,600 C					
2/11/1989	075		112,800					

**ACTIVITY INFORMATION**

Date	Result	By	Name
------	--------	----	------

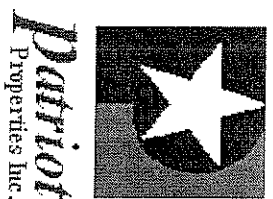
**PROPERTY FACTORS**

Item Code	Descrp	%	Item Code	Descrp
Z			U	
o			U	
h				
Census:			Exmpt	
Flood Haz:				
D	0	test	Topo	
s			Street	41
t			Traffic	

**LAND SECTION (First 7 lines only)**

Use Code	Description	Fact	LUC	No of Units	Depth / PrcdUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Intlu	Neigh Mod	Intf 1	%	Intf 2	%	Intf 3	%	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
903	MUNICIPAL			33360		SQ. FT.	SITE		0	20.	0.790	CG	1.00							527,040			527,000	

Total AC/H/A: 0.76564  
Total SF/SM: 33360.00  
Parcel LUC: 903 MUNICIPAL  
Prime NB Desc: COM GD  
Total: 527,040  
Spl Credit: 0  
Total: 527,000



**USER DEFINED**

Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Date: 04/27/15  
Time: 11:34:50  
LAST REV  
Date: 04/05/09  
Time: 13:48:31

ASR Map:  
Fac Dist:  
Reval Dist:  
Year:  
Land Reason:  
Bid Reason:



R060 009 0004 2 of 3 COMMERCIAL TOTAL ASSESSED: 2,981,300  
 Map Block Lot CARD City of Waltham 1640761

**PROPERTY LOCATION**  
 No 25 Alt No LEXINGTON ST. WALTHAM  
 Direction/Street/City

**OWNERSHIP**  
 Owner 1: CITY OF WALTHAM  
 Unit #:

Owner 2:  
 Owner 3:  
 Street 1: 610 MAIN ST.  
 Street 2:  
 Town/City: WALTHAM  
 S/P/Prov: MA Entry Own Occ:  
 Postal: 02452-5552 Type:

**PREVIOUS OWNER**  
 Owner 1:  
 Owner 2:  
 Street 1:  
 Town/City:  
 S/P/Prov: Entry  
 Postal:

**NARRATIVE DESCRIPTION**  
 This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with a(n) OFFICE Building Built about 1931, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms  
**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Building Value Yard Items Land Size Land Value Total Value  
 903 1,417,900 0.000 1,417,900

Total Card 1,417,900  
 Total Parcel 2,454,300  
 Source/Market Adj Cost Total Value per SQ unit /Card: 85.48 /Parcel: 99.59

**PREVIOUS ASSESSMENT**  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 Parcel ID R060 009 0004

Legal Description Entered Lot Size Total Land: Land Unit Type:  
 User Acct 64076  
 GIS Ref  
 Insp Date

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value  
**TAX DISTRICT**  
**PAT ACCT.**

**PRINT**  
 Date Time  
 04/27/15 11:37:17  
**LAST REV**  
 Date Time  
 04/26/06 13:08:36

ASR Map: 64076  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BidReason:

**PROPERTY FACTORS**

Item Code	Descrp	%	Item Code	Descrp
Z			U	
0			t	
n			l	
Census: Exmpt				
Flood Haz: Topo				
D	0	test	Street	41
Traffic				

**LAND SECTION (First 7 lines only)**  
 Use Description LUC No of Units Depth / PricelUnits Unit Type Land Type Land Type LT Base Unit Adj Neigh Neigh Inft 1 % Inft 2 % Inft 3 % Appraised Value Alt % Spec Land Code Fact Use Value Notes  
 903 MUNICIPAL 0 0 0.0000 CG 1.00

**BUILDING PERMITS**

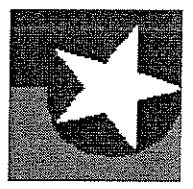
Date	Number	Descrp	Amount	C/O	Last Visi	Fed Code	F. Descrp	Comment

**ACTIVITY INFORMATION**

Date	Descrp	Result	By	Name
7/29/2005	INFO AT DOOR		345	JAMES HALL

Total ACH/A: 0.00000 Total SF/S/M: 0.00  
 Parcel LUC: 903 MUNICIPAL Prime NB Desc COM GD  
 Total: Spl Crd: Total: apro

Sign: / /



**Patriot**  
 Properties Inc.

**USER DEFINED**  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:

**EXTERIOR INFORMATION**

Type: 21 - OFFICE	
Sly Hlt: 2A - 2A	
(Lvl) Units: 1	Total: 3
Foundation: 03 - BRKSTN	
Frame: 03 - CONCRETE	
Prime Wall: 07 - BRICK	
Sec Wall: %	
Roof Struct: 02 - HIP	
Roof Cover: 02 - SLATE	
Color: BRICK	
View / Desir	

**GENERAL INFORMATION**

Grade: B - GOOD	
Year Blt: 1931	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**BATH FEATURES**

Full Bath: 1	Rating: Average
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/4 Bath:	Rating:
1/2 Bath: 1	Rating: Average
A HBth:	Rating:
Other Fix:	Rating:

**OTHER FEATURES**

Kits: 1	Rating: Average
A Kits:	Rating:
Fpl:	Rating:
WSEFlue:	Rating:

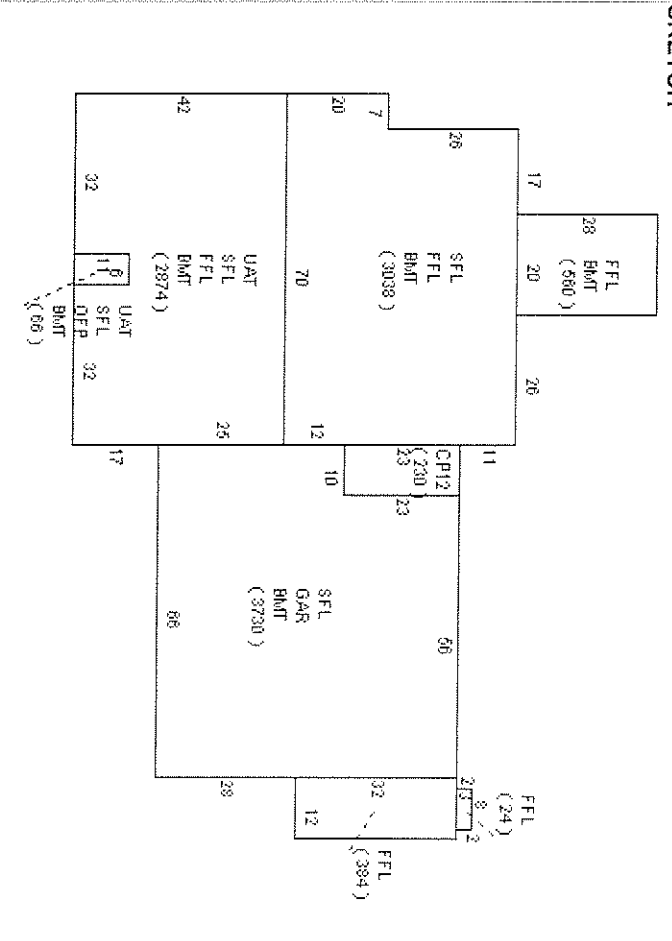
**COMMENTS**

LOT # 25 LEXINGTON STREET - 25  
LEXINGTON STREET; BLDG UNDER RENOV..

**RESIDENTIAL GRID**

1st Res Grid Desc:	# Units
Level: FY LR DR D K FR RR BR FB HB L O	
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: BRS: Baths: 1 HB: 1

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/Fl: 10	
Prim Int Wall: 02 - PLASTER	
Sec Int Wall: 03 - OTHER	40%
Partition: T - TYPICAL	
Palm Floors: 14 - ASPHALT TILE	
Sec Floors: 02 - SOFTWOOD	40%
Bsmnt Flr: 12 - CONCRETE	
Bsmnt Gar:	
Electric: 03 - TYPICAL	
Insulation: 02 - TYPICAL	
Int vs Exits	
Heat Fuel: 01 - OIL	
Heat Type: 05 - STEAM	
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled:

**DEPRECIATION**

Phys Cond: AV - Average	
Functional:	
Economic:	
Special:	
Override:	
Total:	30%

**REMODELING**

Exterior:	No Unit
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**CALC SUMMARY**

Basic \$ / SQ: 80.00	
Size Adj: 0.87234145	
Const Adj: 1.01846397	
Adj \$ / SQ: 71.076	
Other Features: 12500	
Grade Factor: 1.40	
Neighborhood Int: 1.00000000	
LUC Factor: 1.00	
Adj Total: 2025599	
Depreciation: 607680	
Depreciated Total: 1417919	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	10,268	17,770	182,452
SFL	SECOND FLOOR	9,708	71,080	690,005
FFL	FIRST FLOOR	6,880	71,080	489,002
GAR	GARAGE	3,730	14,100	52,605
UAT	UNF ATC	882	17,770	15,672
CARP	CARPOR	230	10,350	2,380
OPF	OPEN PORCH	66	33,950	2,241
Net Sketched Area:		31,764		1,434,357
Size Adj:		16588		16588
Gross Are:		33822		16588
FinAre:				16588

**SUB AREA DETAIL**

Code	Description	% Usbl	Descrp	Type	Qu Ten

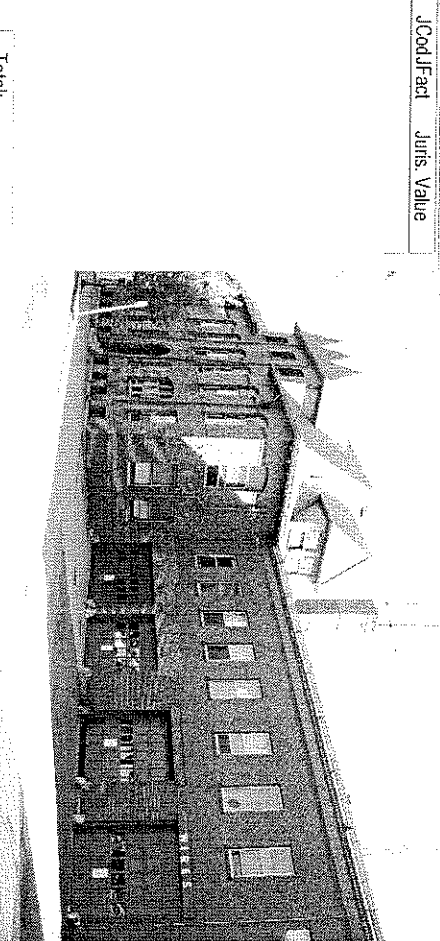
**SPEC FEATURES/YARD ITEMS**

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con Year	Unit Price	D/S Dep	LUC	Fact	NB/Fa	Appr Value

**PARCEL ID**

Parcel ID	Typ	Date	Sale Price

**IMAGE**



**AssessPro** Patriot Properties, Inc

R060 009 0004 3 of 3 INDUSTRIAL TOTAL ASSESSED: 2,981,300  
 Map Block Lot Unit CARD City of Waltham 1640761

**PROPERTY LOCATION**

No. 25 Alt No. LEXINGTON ST. WALTHAM  
 Direction/Street/City

**OWNERSHIP**

Owner 1: CITY OF WALTHAM  
 Unit #:

Owner 2:  
 Owner 3:  
 Street 1: 610 MAIN ST.  
 Street 2:  
 Town/City: WALTHAM  
 S/P Prov: MA County Own Occ:  
 Postal: 02452-5552 Type:

**PREVIOUS OWNER**

Owner 1:  
 Owner 2:  
 Street 1:  
 Town/City:  
 S/P Prov: County  
 Postal:

**NARRATIVE DESCRIPTION**

This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with a(n) FIRE STATION Building Built about 1887, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Barms. OTHER ASSESSMENTS

**IN PROCESS APPRAISAL SUMMARY**

Use Code 903 Building Value 692,600 Yard Items 0.000 Land Size 0.000 Land Value Total Value 692,600

Total Card 692,600  
 Total Parcel 2,454,300  
 Source/Market Adj Cost Total Value per SQ unit /Card: 77.73 /Parcel: 199.59

**PREVIOUS ASSESSMENT**

Parcel ID: R060 009 0004  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

**SALES INFORMATION**

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value PAT ACCT.

**TAX DISTRICT**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
			0.000	CG	1.00			

**ACTIVITY INFORMATION**

Date 7/29/2005 MEASURED Result 345 By JAMES HALL

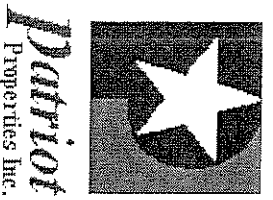
**PROPERTY FACTORS**

Item Code	Descr	%	Item Code	Descr
0			U	
2				
n				
Census:				
Flood Haz:				
D 0	test		Topo	
s			Street 41	
i			Traffic	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC	No of Units	Price/Units	Depth /	Unit Type	Land Type	LI	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	All Class	%	Spec Land Code	J Fact	Use Value	Notes
903	MUNICIP		0	0	SQ. FT.	SITE			0	0.000	CG	1.00												

Sign:



**USER DEFINED**

Prior Id #	Date	Time
Prior Id # 1	04/27/15	11:38:18
Prior Id # 2	04/26/06	13:10:52

PRINT  
 Date 04/27/15 11:38:18  
 LAST REV  
 Date 04/26/06 13:10:52  
 apro 64076

ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BidReason:

Total ACHA: 0.00000 Total SF/SM: 0.00 Parcel LUC: 903 MUNICIPAL Prime NB Desc: COM GD Total: Spl Credit: Total: apro

Disclaimer: This information is believed to be correct but is subject to change and is not warranted Database: FY2015 2015

**EXTERIOR INFORMATION**

Type: 48 - FIRE STATION	SY Ht: 2A - 2A	Total: 3
(L/v) Units: 1		
Foundation: 03 - BRK/STN		
Frame: 03 - CONCRETE		
Prime Wall: 07 - BRICK		
Sec Wall: %		
Roof Struct: 02 - HIP		
Roof Cover: 02 - SLATE		
Color: BRICK		
View / Descri:		

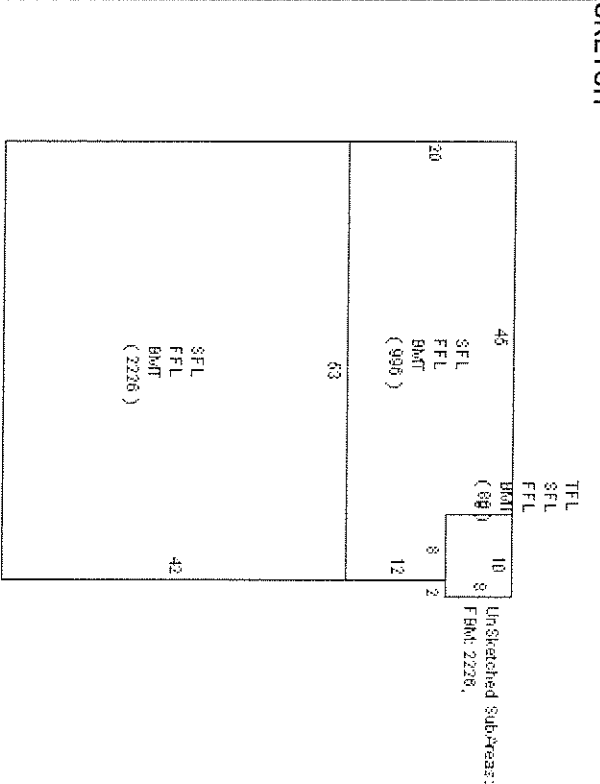
**BATH FEATURES**

Full Bath: Rating:	3/4 Bath: Rating:	A 3/4Bth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	Other Fix: 10 Rating: Average
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**COMMENTS**

LOT # 25 LEXINGTON STREET : 25  
LEXINGTON STREET.

**SKETCH**



**INTERIOR INFORMATION**

Avg HWFL: 12	Prim Int Wall: 02 - PLASTER	Sec Int Wall: %	Partition: T - TYPICAL	Prim Floors: 03 - HARDWOOD	Sec Floors: 12 - CONCRET	Bmnt Flr: 12 - CONCRETE	Bmnt Gar:	Electric: 03 - TYPICAL	Insulation: 02 - TYPICAL	Int vs Ext: S	Heat Fuel: 01 - OIL	Heat Type: 05 - STEAM	# Heat Sys: 1	% Heated: 100	Solar HW: NO	% Corn Wall: % Splinkled
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**DEPRECIATION**

Phys Cond: AG - Avg Good	31 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31.5 %

**REMODELING**

Exterior:	Interior:	Additions:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL				

**CALC SUMMARY**

Basic \$ / SQ: 80.00	Size Adj: 1,074,416.52	Const Adj: 1,018,463.97	Adj \$ / SQ: 87,540	Other Features: 15119	Grade Factor: 1.40	Neighborhood Inf: 1,000,000,000	LUC Factor: 1.00	Adj Total: 1,009,707	Special Features: 318,058	Depreciated Total: 692,600
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**COMPARABLE SALES**

Rate	Parcel ID	Type	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,302	21,890	72,285
FFL	FIRST FLOOR	3,302	87,540	289,058
SFL	SECOND FLOOR	3,302	87,540	289,058
FBM	FINISHED BMT	2,226	21,890	48,716
TFL	THIRD FLOOR	80	87,540	7,003

**SUB AREA DETAIL**

#	Area	% Usbl	Descrp	% Type	Qu Ten

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	Jurts Value
30	FIRE ESC	M	S	1	2	A	AV	1985	750.00	B	315	903				1,000	1,000

**PARCEL ID**

RO60 009 0004	Jurts Value	1,000
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**IMAGE**

Net Sketched Area: 12,212	Total:	706,100
Size Adj: 6684	Gross Are:	12212
	FinAre:	8910

**AssessPro**

Patriot Properties, Inc

ZONING CODE

Sec. 3.4. Table of Uses.  
City of Waltham  
(Part 1)

[Amended 6-10-1991 by Ord. No. 27154; 6-10-1991 by Ord. No. 27156; 12-12-1991 by Ord. No. 27265; 12-23-1991 by Ord. No. 27265; 3-8-1993 by Ord. No. 27503; 5-9-1994 by Ord. No. 27715; 5-23-1994 by Ord. No. 27732; 1-11-1995 by Ord. No. 27853-A; 3-28-1995 by Ord. No. 27884; 5-22-1995 by Ord. No. 27909; 5-13-1996 by Ord. No. 28125; 5-28-1996 by Ord. No. 28135; 8-4-1997 by Ord. No. 28403; 2-26-2001 by Ord. No. 29197; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 3-1-2005 by Ord. No. 30012; 4-28-2008 by Ord. No. 30876; 12-22-2008 by Ord. No. 31011; 6-23-2009 by Ord. No. 31147; 6-27-2011 by Ord. No. 31583]

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(D)	LC	C	I	C/R	Use Reference
Residential																	
Single-family detached (Sec. 3.606)	Y	Y	Y	Y	Y	Y	Y	Y	Y	S1	S1	N	N	N	N	N	3.21
Two-family detached (Sec. 3.607)	N	N	N	N	Y	Y	Y	N	N	S1	S1	N	N	N	N	N	3.22
Accessory dwelling units (Sec. 3.616)	S2	S2	S2	S2	N	N	N	N	N	N	N	N	N	N	N	N	3.23
Multifamily dwellings (Sec. 3.618)	N	N	N	N	N	Y1	Y1	Y	Y1	Y1	Y1	Y1	N	N	N	N	3.24
Rooming houses	Y	Y	Y	Y	Y	Y1	Y1	Y	N	Y1	Y1	Y1	N	N	N	N	3.25
Lodging houses (Sec. 3.639)	N	N	N	N	N	S1	N	N	N	S1	S1	S1	N	N	N	N	3.26
Hotels/motels (Sec. 3.617)	N	N	N	N	S1	S1	N	N	N	S1	S1	S1	N	N	N	N	3.27
Family day-care homes (Sec. 3.609)	Y	Y	Y	Y	Y	Y	Y	Y	Y	S1	S1	S1	N	N	N	N	3.28
Medical offices in residences	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.29
Customary home occupations (Sec. 3.611)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	3.210
Accessory uses/residential (Sec. 4.22)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.211
Garage, private	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.212
Trailer/mobile home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.213
Institutional																	
Churches	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.214
Educational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.215
Municipal buildings	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.216
Ceneteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.217
Hospitals, sanitoriums, nursing homes, philanthropic institutions (Sec. 3.610)	S1	S1	S1	S1	S1	S1	S1	Y (3.811)	Y (3.811)	S1	S1	S1	N	N	N	N	3.218

KEY:  
Y = Permitted use as of right  
N = Not permitted  
Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council

S1 = Use permitted only by special permit by City Council  
S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.  
City of Waltham  
(Part 2)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(D)	LC	C	I	C/R	Use Reference
Assisted living facilities	N	N	S1	S1	S1	S1	S1	Y1	Y1	S1	S1	N	N	N	N	N	3.218A
Public service corporations (Sec. 3.614)	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	N	S2	S2	N	3.219
Membership clubs (Sec. 3.608)	S1	S1	S1	S1	S1	S1	S1	Y	Y	S1	Y1	Y1	N	Y1	Y1	S1	3.220
Garages, public	N	N	N	N	N	N	N	(3.811)	(3.811)	Y1	Y1	Y1	Y1	Y1	Y1	N	3.221
<b>Commercial</b>																	
Retail stores (Sec. 3.634)	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.222, 3.27
Body art establishments (Sec. 3.222A)	N	N	N	N	N	N	N	N	N	N	S1	S1	N	S1	S1	N	2.347
Laundromats	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	Y1	Y1	N	3.223
Business and professional offices and banks	N	N	N	N	N	N	N	Y	S1	Y1	Y1	Y1	Y1	Y1	Y1	N	3.224
Organ procurement organization	N	N	N	N	N	N	N	(3.811)	(3.811)	N	N	N	N	Y	N	N	3.224A
Drive-in customer service (Sec. 3.635)	N	N	N	N	N	N	N	N	N	S1	S1	S1	S1	S1	S1	N	3.225
Arcades	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	3.226
Retail gasoline stations (Sec. 3.634)	N	N	N	N	N	N	N	N	N	Y1	Y1	N	N	Y1	Y1	N	3.227
Restaurants	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.228
Fast-food establishments (Sec. 3.620)	N	N	N	N	N	N	N	N	N	S1	S1	N	N	S1	S1	N	3.229
Taverns	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.230
Micro-brewery restaurant	N	N	N	N	N	N	N	N	N	N	N	S1	N	N	N	N	3.228A
Catering establishments	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.231
Funeral homes	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.232
Private schools	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.233
Radio and television broadcasting studios	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	Y1	Y1	N	3.234
Radio, television, microwave, communication, radar or other tower (Sec. 3.621)	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	3.234

KEY:  
Y = Permitted use as of right  
N = Not permitted  
Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council

S1 = Use permitted only by special permit by City Council  
S2 = Use permitted only by special permit by Board of Appeals



# ZONING CODE

## Sec. 3.4. Table of Uses. City of Waltham (Part 3)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(D)	LC	C	I	C/R	Use Reference
Indoor theaters	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	S1	N	3.235
Newspaper publishing and printing	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	Y1	Y1	N	3.236
Car wash (Sec. 3.622)	N	N	N	N	N	N	N	N	N	N	S1	N	N	S1	S1	N	3.237
Wholesale, storage and warehousing	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.238
Off-street parking (Sections 3.601 through 3.605)	Y	Y	Y	Y	S1	S1	S1	Y (3.811)	Y (3.811)	Y	Y	Y	Y	Y	Y	N	3.239
Used car lot (Sec. 3.632)	N	N	N	N	N	N	N	N	N	N	S1	N	N	S1	S1	N	3.240
Associated commercial recreation (Sec. 3.636)	N	N	N	N	N	N	N	N	N	S1	S1	S1	S1	S1	S1	N	3.267
Accessory uses/commercial	N	N	N	N	N	N	N	Y (3.811)	Y (3.811)	Y	Y	Y	Y	Y	Y	Y	3.241
Tea shop	N	N	N	N	N	N	N		(3.811)	N	N	Y1	Y1	Y1	N	N	3.228B
Animal shelter (Section 3.643)	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	N	3.226D
Kennel (Section 3.644)	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	N	3.226E
<b>Industrial</b>																	
Accessory off-street parking	N	N	N	N	N	N	N	Y (3.811)	Y (3.811)	N	Y	Y	Y	Y	Y	N	3.242
Railroad and transit station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	3.243
Windmills	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y1	Y1	N	N	Y1	Y1	N	3.244
Electric lighting, gas works and power stations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	3.245
Fuel oil and gas storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	3.246
Heavy trucking and equipment storage (Sec. 3.628)	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	N	3.247
Open storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.248
Truck or private bus terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	N	3.249
Light manufacturing (Sec. 3.623)	N	N	N	N	N	N	N	N	N	N	S1	N	Y1	Y1	Y1	N	3.250
Research labs, structures and accessory uses	N	N	N	N	N	N	N	Y (3.811)	S1 (3.811)	N	N	N	Y1	Y1	Y1	N	3.251
General manufacture	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	3.252

**KEY:**

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- S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.  
City of Waltham  
(Part 4)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(D)	LC	C	I	C/R	Use Reference
Autobody shop (Sec. 3.626)	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	N	3.253
Plastics manufacturing (Sec. 3.629)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	N	3.254
Steam laundry	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	N	3.255
Heliports-airports (Sec. 3.627)	N	N	N	N	N	N	N	S1	S1	N	N	N	S1	S1	N	N	3.256
Junkyards (Sec. 3.633)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	N	3.257
Garbage dumps and sanitary landfills	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.258
Composting facility (3.640)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	N	3.2581
Yard waste transfer station (3.641)	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	N	3.2582
Organic products storage (3.642)	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	N	3.2583
Automobile recycling center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	N	3.259
Accessory uses/manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	3.260
Adult entertainment enterprises (Sec. 2.303A)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	N	3.2421
<b>Agriculture</b>																	
Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.261
Livestock farms under 5 acres (Sec. 3.612)	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	N	3.262
Livestock farms over 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.262
Farm stands	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.263
<b>Conservation/Recreation</b>																	
Conservation, water and water supply area	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	3.264
Public outdoor recreation facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	3.265
Semipublic outdoor recreation facility (Sec. 3.630)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S1	3.266

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ZONING CODE

Sec. 3.4. Table of Uses.  
City of Waltham  
(Part 5)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(U)	LC	C	I	C/R	Use Reference
Conservation/Recreation																	
Nonprofit sports/recreational clubs with grounds for games and sports	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	Y1	3.220A
Commercial recreational facilities, outdoor	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	Y1	3.226B
Commercial recreational facilities, indoor (Sec. 3.608A)	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	S1	3.226A
Commercial conservation/nature facilities	N	N	N	N	N	N	N	N	N	N	N	N	S1	S1	S1	S1	3.226C

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NOTES:

(1) Residential uses shall only be allowed in the BC District on upper floors (floors two through five) unless development occurs as part of a Riverfront Overlay District special permit (See Section 8.4.) or as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the following streets: Elm Street, Main Street, Moody Street. In the BC District, residential uses shall have separate and distinct entrances from any and all commercial uses, and commercial and residential uses shall not be located on the same floor, except that commercial and residential uses may be allowed on the first floor where development occurs as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the following streets: Elm Street, Main Street, Moody Street. Multiple residential and/or nonresidential principal buildings may be allowed in the BC District on the same lot when development occurs as part of an intensity of use special permit, provided that all other provisions of Section 4.215 shall be complied with. Further, in instances of new residential construction, excluding rehabilitation or remodeling of existing structures, said residential uses shall be permitted to about other structures of any type on only one side, and all other sides shall be at least 25 feet from all other structures.

ZONING CODE

Sec. 4.11. Table of Dimensional Regulations  
City of Waldham

(See Section 4.12 for footnotes)  
[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450]

District	Minimum Building Setback(s) (23)			Maximum Building Height (21) (23)	Maximum Stories (23)	FAR by Right (17)	FAR by Special Permit (17) (22) (23)	Maximum Lot Coverage (percent) (2)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
RA-1	40	20	40	35(11)	2.5	--	--	20	--	20,000	--	100	--	--	--
RA-2	40	20	40	35(11)	2.5	--	--	20	--	15,000	--	80	--	--	--
RA-3	25	15	30	35(11)	2.5	--	--	25	--	9,600	--	70	1,000	--	--
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
RA-4	25	15	30	35	2.5	--	--	25	--	7,000	--	60	--	--	--
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
RB	15	10	30	40	3.0	--	--	30	--	6,000	--	60	--	--	--
Single-family Two-family										6,000	--				
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
RC	10	10(3)	20(4)	40	3.0	.20	.60	30	15	6,000	--	50	--	--	--
Single-family										6,000	--				
Two-family										6,000	6				
Multifamily										6,000	--				
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
RD	75	45	60	50	4.0	.20	.80	30	15	5 acres	6	50	--	--	--
HRI															
Except assisted living	10	10	20	74	6	1.8	--	75	--	10,000	59	50	--	--	--
Assisted living	40	40	40	74	6	1.0	1.5	--	--	40,000	--	100	1,000	500	100

CITY OF WALTHAM

Sec. 4.11. Table of Dimensional Regulations

City of Waltham

(See Section 4.12 for footnotes)

[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513]

District	Minimum Building Setback(s) (25)			Maximum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Right (17)	FAR by Special Permit (17) (22) (23)	Maximum Lot Coverage (percent) (2) (23)	Minimum Open Space (percent) (9) (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
HR2	10	10	20	74	6	1.0	1.25	75	--	10,000	40	50	--	--	--
Except as to multifamily and assisted living															
Multifamily Assisted living	10	10	20	74	6	0.01	1.25	75	--	10,000	3	50	--	--	--
HR1 & HR2	40	40	40	74	6	0.5	1.25	--	--	40,000	--	100	1,000	50	100
Single-family detached	25	15	30	35(11)	2.5	--	--	25	--	9,600	--	70	--	--	--
BA	10	0	15	36	3	.50(16)	1.0	0	--	0	--	50	--	--	--
Res uses	10	10	20	36	3	.20	.80	30	15	6,000	6	50	--	--	--
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
BD	0	0	25	48	4	.50(16)	2.5	0	--	0	--	50	--	--	--
Res uses	10	10	20	40	4	.25	1.0	35	15	6,000	10	50	--	--	--
Assisted living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
BC	0	0(13)	25	65	5	1.0	2.5	90	--	--	30	40	--	--	--
LC	150(5)	100(5)	100(5)	40	3.0	.25	.60	30	25(6)	5 acres	--	400	--	--	--
C	10(7)	15(7)	25(7)	80	8	4(16)	2.0	--	--	10,000	--	50	--	--	--
I	10(8)	15(8)	25(8)	80	8	4(16)	2.0	--	--	0	--	50	--	--	--

ZONING CODE

Sec. 4.11. Table of Dimensional Regulations  
 City of Waltham  
 (See Section 4.12 for footnotes)  
 [Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513]

District	Minimum Building Setback(s) (23)			Maximum Building Height (18) (21) (25) (feet)	Maximum Stories (23)	FAR by Right (17) (17)	FAR by Special Permit (17) (22) (23)	Maximum Lot Coverage (percent) (2) (23)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
C/R	100	100	100	20	1	0.05	0.10	5	10	4 acres	0	100	--	--	--
Detached garage	As required by district	3	3	--(1)	1	--	--	0	--	0	--	50	--	--	--
Accessory building	As required by district	5	5	--(1)	1	--	--	0	--	0	--	0	--	--	--
Swimming pool (19)	As required by district	10	10	--	--	--	0	--	0	--	--	0	--	--	--