



Joseph C. Sullivan
Mayor

Braintree-Weymouth Landing Zoning (Adopted January 8, 2011 – Council Order #10-067)

§ 615-01 Braintree-Weymouth Landing District:

The Town of Braintree shall have a designated Braintree-Weymouth Landing District (BWLD) as established pursuant to Section 135-301 (District Established) described herein and as shown on the Braintree Zoning Map dated (January 8, 2011) as revised and amended to date on file in the office of Town Clerk.

§ 615-02 Purpose:

- A. The purpose of the Braintree-Weymouth Landing District (BWLD) is to establish a specific zoning district for the unique needs of a small mixed use commercial area that spans two municipalities. The BWLD shall establish reasonable standards in accordance with the following purpose and intent;
1. Encourage an appropriate density of land uses for commercial, governmental, institution, and residential uses to support a vibrant village center to benefit and utilize the existing commuter rail station and public surface transportation.
 2. Create a friendly multimodal transportation environment so that commercial enterprises and consumer services do not rely solely on automobile traffic to bring consumers and employees into the area.
 3. Promote mixed use and compact development within a single structure both vertically and horizontally that maintains the visual character and architectural scale of development within the district.
 4. Encourage the re-use and upgrade of existing properties with efforts to promote more efficient and economical parking facilities to compliment existing and new development within the district.
 5. Encourage mixed uses that promote small business establishments and local job creation that compliment the needs of the surrounding residential neighborhoods and the general population of the Town of Braintree and the Town of Weymouth.

6. Provide a range of housing options for people of different stages of life, income levels and work/live options.
7. Promote an active and publically accessible waterfront.

§ 615-03 Applicability:

Land located within the Braintree - Weymouth Landing District (BWLD) as designated on the official Town Zoning Map shall be subject to the provisions of this ordinance relative to all new development, demolition, substantial improvement and/or exterior renovation.

The following sections of the Zoning Ordinance are not applicable to properties located within the Braintree – Weymouth District (BWLD), unless otherwise specified within Section 615 of the ordinance.

Zoning Ordinance Section 135-203 (See 615H)
Zoning Ordinance Section 135-605
Zoning Ordinance Section 135-701, 702, 705, 707, 708, 710,711
Zoning Ordinance Section 135-802, 803, 804, 807, 808, 809, 812, 814
Zoning Ordinance Section 135-905, 907,908(a)
Zoning Ordinance Section 135-1001
Zoning Ordinance Section 135-1403

§ 615-04 Uses (Permitted by Right, Special Permit or Prohibited) within Braintree-Weymouth Landing District

Pursuant to the provisions of the Zoning Ordinance Section 601 (Table of Principal Uses) describes those uses allowed by right, special permit or that are not allowed/prohibited. (See table)

See Article V of Zoning Ordinance for Special Permit for procedures, provisions and guidelines for submission of a special permit application. The Special Permit Granting Authority may where deemed necessary require a traffic study be prepared for issuance of a use Special Permit.

Site Plan Review pursuant to Zoning Ordinance Section 711 is not applicable to properties located in the Braintree-Weymouth Landing District rather development in this District is pursuant to administrative site plan review as defined under Section §615-09 of this zoning ordinance.

§ 615-05 Density and Dimensional Requirements

The required minimum lot size for lots created after (January 8, 2011) in the Braintree-Weymouth Landing District (BWLD) is 5,000 SF.

The following density and dimensional requirements apply to all new development and/or substantial improvement of an existing structure within the BWLD district

Table 1 - Building Setbacks/Density & Dimensional

	Front (min-max)	Side	Rear	Lot coverage (min - max lot)
BWLD	0'- 10'	---	0-15	80-90%
BWLD Special Permit	10'- 25'	---	---	100%
NOTE	(1)	(3)(4)	(2) (3)	(5)

“---” indicates no dimensional requirement applies

NOTES:

- (1) Landscaping, pedestrian walkways, seasonal outdoor dining areas and five (5) feet of a deck or balcony may be located within any building setback area. Parking is prohibited within the front building setback.
- (2) A 15' minimum rear buffer setback (see Section 702B of zoning ordinance) applies only where a parcel and/or lot abuts a residential zoning district.
- (3) A 15' minimum waterway zoning setback is measured from the top of the bank as delineated by the Conservation Commission for the Monaquot River and estuarine segment of Smelt Run (north of the MBTA tracks) area only.
- (4) A (8' min - 15' max) side setback from the corporate municipal boundary applies only in the Landing Center east of Commercial Street. Parking is prohibited within a side building setback of the municipal corporate line.
- (5) Impervious land area is defined as land use alteration that prevents the natural infiltration of water into the soil. Examples of common impervious surfaces include, but not limited to, are paved area, walkways, patios in addition to building footprint.

Table 2 – Additional Density and Dimensional Requirements

	Story Height (max)	Highest Floor Height max above ground	Roof Height (max)	Residential Units (max)	Street Wall Transparency First floor (min)
BWLD	2.5	30'	40'	19	60%
BWLD Special Permit	4	45'	54'	---	---
NOTES	(9)				

- (9) The maximum height is measured in both stories and feet.
- a. The building height is measured as the vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the mean ground level at all elevations of a building.
 - b. A half story is a finished living floor, which is contained wholly or predominantly within the roof of a structure and is subject to the regulations of the local building code.
 - c. Towers, widow's walks, cupolas, and other similar building features may extend one story above the normal height limits.

§ 615-06 General Requirements

1. Vehicle drive through windows, in conjunction with any use, is prohibited in those portions the Braintree-Weymouth Landing District located in the Town of Braintree.
2. The ground floor of a multi-use building shall have both front and rear façades occupied by business uses only.
3. Buildings must have a primary entrance door facing a public sidewalk (entrances at building corners are acceptable). Building entrances may include doors to individual businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyards servicing clusters of businesses.
4. Underground utility lines are required for new and substantially approved buildings unless applicants can demonstrate a physical restriction or installation will be blocked by existing underground obstructions

5. All external units for heating, cooling etc. mechanical units shall be located in a screened structure on rooftops.
6. All refuse disposal (dumpsters etc) shall be located in an enclosure and/or with a locked top – no outdoor refuse storage will be permitted unless in an enclosure.
7. Appropriate landscaping and design shall be incorporated into new and expanded development within the BWLD. Landscaped design plans shall be prepared by a landscape architect for all special permit applications. For administrative site plan reviews, the Planning Director may at their discretion accept a plan prepared by someone other than a landscape architect if said plan shows the type, size and location of all proposed plantings. Side Yards shall between structures less than 10' apart shall be screened from public view by a solid fence or tight landscaping not less than 5' in height. Chain link fences are not permissible. Side Yards between structures greater than 10' apart shall be landscaped appropriately.

§ 615-07 Uses and Structures Subject to Special Permit Requirements

Pursuant to the provisions of Section 601 (Table of Principal Uses) of the Zoning Ordinance, Special Permit uses identified in the Braintree-Weymouth Landing District (BWLD) shall only be permitted by a Special Permit issued by Braintree Planning Board (Special Permit Granting Authority) in accordance with the procedure identified under Section 503 (Special Permit Procedures) of the Zoning Ordinance.

§ 615-08 Special Permit for design, development and parking:

In addition to a use specified in Section 615-C, the Special Permit Granting Authority may also consider issuance of a Special Permit in the Braintree-Weymouth Landing District for the following:

1. The Planning Board may issue a Special Permit for development rights over and above those allowed by the base density and dimensional requirements of Section 615 –D Tables 1 and 2 based on the extent to which the development satisfies the following criteria:
 - a. Provision of a publicly accessible waterfront walkway with direct connections to adjacent sidewalks and existing or potential walkways on adjacent properties. Publicly accessible walkways and open space shall be defined as those which, whenever possible, shall be accessible to and usable by the general public during daylight hours without undue restriction.

- b. Provision of up to 100% of the lot area as publicly accessible open space. Open space shall be designed as an integral part of any development and shall enhance the development and the area in which the development is located. Open space may include pedestrian walkways and recreational open space open to the public. Open space shall not include paved streets, sidewalks abutting streets, parking areas or recreational open space not open to the public.
- c. Preservation and reuse of historic buildings on the site.

2. The Planning Board may issue a Special Permit for relief from parking requirements set forth in Section 615 - K

§ 615-09 Administrative Site Plan Review only in Braintree-Weymouth Landing District (BWLD)

Site Plan Review pursuant to the Zoning Ordinance shall **not** apply to property located within the Braintree-Weymouth Landing District rather Site Plan Review within the BWLD district shall be accomplished by Administrative site plan as follows:

- 1. The following activities in the Braintree-Weymouth Landing District shall be subject to Administrative site plan review, whether they occur in conjunction with new development, or whether occurring in conjunction with continuation of an existing use.
 - a. Any new construction or exterior alterations requiring a building permit, excluding replacement of existing roofing with similar materials.
 - b. Any signage – including new, altered existing signs and awnings.
 - c. Freestanding ground lighting.
 - d. Fencing of any height.
 - e. New curb cuts or relocation of an existing curb cut that does not require a special permit.
 - f. New paving for two or more vehicles.
 - g. Creation of outdoor seating and dining areas for existing restaurants.

2. Site plan review for those properties located within the Town of Braintree jurisdiction and in the Braintree-Weymouth Landing District shall be conducted administratively by the Braintree Director of Planning & Community Development Department in accordance with following:
 - a. The Memo of Understanding between the Towns of Braintree and Weymouth signed by both Mayors and dated 3/25/10.
 - b. The Director of Planning and Community Development shall be responsible for approving and/or conditionally approving a site plan, based on its consistency with the provisions of the Braintree - Weymouth Landing District, other official plans for the District and surrounding areas, and the Town's design guidelines. Applicants that do not provide required information as to any site plan review request may be disapproved by the Director for lack of sufficient information to render an administrative decision.
 - c. The Director of Planning and Community Development is given authority pursuant to this section of the ordinance to develop regulations for the processing of administrative site plan review.
 - d. The Director may choose to send any request for site plan review, pursuant to this section for action by the Planning Board within forty-five days of receipt, if he/she determines a public meeting is necessary under the provision of this ordinance.

§ 615-10 Parking Requirements of the Braintree-Weymouth Landing District:

The following uses identified in Section 601 of the Braintree Zoning Ordinance, for the Braintree-Weymouth Landing District, shall comply with required parking under Section 806 of the Zoning Ordinance. Except for those uses specifically identified below that will be located within 1000' feet of the East Braintree/Weymouth commuter rail station and a municipal parking lot, parking requirements are permissible by the following requirements:

- Residential uses above first floor only** – 0.8 spaces per unit
- Retail uses** –1 space per 500 GSF (retail uses less than or = 30,000 GSF)
- Professional and Business office** – 1.7 spaces per 1000 GSF
- Restaurant** – 1 space per 6 seats

Administrative site plan review is required for new paving for two or more vehicles (see Section 615-H)

§ 615-11 Site Access, Parking and Bicycle requirements of the Braintree-Weymouth Landing District

The following criteria are included to ensure that new and redesigned site access is constructed in accordance with the BWLD character and the provisions of this ordinance.

1. New curb cuts on existing public ways shall be minimized. To the extent feasible, access to businesses shall be provided through one of the following methods either through a common driveway serving adjacent lots/premises or through an existing side or rear street thus avoiding the principal thoroughfare. Garage doors or loading docks on the front façade are prohibited.
 - A. Proposed curb cuts within 200 feet of intersections are subject to administrative site plan review.
 - B. Proposed curb cuts greater than 30' in width and driveway openings greater than 20' in width are subject to administrative site plan review. Full width curb cuts are prohibited.

The following criteria are included to ensure that new and redesigned off-street parking areas are constructed in accordance with the BWLD character and the provisions of this ordinance

2. Parking and Bicycle requirements:
 - a) Parking areas shall be located to the side and rear of the structure. Parking areas shall be designed such that parking is prohibited within the required front yard setback.
 - b) Full-size parking spaces (See Figure 1 at end of Zoning Ordinance). Each full-size parking space shall be a minimum of 8.5 feet in width and 18 feet in length. Handicap parking spaces shall be designed and laid out as required by 521 CMR or any successive regulations.
 - c) Driveways shall be located so as to minimize conflict with traffic on public streets and to maintain good visibility and sight distance.
 - d) Parking areas shall include provisions for the "parking" of bicycles in bicycle racks in locations that are safely segregated from automobile traffic and parking. For parking areas of ten or more spaces, bicycle racks facilitating locking shall be provided to accommodate one bicycle per 20 parking spaces or fraction thereof.

- e) Where possible, parking areas shall be interconnected in a manner that allows the unobstructed flow of pedestrians between businesses and the parking areas.
- f) Large parking areas (e.g. greater than twenty (20) parking spaces) shall be separated by landscaped islands of 8 to 10 feet in width or in the alternative shall devote at least 5% of the interior of the parking lot to landscaping. In addition, a minimum of 1 shade tree shall be planted for every 6 parking spaces required or built, within appropriate locations on the lot(s). The plan shall show the location of plantings, including use of plantings to buffer neighboring properties, and along the street frontage and pedestrian ways. Trees planted within parking areas shall be planted in protected pervious plots of at least sixty (60) square feet of area.
- g) Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of buildings and parking areas and should be designed in concert with landscaping plans noted below. New construction should improve pedestrian access to buildings, sidewalks and parking areas and should be completed with consideration of pedestrian safety, handicapped access and visual quality. Where appropriate, applicants are encouraged to provide pedestrian and/or bicycle paths connecting their site with abutting areas in order to promote pedestrian and bicycle circulation and safety in the district. When parking is located in the rear, pedestrian access via a pedestrian-oriented alley or walkway through to the primary street is encouraged.

§ 615-12 Special Permit – Parking reduction:

Reductions in "off-street" parking may be eligible for issuance of a Special Permit and considered waived when applicants can demonstrate options described as follows to the Special Permit Granting Authority:

- 1) Shared parking agreements within the Braintree-Weymouth Landing District with other land owners/businesses for peak and non-peak demand hours.
- 2) Shared access between properties
- 3) Shared or co-location for refuse facilities of multi-businesses.
- 4) Financial commuter incentives for employees to use public transit and bus system.
- 5) Accommodations for bike parking and users beyond the installation of a simple bike rack.
- 6) Provide parking accommodations for small motorized non-vehicle modes of transportations such as motorcycles, scooters, mopeds etc.
- 7) Any other Transportation Demand Management (TDM) alternative or option proposed by an applicant and review/recommended by the Planning and Community Development Director.

§ 615-13 Signage and Advertising Devices within the Braintree-Weymouth Landing District

- (1) For purposes of the Braintree-Weymouth Landing District the following definitions shall be applicable in reference to external advertising devices regulated by this ordinance:

Awning - a retractable type structure of flexible material (canvas) on a frame attached to the facade of a building and projecting there from as a protection against sun or rain.

Awning Sign Area - the area encompassed by any wording, logo, or design distinct from the awning background color. Awning signs are measured and included within the allowances for parallel wall signs.

Sign – an advertising device that includes any lettering, word, numeral design, emblem, device, trademark, picture, pennant, flag, streamer, banner, or other object or method of constructions used to indicate, direct, announce , advertise, attract or promote.

- (2) Permissible signage types within the Braintree -Weymouth Landing District allows for use of only the following:

Wall sign
Awnings
Projecting sign
Multi-tenant sign

Applicants are encouraged to review the Braintree-Weymouth Landing District Design Guidelines before submitting a sign application or displaying other means of advertising devices. In the BWLD, signage is subject to Administrative site plan review pursuant to Section 615-H.

(a) Wall Sign

Each place of business shall be allowed one permanent wall sign parallel to the exterior building facade, projecting not more than 12 inches from said wall and having an aggregate area of two square feet for each horizontal foot of building frontage of said business, provided that the area of said sign shall not exceed 20 square feet. Businesses located over the first floor shall not exceed 20 square feet as well. If such business establishment has more than one public entrance, a secondary sign may be affixed to the building side having a public entrance.

(b) Awnings

Awnings are permissible only at street level and are considered signage if writing and/or a logo are located on the awning. For purposes of this bylaw awnings utilized for advertizing shall be considered a wall sign subject to the requirements

of a wall sign. Applicants shall consult the BWLD design guidelines for guidance on the preferred material, coloring and dimensional requirements.

(c) Projecting Sign

Each lot shall be allowed one projecting sign, mounted to the front building line, provided that the foremost building on the lot is set back from the front lot no greater than 10 feet, subject to the following criteria:

- (1) The sign shall have the bottom most edge no lower than 10 feet above grade, nor more than 12 feet above grade; the uppermost edge of the sign shall be no greater than 20 feet above grade or below the roofline, whichever is lower in height; the sign shall project no more than 4.5 feet from the front building line.
- (2) The sign area shall not exceed 15 square feet per side with a total surface area of all sides not exceeding 30 square feet.
- (3) Projecting signs over public property shall be subject to administrative site plan review as well in accordance with the following conditions.

(a) A projecting sign shall only be placed over a public sidewalk or walkway, and in no case shall a projecting sign extend over any portion of a vehicular travel lane.

(d) Multi-tenant directory sign

Multi-tenant and/or directory wall sign shall be located at the entrance to a multi-tenant building affixed to the exterior wall of the building not exceeding a height of 9' above finished grade. Said sign shall include the building street address and provide one square foot of area for each tenant listed in an orderly and legible manner. Said signs shall be constructed with provisions to allow for changes in occupancy without reconstruction of the entire sign.

(3) General Provisions:

- a) Sign material shall be in accordance with the provisions of the design guidelines set forth for the Braintree-Weymouth Landing District.
- b) The source of illumination for any sign shall be a white, steady, stationary light of reasonable intensity, shielded and directed solely at the sign, or a white interior light underneath the sign. Neon tubing or similar devices are prohibited. Illumination of signage is also permissible by outdoor lighting attached to said building in accordance with approved with the BWLD design guidelines. Lighting shall be steady, stationary, shielded and of an appropriate location and intensity. Any projecting lights

used for illumination shall be so arranged to reflect light away from any adjoining residential district or public way

- c) Roof signs and Marquee signage are prohibited within the Braintree-Weymouth Landing District.
- d) Window signs shall not occupy more than 25% of the total area of the window in which they are displayed.
- e) Moving, changing electronic digital signs are prohibited within the Braintree-Weymouth Landing District.
- f) Existing electronic signs lawfully in existence prior to (January 8, 2011) are not grandfathered for conversion to another form of electronic technology.
- g) Placement of temporary signage on sidewalks and public areas is prohibited.
- h) Off- premise commercial signs (including roof top and billboard signs) are prohibited from any location within the Braintree-Weymouth Landing District.

§ 615-14 Separation

Should any provision of this Section be declared to be invalid, said provision shall not invalidate any other provision of this Section.

ZONING

Table of Principal Uses

Any use not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Access Across a Zone to Serve a Different Zone									
Residential									
One-Family	Y	Y	Y	Y	SP	SP	SP	SP	SP
Two Family Conversion	N	SP	Y	Y	SP	N	N	N	N
Apartment House/2 Family	N	N	Y	SP	SP	N	SP	N	N
Cluster Development	N	N	N	SP	N	N	N	N	SP
Day Care Accessory	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lodging House	N	N	SP	N	SP	N	N	N	N
Residence Above First Story Business Use	N	N	N	N	SP	N	N	N	Y
Institutional									
Cemetery	N	SP	SP	SP	SP	SP	Y	Y	N
Church, Synagogue, and Similar Use	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community Center	N	SP	SP	SP	SP	SP	N	Y	N
Congregate Living Facility	N	SP	SP	SP	SP	SP	SP	N	N
Convalescent Home and Nursing Home	N	SP	SP	SP	SP	SP	SP	N	N
Conversion of Convalescent Home or Nursing Home	N	SP	SP	SP	SP	SP	SP	N	N
Hospital	N	SP	SP	SP	SP	SP	SP	N	N
Institution of Historic, Philanthropic or Charitable Character	SP	SP	SP	SP	SP	SP	SP	N	N
Library	Y	Y	Y	SP	Y	Y	N	Y	Y
Municipal Building	N	SP	SP	SP	SP	SP	Y	Y	Y
Museum	SP	SP	Y	SP	Y	Y	Y	N	Y
School	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Uses									
Boathouse, Marina	N	N	SP	N	Y	Y	Y	N	Y
Club or Lodge	N	N	SP	SP	Y	Y	SP	N	N
Golf Course	SP	SP	Y	SP	Y	Y	SP	Y	N
Riding Stable/Academy	N	N	N	N	N	Y	N	Y	N
Rod and Gun Clubs	N	N	N	N	N	N	Y	Y	N

ZONING

Table of Principal Uses

Any use not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Agricultural Uses									
Agriculture, Horticulture, Floriculture, Nurseries and Similar Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y
Business Uses									
Amusement or Assembly, Place Of	N	N	N	N	SP	SP	SP	N	SP
Animal Clinic/Hospital	N	N	N	N	SP	Y	Y	N	N
Automotive Repair Service	N	N	N	N	SP	Y	Y	N	N
Bank	N	N	N	N	SP	Y	SP	N	Y
Body Art Establishment	N	N	N	N	N	SP	N	N	SP
Business/Professional Offices	N	N	N	N	Y	Y	SP	N	Y
Catering Service	N	N	N	N	SP	Y	SP	N	SP
Commercial Recreation	N	N	N	N	SP	Y	Y	N	Y
Data Center/Communications Facility	N	N	N	N	Y	Y	Y	N	Y
Day Care, Commercial	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y
Factory Outlet Store	N	N	N	N	N	SP	SP	N	N
Fast-Food Establishment	N	N	N	N	SP	Y	SP	N	Y
Funeral Home	N	N	SP	N	Y	Y	SP	N	N
Garage, Nonresidential	N	N	N	N	SP	Y	Y	N	N
Garden Center	N	N	N	N	N	Y	Y	N	N
Hotel or Motel	N	N	N	N	SP	Y	SP	N	SP
Freestanding, Exterior Kiosks	N	N	N	N	SP	SP	SP	N	N
Medical Center/Clinic	N	N	N	N	Y	Y	Y	N	SP
Motor Vehicle Lease and Sales	N	N	N	N	SP	Y	Y	N	N
Office Park	N	N	N	N	N	SP	SP	N	N
Restaurant	N	N	N	N	Y	Y	SP	N	Y
Retail Store(s) and Service(s) Not Elsewhere Classified									
Less than 30,000 SF	N	N	N	N	Y	Y	SP	N	Y
30,000 SF or greater	N	N	N	N	N	SP	SP	N	N
Service Station	N	N	N	N	SP	Y	Y	N	N

ZONING

Table of Principal Uses

Any use not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Shopping Center	N	N	N	N	N	SP	N	N	N
Training Schools	N	N	N	N	SP	Y	Y	N	Y
Commercial									
Auto Body Shop	N	N	N	N	N	SP	Y	N	N
Contractor Yards	N	N	N	N	N	N	Y	N	N
Hazardous Waste Facility	N	N	N	N	N	N	N	N	N
Hazardous Waste Transfer Station	N	N	N	N	N	N	N	N	N
Heliport	N	N	N	N	N	SP	SP	N	N
Junkyard	N	N	N	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	N	Y	N	N
Marine-Dependent Use	N	N	N	N	N	SP	SP	N	N
Modular Storage	N	N	N	N	N	SP	SP	N	N
Parking Facility	N	N	N	N	SP	SP	SP	N	N
Printing Facility	N	N	N	N	N	SP	Y	N	N
Public Utility or Public Works Storage Yard	N	N	N	N	N	SP	SP	N	N
Quarry Operations	N	N	N	N	N	N	Y	N	N
Research Facility	N	N	N	N	SP	Y	SP	N	SP
Solid Waste Disposal Facility	N	N	N	N	N	N	Y	N	N
Transportation Terminal	N	N	N	N	N	SP	SP	N	N
Warehouse	N	N	N	N	N	SP	Y	N	N