

Current Business Village Zoning vs Downtown District bylaw – Buildings & Lots *(revised 10/28/21)*

Development Standards

	Current bylaw allows	Proposed bylaw would replace with
Minimum lot area:	10,000 sq.ft.	5,000 sq.ft.
Maximum front setback	<i>None specified for zone</i>	20 feet unless waived by the Planning Board
Maximum Floor Area Ratio	<i>None specified for zone</i>	0.30 as of right, or a maximum of 0.50 by special permit from the Planning Board. <i>(For my FAR explanation, click here.)</i>
Minimum landscaped green space	<i>None specified for zone</i>	20%. (At least 50% of that shall be contiguous and located between the front building line and front lot line unless Planning Board approves a different placement)
Minimum Façade Buildout	<i>None specified for zone</i>	Unless waived by the Planning Board: <ul style="list-style-type: none"> • With less than 50 feet of frontage: N/A • 50-80 feet of frontage: 60% lot width • Over 80-100 feet of frontage: 70% lot width • Over 100 feet of frontage: 75% lot width
Building Regulations	<i>None specified for zone</i>	<ul style="list-style-type: none"> • The principal entrance(s) to the building shall be on the front façade, which shall face the street. • Unless waived by Planning Board <ul style="list-style-type: none"> ○ Max distance between street-level entrances in a single building shall be 35 ft ○ Max depth of street-level commercial spaces shall be the lesser of 30 ft or 60 % of the depth of the building • Max front setback may be increased for purposes of amenities such as landscaping, a plaza, square, courtyard, recessed entrance, sidewalk, multiuse path, raised terrace, façade offsets, or outdoor dining, but not for vehicle use. • Affordable housing. In any multifamily or mixed-use building with 4+ units, at least 12.5% of the units shall be affordable housing that is eligible for the Chapter 40B Subsidized Housing Inventory (SHI)
Residential dwellings	Residential dwellings must comply with RB District standards.	Single-family or two-family dwellings shall comply with RB District standards.
Maximum height	35 feet, 3 stories	No change
Minimum frontage	60 feet	No change
Minimum setbacks	Front: 10 feet; Rear: 35 feet; Side: 10 feet; 25 feet if adjacent to a residential district; Other street: 10 feet	No change

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Parking

	Current bylaw allows	Proposed bylaw would replace with
# of off street parking spaces required for specific uses	<ul style="list-style-type: none"> • Dwellings: 2 per 1-2 bedroom unit, 3 per 3+ bedroom unit, plus 1 per 80 sq.ft. of floor area devoted to a customary home occupation or a professional use. • Places providing overnight accommodations (Hotels, etc): 1 per room accommodation, plus 1 per 2 employees, plus 1 per 400 sq.ft. of public meeting area & restaurant. • Restaurants and other places serving food or beverages: 1 per 3 seats, plus 1 per employee; drive-in establishments shall instead provide 1 per 50 sq.ft. of gross floor area, plus 1 per 2 employees. • Other offices and nonresidential uses: 3½ per 1,000 sq.ft. of gross floor area. 	<ul style="list-style-type: none"> • Dwellings: 2 per dwelling unit, plus 1 per 80 sq.ft. of floor area devoted to a customary home occupation or a professional use. • Bed and breakfast: 1 per guest room plus 2 for owners. • Restaurants and other places serving food or beverages: 1 per 4 seats. • Mixed-use development: 1 per dwelling unit and 1 per 300 sq.ft. of nonresidential floor area. • Professional or business office: 1 per 300 sq.ft. for ground floor offices and 1 per 350 sq.ft. for offices above the first floor.

Site Plan Approval details

Current bylaw allows	Proposed bylaw would replace with
<p>Under 174-10 The requirements of Site Plan review shall be applicable to the following:</p> <p>(1) Any nonresidential development that results in an increase in on-site parking.</p> <p>(2) All modifications to existing development projects which fall within the applicability of the Town's regulations for parking and loading (§ 174-12) or landscaping (§ 174-13).</p> <p>(3) Any change in use or reactivation of a facility that has not been in use for a period of two years.</p> <p>(4) Multifamily housing for the elderly.</p> <p>(5) Adaptive reuse of historic buildings.</p> <p>Under those categories, major site plan review is required for:</p> <p>Any new development, or expansion in use other than a single-family or two-family residence which adds 2,000+ sq.ft. of floor area or which would require 20+ parking spaces, or any change of use of a facility that totals 2,000+ sq.ft. shall be subject to major plan review by the Planning Board.</p>	<p>The information to the left still applies.</p> <p>In addition, the bylaw adds:</p> <p>In the Downtown District, major site plan approval shall be by special permit from the Planning Board for any use requiring a special permit. In such cases, the procedural requirements and decision criteria of § 174-9, § 174-10, and 174-10.1(A) through (C) shall apply</p> <p>And it adds:</p> <p>the Planning Board may adopt and apply design guidelines to major site plan approval applications regardless of whether a special permit is required.</p> <p>(To see the currently proposed design guidelines, click here.)</p>