

Lower Village Business District Zoning Update

New Allowed Uses

Mobile food vendors, Pop-up markets
Artisan Production

Micro breweries, craft breweries, and brew pubs

Added focus on 'retail centers' rather than individual shops and uses
Drive through service, excluding the sale of food and beverage directly to a customer in a motor vehicle

Mixed use/ residential development, consisting of one or more business uses on the same site or within the same building as residential dwelling units

No Longer Allowed Uses (existing will be grandfathered in)

Tourist home, lodging house, hotel, motel

motor vehicle service stations and other services that primarily exist for the purpose of providing services to motor vehicles
storage of vehicles, equipment, and/or materials not incidental to an allowed use

Commercial solar photovoltaic renewable energy installations

Dimensional Requirements

Current

Proposed

	<i>Current</i>	<i>Proposed</i>
<i>Lot Size</i>	40,000sqft	No minimum
<i>Minimum Width</i>	N/A	No minimum
<i>Frontage</i>	200 feet along Great Road	No minimum
<i>Front Yard setbacks</i>	50 feet minimum	30 feet maximum along Great Road
<i>Corner Setbacks</i>	Section 4.3.1.2 of bylaw	N/A so long as an engineer can demonstrate adequate site lines
<i>Side Yard Setbacks</i>	None, but if adjacent to Residential District will require 50 foot landscaped buffer	0 feet, but if adjacent to Residential District will require 50 foot landscaped buffer
<i>Rear Yard Setbacks</i>	50 feet minimum, but if adjacent to Residential District will require 50 foot landscaped buffer	0 feet, but if adjacent to Residential District will require 50 foot landscaped buffer
<i>Height</i>	35 feet maximum, Planning Board may offer leniency if a Special Permit is sought	Rooftop gardens, patios, or other non-enclosed features designed for leisure shall not constitute a separate floor

Tenant Mix

Allows for mixed-use development and includes limitations on building size and tenant unit size: Buildings must have at least 2 tenant spaces, tenant unit size within buildings limited to 20k square feet of gross floor area. The Planning Board may allow increase of gross floor area.

Development Standards for Mixed-Use (Mixed Use Development is not required)

No more than 50% of the total number of dwelling units on site are to be located on the ground floor. If single story building is proposed, dwelling units shall occupy no more than 50% gross floor area.
maximum of 2 bedrooms
maximum of 6 dwelling units/acre

Open Space

5% of lot area must be set aside as functional open space

Parking

The Planning Board may permit reductions or increases to the Schedule of Parking, Section 7.3
Allows for decentralized parking - no more than 20 parking spaces shall be grouped together
Parking shall be located in the side or rear yard, with exceptions allowed by the Planning Board
Encourages inter-lot connections where practicable

Permitting Mechanism

Planning Board is Special Permit Granting Authority for all Site Plan approval and Special Permit procedures

Current Section 3.3.3 lists uses only allowed through Special Permit from Zoning Board of Appeals

Additional Components

Design Standards (architectural, façade, signs, building siting), Landscaping Plan + Perimeter Planting (mimic Special Permit Rules and Regs, though will be codified in zoning)

Ex: Internal access drives, interlot connections, functional open space, sidewalks, low impact development, sustainability