

Office of the Town Clerk

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Onorina Z. Maloney, CMMC/CMC
Town Clerk

Thaddeus J. Soule
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CERTIFICATE OF VOTE
ARTICLE 23 "Village Center Overlay District"
2014 SPRING ANNUAL TOWN MEETING
Third and Final Session – MONDAY, MAY 5, 2014

I, Onorina Z. Maloney, Town Clerk of Chelmsford, Massachusetts do hereby certify the following vote taken under Article 23 at the third and final session of the April 28, 2014 Spring Annual Town Meeting held at the Chelmsford Senior Center 75 Groton Road, North Chelmsford. The meeting was called to order at 7:30 pm by Moderator Jon H. Kurland. There were 118 Town Meeting Representatives in attendance which satisfied the quorum of 82.

ARTICLE 23. I move that the Town amend the Town Code, Chapter 195, "Zoning Bylaw", for purposes of adopting a new section ARTICLE XXII, "VILLAGE CENTER OVERLAY DISTRICT" as follows:

195-121 Purpose and Intent

The general purpose of Village Center Overlay District (VCOD) is to maintain character and enhance vitality in Chelmsford's traditional village center. These regulations are established to promote sustainable mixed-use development as appropriate in the VCOD, in order that future development will be compatible with the historic settlement patterns, traditional architecture, and landscape character. These regulations are intended to create strong relationships between building forms, civic spaces, and streetscape design which are integrated, connected and complementary. The VCOD regulations are intended to:

- A. Facilitate the development of an appropriate mix of uses within the context of a traditional pedestrian oriented development pattern;
- B. Create a safe, accessible, convenient, attractive and highly functional environment that meets the needs of local residents and visitors as a place to live, work, recreate, socialize, and obtain necessary goods and services;
- C. Coordinate the safe circulation and access of private vehicles, public transit, bicycles, and pedestrians through a network of streets, sidewalks and paths connecting neighborhoods, employment centers, open spaces, and areas of activity within the VCOD;
- D. Protect and expand opportunities for small locally-owned businesses and other entrepreneurial activity that primarily but not exclusively serves local neighborhoods and surrounding community; and
- E. Encourage flexibility and variety in future development while ensuring preservation of and compatibility with historic fabric.

195-122 Village Center Overlay Districts on the Official Zoning Map

The Village Center Overlay District is identified on the Town of Chelmsford Official Zoning Map in Section 195-3 of the Zoning Bylaw which is available at the Town of Chelmsford Community Development Department, and is on file at the Town Clerk's Office.

195-123 Applicability

- A. General Application - The Village Center Overlay District (VCOD) is hereby established as an overlay district and is applicable to the **CV, CC, CD, RC, RB and P zoning districts** as identified within the VCOD on the Official Zoning Map. Projects are allowed within the VCOD that would not otherwise be allowed in the underlying zoning district and as such VCOD projects must satisfy the standards defined in this Article and may be permitted by-right or by special permit, with restrictions and conditions, when certain thresholds are met as defined below.
- B. Relationship with the Community Enhancement and Investment Overlay District (CEIOD) – Properties located within the VCOD are not eligible for permitting within the CEIOD, Article XXI.
- C. Relationship with other zoning provisions - Unless specifically modified by the requirements for the VCOD,, all other zoning provisions of the Chelmsford Zoning Bylaw, Chapter 195, shall remain in full force and effect and shall neither be modified, repealed nor amended by this Article. This includes, but is not limited to, Article XI, Major Business Complexes; Article XIII, Wireless Communications Facilities; Article XIV, Aquifer Protection District; and Article XV, Floodplain District. Where the VCOD provisions are silent on a zoning rule or regulation, the requirements of the underlying district shall apply, unless another interpretation was clearly intended. See Section 195-130 for procedural requirements.

195-124 Uses and Performance Standards

- A. Table of Uses - The existing Use Regulation Schedule (Section 195 – Attachment 1) of the Chelmsford Zoning Bylaw shall be applicable to VCOD projects within the underlying zoning districts. Where a VCOD project requires a special permit under the Use Regulation Schedule, the Planning Board shall be the special permit granting authority.
- B. VCOD Projects Allowed by Right – A project will be allowed by right with an approved site plan if it meets all of the following criteria (as applicable):
1. The Project will alter or change a pre-existing, non-conforming use or structure, but will not increase the nonconforming nature of the use or structure, as provided in Section 195-8 of the Zoning Bylaw.
 2. The Project involves a change of use from one use category to another, but the gross square footage of the new use does not exceed the original use.
 3. The Project is within 50% compliance, if located within the underlying CV district, or 80% compliance, if located outside underlying CV district, with parking ratio standards as provided in Section 195-17.
 4. The Project involves a conversion of existing gross square footage from a non-residential use to an exclusively residential use, and does not include more than 8 dwelling units.
 5. The total Project building area does not exceed 10,000 gross square feet.
 6. The Project does not include more than two primary structures on a lot.
 7. The Project involves the new construction of 4 or fewer residential units.
- C. VCOD Projects Requiring a Special Permit – A project requires a special permit with an approved site plan if it meets any of the following criteria (as applicable):
1. The Project will alter or change a pre-existing, non-conforming use or structure, and will increase the nonconforming nature of the use or structure as provided in Section 195-8 of the Zoning Bylaw.

2. The Project involves more than 10,000 gross square feet of total development.
3. The Project involves a conversion of existing gross square footage from a non-residential use to a residential use which exceeds 8 new dwelling units.
4. The Project includes more than two primary structures on a lot.
5. The Project involves the new construction of 5 or more residential units.

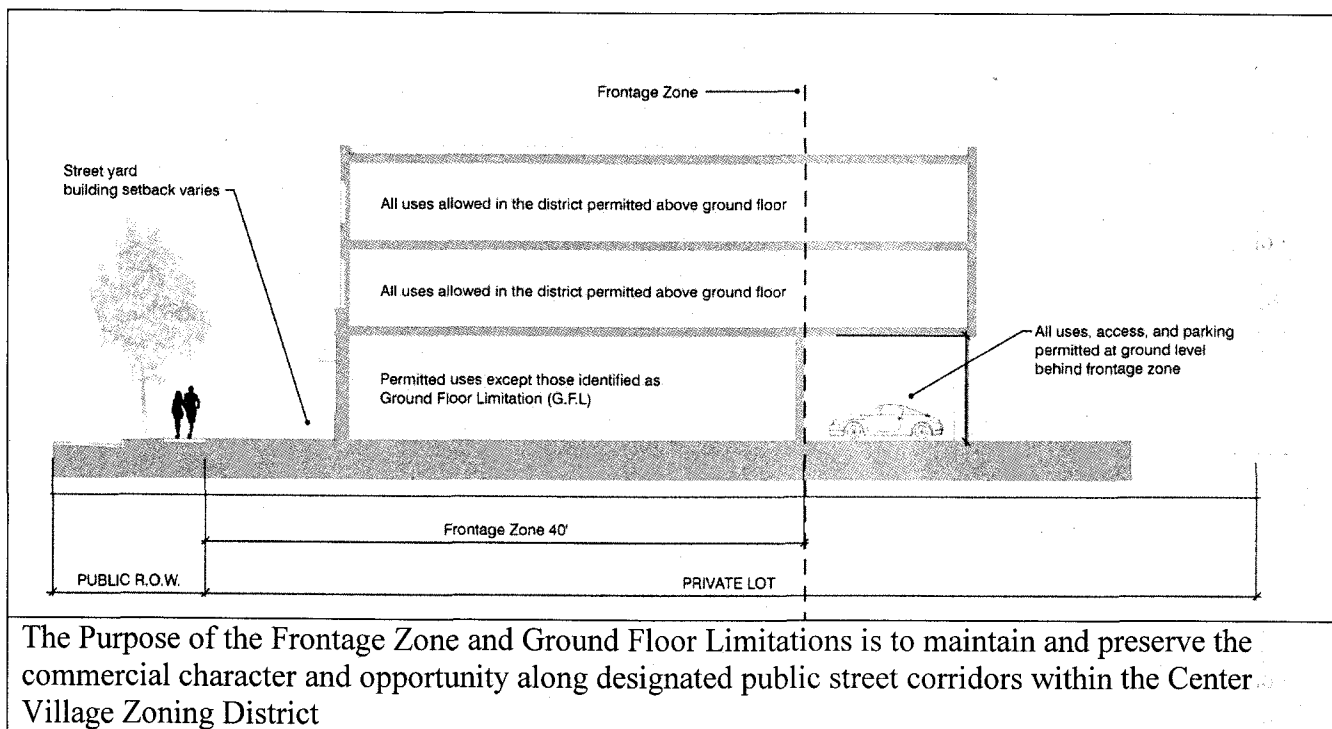
D. Residential Dwelling Unit Performance Standards

1. Within the VCOD, residential housing is permitted per Table 1 & 2. All dwelling units shall comply with the following minimum net floor area requirements, measured as living area, unless the Planning Board authorizes a reduction by special permit.
 - a. Studio Unit: 500 sq. ft.
 - b. One-bedroom Unit: 700 sq. ft.
 - c. Two-bedroom unit: 900 sq. ft.
 - d. Three-bedroom unit: 1,200 sq. ft.

~~2. Residential projects are subject to the requirements of Article XXIII, "Inclusionary Housing Bylaw".~~

E. Frontage Zones and Ground Floor Limitations – The VCOD map includes **Frontage Zones** which are the contiguous land area along the primary public streets within the underlying CV district . Buildings fronting and oriented toward these streets are targeted for commercial and mixed commercial/residential use. These properties shall have a **Ground Floor Limitation (see diagram below)** allowing only commercial uses permitted by right or special permit to occupy the ground floor area. Residential uses shall not occupy the ground floor of a building in the portion of said building within the first forty (40) feet of lot depth measured from the public street right-of-way. Residential and other uses allowed in the underlying zoning district may be located in the upper floors within the Frontage Zone and at ground level at more than 40 feet in lot depth and outside the Frontage Zone. Street entrances may be allowed to residential uses above the ground floor within the Frontage Zone or at the side or rear of the building beyond the Frontage Zone.

EXAMPLE FRONTAGE ZONE AND COMMERCIAL GROUND FLOOR LIMITATION DIAGRAM



F. Property Fronting on Beaver Brook – In accordance with the *Center Village Master Plan Report*, dated December 3, 2013, public access to Beaver Brook is deemed a public interest and a high priority. As such, properties with frontage on Beaver Brook shall be required to set back all new buildings and parking a minimum of 35 feet from the top of the bank, as defined in the Massachusetts Wetlands Protection Act and its regulations. In exchange for providing a public benefit the applicant shall receive a benefit of a residential unit and / or commercial square-foot build-out bonus, beyond the by-right and special permit project thresholds in sections 195-124 B and C as applicable, may be granted by the Planning Board under the following conditions:

1. Up to 25% if an easement for public use is granted to the Town a width of 25 feet from the top of the bank
2. In addition to 1 above, up to an additional 25% if a multi-purpose pathway is constructed, by the applicant, within the easement, a minimum width of 12 feet and of an acceptable base and surface material.
3. Up to 50%, where an existing property is modified, such as the removal or portion thereof of a building and / or parking area, that would result in # 1 and / or 2 above.
4. The Planning Board may approve a payment in lieu of option 1 and 2 above. Such payment to the Town will be for the specific purpose of furthering the implementation of the Beaver Brook riverfront.

G. Bruce Freeman Trail Frontage – All new development or redevelopment on properties abutting the Bruce Freeman Trail shall provide direct access to the trail for those using the property. If a public easement and clear passage is granted to the Town a width of 8 feet from the public street right-of-way to the Bruce Freeman Trail right-of-way, a density bonus of 10% for all commercial and residential development allowed by right or special permit in the VCOD may be granted by the Planning Board. The Planning Board may also waive any of the above requirements.

195-125 Building and Lot Development Standards

A. Permitted Building and Lot Types - These standards primarily regulate the way that buildings in the VCOD are placed and oriented on their lots to positively address and complement other buildings as well as streets and civic spaces. There are seven (7) permitted Building and Lot Types as identified below:

1. Small Mixed Use Building (Maximum of 10,000 G.F.A of combined commercial and residential use)
2. Medium Mixed Use Building (Maximum of 20,000 G.F.A. combined commercial and residential use)
3. Commercial Building
4. Live/Work Unit
5. Rowhouse or Townhouse
6. Multi-Family Building
7. Community Building and Spaces

Specific building and lot types and standards applicable to projects under the VCOD are defined in Tables 1 & 2 and indicate the building and site types permitted with a short description of the intent, applicable underlying zoning districts, and dimensional and design standards for each. These tables are applicable only to the VCOD and displace Section 195 - Attachment 2. Character examples are provided for each building type for illustrative purposes only. See Figure 1 for diagrams that illustrate Lot Placement terminology. Except as noted, parking spaces are to be provided on-street, to the rear of the lot, or as otherwise provided in Section 195-126 below.

B. Building and Lot Requirements Terminology – Table 2 contains a range of building and lot dimensions and design requirements some of which are not included on the Table of Dimensional Requirements (Section 195 – Attachment 2) which are defined below:

1. Side-Street Yard for Corner Lots – Minimum length (in feet) between the Side-Street lot line and the foundation line of an allowed building.
2. Build-To-Zone – The minimum and maximum distance (in feet) in which the outermost foundation of a primary building is permitted to sit, as measured from the back of the Front Yard and Side-Street Yard lines.
3. Build-To-Zone Occupancy – The percentage of the Build-to-Zone that the primary façade is required to occupy. The minimum percentage of building frontage required to be located in the Build-To-Zone is typically increased along streets where a consistent building face is important in creating an inviting pedestrian environment by enclosing the street and providing an attractive streetscape.
4. Front Parking Setback – The minimum length (in feet) to the rear of a street-facing primary building façade that any form of vehicle parking is permitted to locate. For specific requirements regarding the placement of parking, refer to Section 195-126.
5. Side and Rear Parking Setback – See Section 195-126.
6. Open Space on Site – The minimum and maximum percentage of lot in open space use. See Section 195-129 below.
7. Permitted Open Space Types – See Section 7.0 of the Chelmsford Design Guidelines and Standards.
8. Finished Ground Floor Elevation – Height (in inches) that the ground floor at the front-

facing entry must be above finished grade within the Build-To-Zone.

9. Ground Floor Height – Height (in feet, floor-to-floor) of the ground floor of the main body of a building.
10. Upper Floor Height – Height (in feet, floor-to-floor) of any non-ground floor of the main body of a building.
11. Roof Pitch – Indicates the range of a roof pitches (rise/run in inches) permitted.
12. Ground Floor Transparency – The percentage of a building's ground floor façade that must be glazed within the Build-To-Zone.
13. Upper Floor Transparency – The percentage of a building's upper floors that must be glazed within the Build-To-Zone.
14. Front Wall Off-Set – A break in the length of a front wall where a segment of the building façade is articulated into a specified depth and length from the main façade. The purpose of this offset to reduce the scale of the building and add visual interest.
15. Maximum Entry Spacing – The length (in feet) between a building and an adjacent buildings' main body entrance.

See Figure 1 for diagrams that illustrate Building Placement Terminology.

C. Use of Yards and Setbacks - Active uses of setback areas in the VCOD shall be permitted for pedestrian access, outdoor accessory uses, or to facilitate access to rear of the lot for parking and loading. Site plans shall demonstrate that the setback area accomplishes these objectives and creates an inviting environment for pedestrians.

1. Outdoor Activity Zones – Outdoor activities, such as dining or pocket parks, shall be allowed and encouraged in setback areas where applicable as accessory uses. Outdoor areas shall be attractively designed and furnished to enhance the pedestrian environment. Outdoor areas may be extended onto the public sidewalk with a Special Permit from the Planning Board. Where outdoor dining is located on a public sidewalk, a minimum of six (6) feet of unobstructed passage shall be provided for pedestrian use.
2. Outdoor Display – Outdoor display of products available for sale shall be permitted in association with any permitted nonresidential principal ground floor use in accordance with the following provisions:
 - a. Outdoor display shall occupy no more than 30% of the horizontal length of the building façade.
 - b. Outdoor display may be located within the street yard setback area.
 - c. Outdoor display may be located on a public sidewalk with a Special Permit from the Special Permit Granting Authority. Where located on a public sidewalk, the display area shall be located within six (6) feet of the primary building and a minimum of six (6) feet of unobstructed passage shall be provided for pedestrian use.
 - d. Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day.
 - e. Outdoor display shall require the approval of the Historic District Commission as applicable.

D. Permitted Building Element Encroachments

1. Protruding Building Elements in the Public R-O-W - Allowable protruding building elements include awnings, marquees, balconies, terraces, and projecting signs. These building structures are allowed to protrude up to four (4) feet past the property line into the public right-of-way provided that they are not in conflict with parking and travel lanes, street trees, and other streetscape furnishings. All awnings, marquees, open air balconies, and associated projecting signs shall be a minimum of eight (8) feet above the ground. (Additional permits may be required from the Town of Chelmsford).

2. Front Porches - Front porches may extend into the front yard setback. Partial walls, screened areas, and railings on porches that extend into the street yard may be no higher than 42 inches. Fully enclosed porches are not permitted in the front yard. Porches must remain set back at least five (5) feet from a public street right-of-way.
3. Stoops - Stoops may extend into front yard setbacks up to the public street right-of-way provided their upper platform is no higher than 42 inches above the sidewalk.

E. Additional Building and Lot Types - Additional building and lot types are not permitted except by Special Permit from the Planning Board and where consistent with the VCOD Special Permit Criteria in Section 195-131.

195-126 Parking and Loading Standards

A. Applicability - The existing parking standards in Article V shall remain applicable unless otherwise indicated below.

B. Parking Placement - The location of parking shall be consistent with the following requirements:

1. On-Site Parking Placement - On-site parking placement shall be provided in accordance with the requirements of Table 1 - Permitted Building and Lot Standards in Section 195-125 above for the applicable building and lot type.
2. Parking in Front Yard Area/Non-Residential and Mixed Use - As an exception, parking may be allowed by Special Permit from the Planning Board in the front yard under the following conditions:
 - a. Where not provided within the public street right-of-way, parallel or angled parking may be provided on a privately-owned lot directly adjacent to the public street right-of-way.
 - b. Parking shall be in combination with a 5-foot planting strip (minimum) with street trees planted 40 feet on center; and a 5-foot minimum concrete sidewalk connecting / extending to abutting lots and to the primary building on-site.
 - c. A public easement shall be provided to the Town for use of the internal sidewalk on private property.

C. Minimum Off-Street Parking Requirements - *Within the underlying Center Village Zoning District, required parking shall be reduced by 50% per section 195-98.3.A All other parking within the VCOD shall comply with the standards and requirements of this Bylaw and Article V except for the following exceptions:*

1. Multifamily Dwelling Units Parking Requirement - 1 space per studio unit, 1.5 spaces per one bedroom unit, 2 spaces per unit with two or more bedrooms; plus 1 visitor space for every 5 units.
2. Age-Restricted Dwelling Unit Parking Requirement - 1.5 spaces per unit, except that for an assisted living facility, there shall be an average of .5 spaces per unit; plus 1 visitor space for every 5 units.
3. Other uses -in accordance with Article V.
4. Mixed Uses - Requirements for each use shall be added, unless the Planning Board determines that a smaller number is adequate for the proposed development, subject to the requirements of Article V.

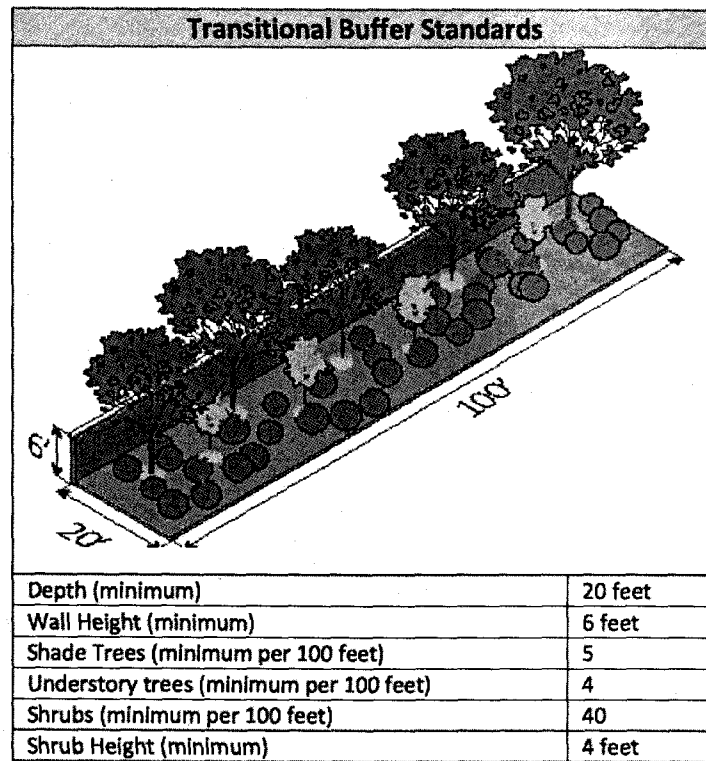
D. Curb Cut Access and Management

1. Number of Access Drives - No more than one (1) access drive to a public street shall be allowed per parcel. Where a parcel is located at the corner of two (2) public streets, access to the secondary or side street shall be required where feasible. The Planning Board may consider allowing up to two (2) access drives per parcel through Site Plan Review.
2. Common Access Drives – Common driveways are permitted in the VCOD and are highly encouraged.
3. Internal Access to Public Ways - All VCOD developments shall demonstrate to the Planning Board a safe means of pedestrian, bicycle and vehicular ingress and egress from and to a public street, sidewalk or an adjoining site where applicable.
4. Internal Access to Adjoining Lots – Internal access between adjoining lots is permitted in the VCOD and is highly encouraged. Where shared access is combined with shared parking between adjoining properties, buffer requirements between the lots are waived for the purpose of designing the parking lot shared internal circulation and shared use.

195-127 Landscaping

The intent of this section is to enhancement the pedestrian experience and provide buffers where necessary in the VCOD through landscape and streetscape design that may include, but is not limited to: planting of trees; pedestrian furnishings; and landscaped areas that provide a coordinated transition between public and private space. The landscaping requirements of this section supersede the requirements under Article IX and apply specifically to the VCOD. The Planning Board may further reduce the below standards by special permit.

- A. General On-site Landscaping Buffer Requirements - where building and / or parking is not approved with a zero ft setback, as applicable
 1. Minimum of 10 ft along front yard street frontage
 2. Minimum of 5 ft. along the Side and rear yard
- B. Transitional Buffers - The following transitional buffer requirements apply along a perimeter lot line of the VCOD that abuts a residential zoning district. These requirements may be waived and / or reduced by the Planning Board.
 1. A required transitional buffer must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line and must be provided along the entire frontage immediately abutting the property line.
 2. The width of the buffer strip is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.
 3. The parking of vehicles and the placement of buildings is not allowed in a required buffer. All required setbacks apply.
 4. No building may be located closer than 10 feet to a required buffer.
 5. Breaks for pedestrian and vehicle access are allowed subject to approval by the Planning Board.



6. Buffer walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; spilt-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Planning Board.
7. In the transitional buffer, 50% of required trees must be locally adapted evergreen species. Shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.

195-128 Functional Design Standards

The following elements of the development proposal shall be consistent with the Chelmsford’s Planning Board Design Guidelines.

- A. *Building and Site Design Standards – sections 3.0 – 4.4, 4.6 and 5.0 and 6.0 as applicable*
- B. *Lighting* – Outdoor site lighting shall primarily be used to provide safety and secondarily to accent key building and landscape features. Light fixtures shall be designed as an integral element of site design and may be expressed through style, material or color. All lighting fixtures designed or placed to illuminate any portion of a VCOD project shall meet the requirements of the Chelmsford Design Guidelines and Standards *section 4.5*
- C. *Signage* – Within the VCOD, signage shall comply with the standards in Article VII and section 4.7 of the Design Guidelines. The Planning Board may issue a special permit in relief of standards in Article VII.
- D. *Building Systems – section 4.8*
Roof/ wall / ground Mounted Equipment - must be screened (not visible) from the ground level view from adjacent property or adjacent public street right-of-way. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way.
- E. Fences and Walls - Walls and fences located outside of a required buffer must be closed and be constructed of high quality materials including one or a combination of

the following wood, composite fencing; wrought iron, PVC vinyl; or other material approved by the Planning Board.

F. Utilities and Services – Existing above ground utility lines and poles shall be buried underground, or moved behind buildings where practical. All new electrical and communication utilities in VCOD projects shall be placed underground.

195-129 Public and Private Civic Space Standards

- A. Intent - The intent of these standards is to provide for a combination of viable public and private open spaces and civic gathering areas that benefit the community and enhance the pedestrian experience in Chelmsford's Village Centers. Public and private civic spaces are meant to be spaces available for the use of the property's residents or customers.
- B. Civic and Open Space Types - Specific public and private open space types are allowed within the VCOD as identified in Section 7 of the Chelmsford Design Guidelines and Standards, and are intended for the gathering of people for passive or active recreation, entertainment, and organized communal activities.
- C. Open Space Requirements - Individual property owners shall utilize a minimum of 5% of their lot to civic or open space in one of the types identified in Section 7 of the Chelmsford Design Guidelines and Standards. Two or more property owners within the VCOD may create a joint civic or open space as long as the dedicated space is accessible to the public and amounts to a minimum of 5% of the land area of all the properties involved.

195-130 VCOD Application and Development Review Procedures

- A. General Requirements - The application and development review requirements of Article XXI – Community Enhancement and Investment Overlay District (CEIOD), Section 195-119 shall apply to the VCOD.
- B. Alternative Compliance - In order to encourage creativity, diversity, and best practices for public and private design and development in the VCOD, the Planning Board may waive, modify or vary standards for building and lot types, parking, landscaping, and open and civic space types as set forth in this Bylaw. The granting of any alternative compliance waiver shall be based upon a finding by the Planning Board that the proposed alternative will be generally consistent with the purpose and intent statements in Section 195-121 of this bylaw, as well as the General and Supplemental Special Permit Criteria in Section 195-131 below.

195-131 VCOD Performance Standards and Special Permit Criteria

VCOD projects shall be consistent with Section 195-118 A & B – General Performance Standards and Special Permit Review Criteria of Community Enhancement and Investment Overlay District (CEIOD) bylaw.

195-132 Severability

The invalidity of any section or provision of this Article shall not invalidate any other section or provision thereof.

And to amend the Town's Zoning Bylaw, Chapter 195, Article II, Districts, by inserting the following at the end of the existing Section 195-2.B.: “, and Village Center Overlay District”

TABLE 1: BUILDING AND LOT TYPES IN THE VCOD	
BUILDING TYPE 1 - SMALL MIXED-USE BUILDING	
Description: This building and lot type is intended to accommodate a variety of uses including residential on upper floors above various commercial uses on the ground floor level. The commercial ground floor uses address the street through the orientation of primary façade, primary entrances, display windows, privately owned public spaces and outdoor activity zones. The building clearly establishes the location of entries for each use and walkways connect the building entry to public sidewalks and parking areas. Canopy trees are used to define street edge and landscaped buffers are used to screen parking areas.	Character Examples 
BUILDING TYPE 2 - MEDIUM MIXED USE BUILDING	
Description: This building and lot type is intended to accommodate a variety of uses, including residential on upper floors above various commercial uses on the ground floor level. The commercial ground floor addresses the street through the orientation of primary façade, display windows, and outdoor activity zones. The building clearly establishes the location of entries for each use. Primary building façade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.	Character Examples 
BUILDING TYPE 3 - COMMERCIAL BUILDING	
Description: A lot located and designed to accommodate a commercial building. Commercial formats are integrated into a flexible building which conceals large expanses of blank walls and faces from the street with ample windows and doors opening onto the sidewalk. Flex buildings are also used to provide affordable space to small and large format business enterprises. Front yards are well landscaped and parking lots are typically to the side and rear of the primary building and screen or partially landscaped.	Character Examples 
BUILDING TYPE 4 - LIVE/WORK UNIT	
Description: A lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied dwelling unit. Commercial uses within the live-work unit may include retail, office, studio, personal services, or a combination of these uses all of which may occupy any story of the building subject to applicable public accessibility codes.	Character Examples 
BUILDING TYPE 5 - ROWHOUSES AND TOWNHOUSES	
Description: Rowhouses and townhouses are horizontally attached or semi-detached single family dwelling units. The rowhouse lot is located and designed to accommodate a building with a common wall on one or both side lot lines and an enclosed private yard or garden space to the rear. The primary access faces the street and is elevated above the sidewalk with a stoop, porch or landing. Streetyards are typically landscaped with lawn, flowers or vegetables and may be enclosed with a semi-opaque fence with a walkway connection between the front door and public sidewalk.	Character Examples 
BUILDING TYPE 6 - MULTI-FAMILY BUILDING	
Description: A lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. This may include apartment and condominium building types of between three (3) and twelve (12) attached dwelling units with common access areas. Dwelling units may be in the form of ownership, rental or a combination of each.	Lot Design Diagram 
BUILDING TYPE 7 - COMMUNITY BUILDINGS AND SPACES	
Description: A lot located and designed to accommodate open space and buildings containing public or civic uses such as community center, education, places of worship, active and passive recreational facilities, and similar public gathering facilities and spaces. Open spaces may be a green, square, plaza, park, playground, community garden, above-ground stormwater management area, or natural area worthy of preservation.	Character Examples 

TABLE 2 - BUILDING DESIGN AND PLACEMENT STANDARDS IN THE VCOD

BUILDING PLACEMENT STANDARDS	BUILDING TYPES						
	1. SMALL MIXED-USE BUILDING	2. MEDIUM MIXED-USE BUILDING	3. COMMERCIAL BUILDINGS	4. LIVE/WORK UNIT	5. ROWHOUSES AND TOWNHOUSES	6. MULTI-FAMILY BUILDING	7. COMMUNITY BUILDINGS AND SPACES
Lot Standards (1)							
L1 Lot Frontage (in Feet)	50 Min.	100 Min.	50 Min.	16 Min./40 Max.	16 min./40 max.	50 Min.	N/A
L2 Lot Depth (in Feet)	100 Min.	100 Min.	100 Min.	80 Min.	80 Min.	100 Min.	N/A
L3 Lot Area (in Square Feet)	5,000 Min.	10,000 Min.	10,000 Min.	2,500/D.U.	1,800 Min./D.U.	5,000 for first 2 dwelling units and 1,800 per each	N/A
Additional Requirements							
Min / Max Combined Gross floor Area (sq. ft.)	10,000 max	10,001 Min./20,000 Max.	10,000 Max.	NA	NA	NA	NA
The maximum number of dwelling units per Building:	4 in the CV Frontage Zone, 8 in the CV, CD, RC, RB, and 12 in the CC District	8 in the CV Frontage Zone, 12 in the CV, CD, RC, RB, and 24 in the CC District		1 in the CV Frontage Zone, 1 in the CD, RC, RB, and 1 in the CC District	A maximum of 8 dwelling units may be attached by a common wall. Adjacent buildings must be separated by a minimum of 20 feet in all districts	4 in the CV, 8 in the CD, RC, RB, and 12 in the CC District	
Building Placement on Lot							
L4 Front Yard Setback (in Feet)	NA	NA	NA	0 Min./15 Max.	0 Min./15 Max.	10 Min.	N/A
L5 Side Yard Setback (in Feet) (2)	0 Min./20 Max.	0 Min./20 Max.	10 Min./50 Max.	0 Min./15 Max.	0 Min./15 Max.	10 Min.	N/A
L6 Rear Yard Setback (in Feet)	5 Min.	5 Min.	5 Min.	5 Min.	5 Min.	5 Min.	N/A
L7 Side Street Yard (Feet on Corner Lots)	20 Min.	20 Min.	20 Min.	5 Min./15 Max.	5 Min./15 Max.	20 Min.	N/A
L8 Build-To-Zone (in Feet)	0 Min./25 Max.	0 Min./25 Max.	0 Min./20 Max.	0 Min./15 Max.	0 Min./15 Max.	15 Min./25 Max.	N/A
L9 Build-To-Zone Occupancy (%)	50% Min.	50% Min.	30% Min.	35% Min.	35% Min.	30% Min.	N/A
Parking Placement on Lot (See Section 195-126)							
L10 Front Parking Setback (in Feet)*	30 Min.	30 Min.	30 Min.	20 Min.	20 Min.	30 Min.	N/A
L11 Side and Rear Parking Setback (in Feet)	0 Min.	0 Min.	0 Min.	5 Min.	5 Min.	5 Min.	N/A
Additional Requirements							
	* On-Site Parking shall be located a minimum of 30 feet from the street R-D-W or 5 feet behind the street facing elevation of a building whether existing or new whichever is greater; See exception and Section 195-126 B.2						
Open Space on Lot (See Section 195-129)							
O1 Open Space on Site (% of Total Lot Area)	5% Min.	5% Min./20% Max.	5% Min./20% Max.	15% Min.	15% Min.	15% Min.	25% Min.
O2 Permitted Open Space Types	See Section 195-129	See Section 195-129	See Section 195-129	See Section 195-129	See Section 195-129	See Section 195-129	See Section 195-129
BUILDING DESIGN STANDARDS							
Permitted Building/Lot Types by Underlying Zoning District							
CV	P	SP	P	P	P Except in Frontage Zone	P Except in Frontage Zone	P
CC	P	P	P	P	P	P Except in Frontage Zone	P
CD	P	SP	P	P	P	P	P
RB	SP	N	N	SP	SP	P	SP
RC	SP	N	N	SP	SP	P	SP
P	N	N	N	N	N	N	P
Placement of Specific Uses (See Section 195-124.E)							
GFL Ground Floor Limitations	Commercial	Commercial	Commercial	Commercial	Commercial	Residential	Civic Uses
FZ Frontage Zones	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	NA
Building Height							
B1 Primary Building Height (Floors/Feet)	1 (16) Min./3 (35) Max.	2 (22) Min./3 (35) Max.	1 (12) Min./3 (35) Max.	2 (22) Min./3 (35) Max.	2 (22) Min./3 (35) Max.	2 (22) Min./3 (35) Max.	1 (16) Min./3 (35)
B2 Ground Floor Height (in Feet)	12 Min.	12 Min.	N/A	10 Min./14 Max.	N/A	N/A	12 Min.
B3 Upper Floor Height (in Feet)	9 Min.	9 Min.	10 Min.	9 Min.	N/A	N/A	10 Min.
B4 Finished Ground Floor Elevation (in Inches)	0 Min./12 Max.	N/A	N/A	N/A	18 Min.	18 Min.	30 Min.
B5 Roof Pitch (Rise/Run)	14:12 Max.	8:12 Max.	8:12 Max.	18:12 Max.	18:12 Max.	4:12 Minimum	N/A
Flat Roofs Permitted (Yes or No)	Yes	Yes	Yes	Yes	Yes	No	Yes
STREET ACTIVATION STANDARDS (See Section 195-125)							
Transparency and Articulation							
B6 Ground-Floor Transparency (% of facade)	40% Min./90% Max.	40% Min./90% Max.	30% Min./90% Max.	30% Min./70 Max.	N/A	N/A	N/A
B7 Upper-Floor Transparency (% of facade)	30% Min./90% Max.	NA	NA	N/A	N/A	N/A	N/A
B8 Front Wall Length Without Offset (in Feet)	75 Max.	100 Max.	100	50 Max.	50 Max.	50 Max.	N/A
B9 Front Wall Offset - Min. Length/Depth (in Feet)	10/5	20/5	20/5	10/5	10/5	10/5	N/A
Building Entrances							
B10 Street Facing Entrance Required (Yes or No)	Yes	No	No	Yes	Yes	Yes	Yes
B11 Entrance Spacing (in Feet)	75 Max.	100 Max.	75 Max.	50 Max.	50 Max.	80 Max.	10/6
Other Building and Site Elements							
E1 Outdoor Activity Zones and Displays (195-125.C)	Yes	Yes	Yes	Yes	No	No	N/A
E2 Permitted Building Element Encroachments (195-125.D)	Yes	Yes	Yes	Yes	Yes	Yes	N/A

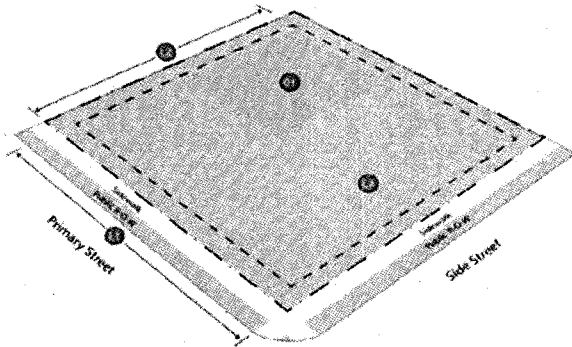
NOTES

1. A special permit from the Planning Board is required when creating new lots via subdivision. Any new lots created via the overlay dimensional requirements shall be developed in accordance with the overlay.
2. Increase to a minimum of 5ft where abutting an existing residentially used property.

FIGURE 1 : BUILDING AND LOT PLACEMENT DIAGRAM

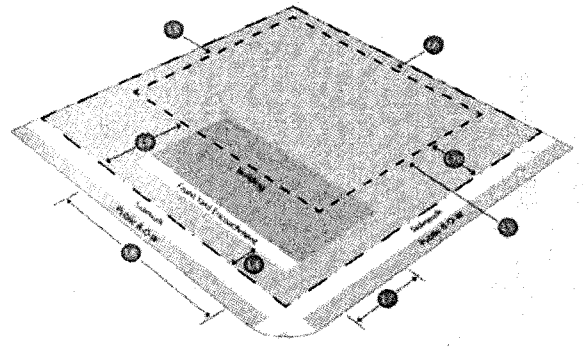
Lot Placement

Lot Standards



- 1 Lot Frontage (in Feet)
- 2 Lot Depth (in Feet)
- 3 Lot Area (in Square Feet)
- 4 Open Space on Site (1% of Total Lot Area)

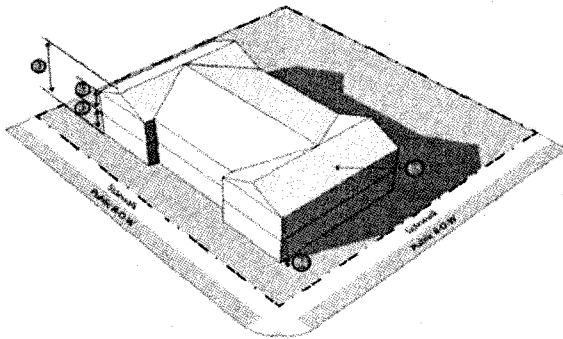
Building and Parking Placement



- 5 Front Yard Setback (in Feet) - Activation and Enticement Area
- 6 Side Yard Setback (in Feet)
- 7 Rear Yard Setback (in Feet)
- 8 Build-to-Zone (in Feet)
- 9 Build-to-Zone Occupancy (%)
- 10 Front Parking Setback (in Feet)
- 11 Side and Rear Parking Setback (in Feet)

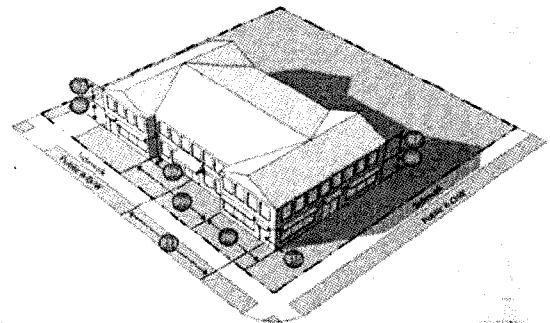
Building Placement

Building Height

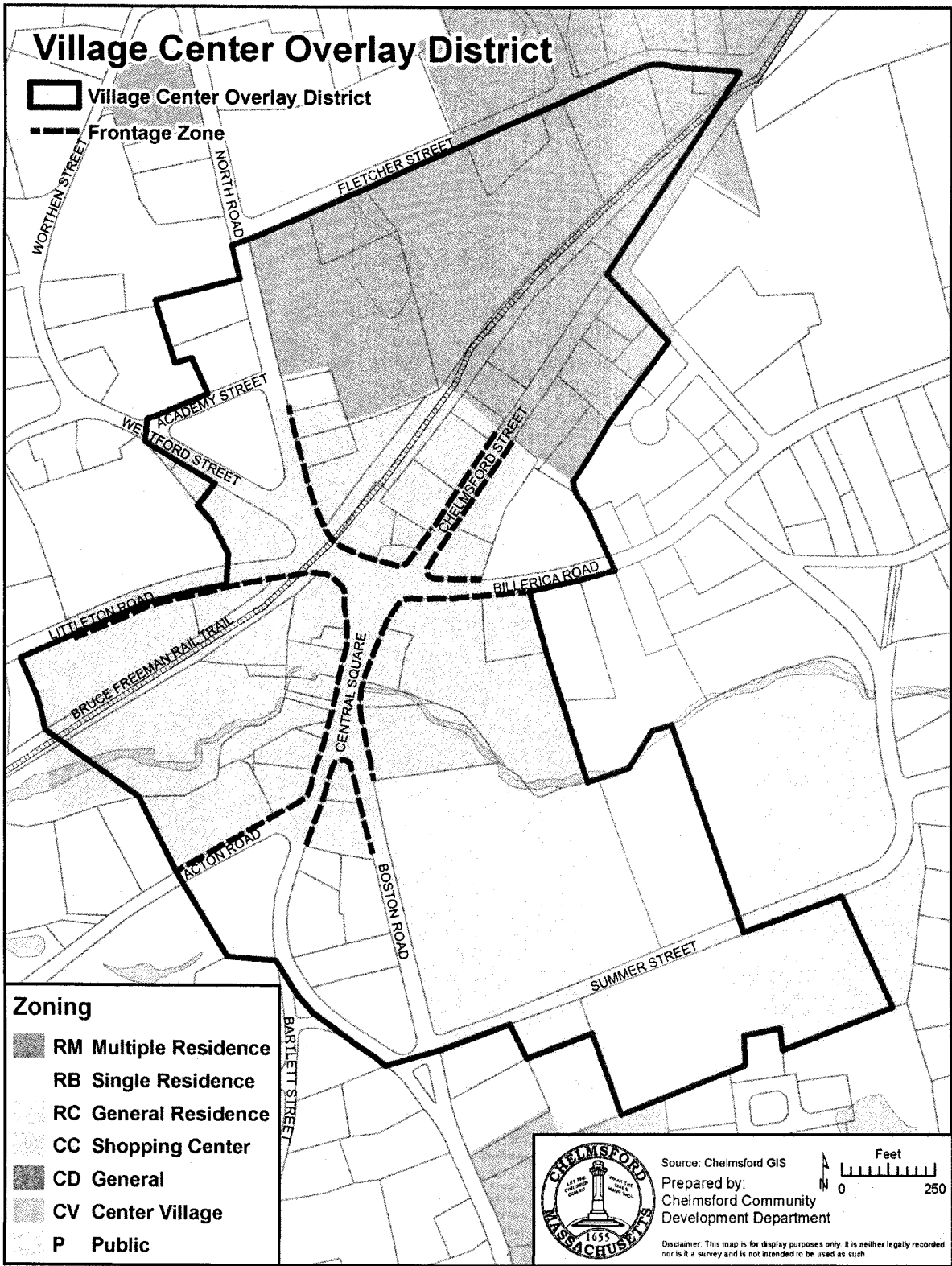


- 12 Primary Building Height (Floors/Feet)
- 13 Ground Floor Height (in Feet)
- 14 Upper Floor Height (in Feet)
- 15 Finished Ground Floor Elevation (in Inches)
- 16 Roof Pitch (Rise/Run)
- Flat Roofs Permitted (Yes or No)

Transparency and Articulation



- 17 Ground Floor Transparency (% of Facade)
- 18 Upper Floor Transparency (% of Facade)
- 19 Front Wall Length Without Offset (in Feet)
- 20 Front Wall Offset - Min. Depth (in Feet)
- 21 Front Wall Offset - Min. Length (in Feet)
- 22 Street Facing Entrance Required (Yes or No)
- 23 Entrance Spacing (in Feet)



SUBMITTED BY: **Planning Board**
Two-Thirds vote

Finance Committee: No recommendation
Board of Selectmen: unanimously approves
Planning Board: unanimously approves

William Griffin moved to amend by striking the words under Section 195-124 Sub-Section

D. Residential Dwelling Unit Performance Standards

Strike item 2 in its entirety:

~~2. Residential projects are subject to the requirements of Article XXIII, "Inclusionary Housing Bylaw".~~

The electronic voting devices registered the following votes on the amendment.

YES: 131 NO: 2 ABST: 3

Amendment carries

The electronic voting devices registered the following votes on Article 23, as amended.

YES: 126 NO: 10 ABST: 1

Main motion under Article 23, as amended, carries by 2/3 vote

A true copy attest:



Onorina Z. Maloney