

- [6] Significant changes in the wastewater management systems.
- (5) Change in plans after grant of special permit.
 - (a) No change in any aspect of the approved plans shall be permitted unless approved, in writing, by the Planning Board. A new or amended special permit will be required if the Planning Board determines any proposed change to be substantial.
 - (b) No land for which a special permit for an open space preservation has been granted shall be further subdivided, unless such special permit lapses or is rescinded.
- J. Building permits. No building permit for any structure within an approved open space preservation development shall be issued without the written approval of the Planning Board.
- K. Rules and regulations. The Planning Board may adopt and amend reasonable rules and regulations for the administration of this section, including a schedule of fees.

The Advisory Committee will make its recommendation at Town Meeting.

Article 19 modernizes Norfolk's Open Space Preservation (OSP) bylaw, § 310-8.2, which provides a voluntary alternative to conventional subdivision in which a developer clusters homes on a portion of a parcel and permanently protects the remainder as open space. The most significant change replaces the current flat 10% density bonus with a tiered structure – 20% additional lots in R-1, 30% in R-2, and 40% in R-3 – to provide a more meaningful incentive for landowners to choose conservation-based design, particularly on larger parcels. The article also updates minimum dimensional requirements for individual lots to allow more efficient clustering (reducing minimum lot area from 20,000 to 15,000 square feet and adjusting various setbacks), removes an outdated average-requirements subsection that worked against the OSP's flexibility goals, and makes other technical clean-ups consistent with the 2024 Master Plan's emphasis on open space preservation and rural character.

ARTICLE 20 – passed declared 2/3

**Submitted by the Planning Board
Motion made & supported by Kevin Kalkut**

***MR. MODERATOR,
I MOVE TO APPROVE ARTICLE 20 AS PRINTED IN HANDOUT PROVIDED AT TOWN MEETING.***

To see if the Town of Norfolk will vote to amend Norfolk Zoning Bylaws, § ARTICLE 9, B-1 District (Town Center); and § 310-4.2 Schedule of Use Regulations, Attachment 1 by deleting the following strikethrough language and adding the following new language in bold print; or take any action in relation thereto.

Article 9

B-1 District (Town Center)

§ 310-9.1. Purpose.

The Master Plan of the Town of Norfolk (the Town) sets forth goals for the Town Center, economic development, housing, open space, circulation, facilities and community vision in Parts A and B of the Master Plan. In order to implement these Master Plan goals, the Town establishes this article for the B-1 District. Graphic examples and illustrations of the provisions

of this article are included in the Appendix of the Zoning Bylaw.³
§ 310-9.2. Local standards. [Amended 5-17-2023ATM by Art. 26]

Article 9 shall supersede the following sections of the Zoning Bylaw: § 310-4.1E (Buffer/green belt/landscaping requirements in nonresidential districts), § 310-5.1B (Schedule of Dimensional Requirements), § 310-5.1C (Lot width; frontage; setback line); § 310-5.1D (yard requirements), § 310-5.1E (build factor), § 310-5.2 (Modifications), § 310-6.4A (Alteration and enlargement), and § 310-6.5 (Accessory buildings and swimming pools) except § 310-6.5E (Mobile home). All other sections of the Zoning Bylaw, except where otherwise specifically stated herein, shall apply within the B-1 District.

§ 310-9.3. District boundaries. [Amended 5-8-2021 ATM by Art. 22]

The B-1 District is further divided into two areas, as depicted on the Zoning Map:

- A. The business core;
- B. Outside the business core, which consists of all remaining areas of the B-1 District.

§ 310-9.4. Lot and yard requirements and standards. [Amended 6-27-2020 ATM by Art. 21; 5-8-2021 ATM by Art. 21; 5-8-2021 ATM by Art. 22]

A. General B-1 District requirements.

- (1) Building scale. No building footprint, ~~other than a grocery store, municipal building, or variety store,~~ shall exceed 15,000 square feet, **except by special permit may be up to 30,000 square feet from the Planning Board.** ~~No grocery store or variety store footprint shall exceed 50,000 square feet. No municipal building footprint shall exceed 30,000 square feet.~~
- (2) Phased development. Applicants shall be allowed to plan, plat and create proposed lots or building sites in anticipation of a known proposal which will furnish needed infrastructure for a particular property provided the Town is given surety or other binding assurance, in a form and amount acceptable to the Planning Board, that will insure that no construction occurs without the necessary infrastructure.
- (3) Pedestrianways and street trees. Lots or building sites which are either newly developed from unimproved land or redeveloped shall provide pedestrianways and street trees in accordance with the Subdivision Regulations along the frontage side(s) of the lot.
- (4) Pedestrian access. Buildings shall generally be pedestrianway-oriented and shall be physically and visually accessible to pedestrians from the pedestrianway. Buildings shall provide pedestrian entrances that open to the front pedestrianway and may provide other entrances to the side or rear. Within the business core, unless otherwise provided by special permit by the Planning Board, the frontage side of each building, excepting a municipal building, shall have not less than 70% of the length of its pedestrianway-level, street-side facade comprised of doorways which provide physical access, and windows or other transparent elements of walls which provide visual access. Municipal buildings shall have not less than 30% of the length of its pedestrianway-level, street-side facade comprised of doorways which provide physical access, and windows or other transparent elements of wall which provide visual access.
- (5) Building height and facade.

- (a) Within the B-1 District business core, building height shall not be more than 46 feet in height to the peak of the roof unless otherwise provided for by the Planning Board through a site plan approval process, ~~but~~ in no case shall the height exceed three stories as measured from the street facing finish grade of the building or structure **except by special permit may be up to 4 stories from the Planning Board.** Within the B-1 District outside the business core, building height shall not be more than 40 feet in height to the peak of the roof unless otherwise provided for by the Planning Board through a site plan approval process. In such cases, building height may be extended up to 46 feet to the peak of the roof for the purpose of accommodating pitched rooflines, but in no case shall the height exceed three stories as measured from the street facing finish grade of the building or structure, including the third story. All buildings shall have a pitched roof, or the look of a pitched roof (with a minimum of a 5:12 pitch) and consistent with architecture prevalent within Town Center. In the event that a flat roof is desired, the building shall have the look of a pitched roof from the front, sides, and the rear, depending upon what may be visible from the street. Building height shall not include any steeples, flagpoles, weather vanes, or cupolas. The highest point of any such steeples, flagpoles, weather vanes, or cupolas shall not exceed 80 feet. At least 60% of the vertical wall area of the frontage side facade of a building shall be made up of vertical building wall, dormers, or a parapet or false facade to a minimum height of 20 feet.
- (b) Notwithstanding the provisions of Subsection A(5)(a) above, a town hall shall have at least 10% of the vertical wall area of its frontage side facade (excluding porches) parallel with and aligned to the build-to line, and at least 60% of its frontage side facade shall be made up of vertical building wall, dormers, or a parapet or false facade to a height of at least 20 feet but not more than 30 feet.
- (6) Accessory buildings. Minimum front yard setback for accessory buildings and attached or detached garages shall be 20 feet from the front yard of the principal building, structure or use on that lot.
- (7) Utilities. All utilities within the B-1 District shall be located underground. Utility outlets, service entrances, transformers and other utility services shall generally be centrally clustered in a neat and orderly fashion and shall be located to the rear of buildings or screened from view.
- (8) Residential use. Notwithstanding any contrary provisions of the Zoning Bylaw, § 310-6.11, Site plan approval, and § 310-6.12, Design review, shall also apply to all assisted living facilities and mixed-use buildings, structures or uses within the B-1 District.
- (9) Street specifications. Notwithstanding any contrary provisions of the Zoning Bylaw, all streets and roads within the B-1 District shall conform to the specifications and construction details of the Town's Subdivision Regulations.
- (10) Residential density. In the B-1 District business core, residential densities, ~~except for assisted living facilities, shall not~~ **may** exceed the ratio of 16 units per acre for any single lot **up to 20 units per acre** except by special permit **from the Planning Board.** In the B-1 District outside the business core, residential densities for assisted living facilities shall not exceed the ratio of 16 units per acre for any single lot except by special permit by the ~~Zoning Board of Appeals~~ **Planning Board.**
- (11) Residential conversions. Residential uses shall not be commenced in buildings or structures existing at the time of the adoption of this section of the Zoning Bylaw,

except by special permit by the Zoning Board of Appeals.

- (12) Visual corner clearance. All unsignalized street intersections shall provide adequate sight distance in conformance with the requirements of the Town's Subdivision Regulations, except by special permit by the Planning Board.
- (13) Town water. All new water connections for domestic supply or fire protection shall be connected to the Town water system. Any redevelopment which uses water shall be required to connect to the Town water system. (In order to require that a connection be made to the Town's water system, the portion of the way which fronts such a lot must contain a municipal water main into which such a connection may be made.)

B. Lot and building requirements and standards.

(1) General requirements.

- (a) No building, structure, use, parking area, driveway, vehicle circulation area, or other vehicle accessway shall be located less than 50 feet from an adjacent parcel within a residential zoning district unless otherwise provided by special permit by the ~~Zoning Board of Appeals~~ **Planning Board**.
- (b) All outdoor facilities for the storage of fuel, refuse, materials and/or equipment shall be screened from view with a solid fence structure and located to the rear of the building to which it is accessory. The fence shall be of reasonable height, a minimum of six feet, and the enclosure shall not exceed 1,000 square feet in area except by special permit from the Planning Board.
- (c) A green belt shall be provided on any lot that abuts a residential district should any use on said lot (including any buildings, structures, parking areas, driveways, vehicle circulation areas or other vehicle accessways) be located less than 100 feet from the residential district. Such green belt shall:
 - [1] Be located on the nonresidential lot along the shared property line.
 - [2] Have a minimum depth from the shared property line of 30 feet.
 - [3] Be used for no purpose other than planting and/or sidewalks.
 - [4] Constitute a screen of evergreen trees and/or shrubs not more than 15 feet apart planted in two or more staggered rows. The distance between each row shall not be more than 10 feet. Plants shall be no less than six feet in height at the time of planting and shall be continuously maintained.
- (d) In those circumstances where an effective screen of existing plantings already provides an appropriate buffer, the Planning Board has the discretion, during the site plan approval process, to waive strict compliance with Subsection B(1)(c), provided that the intent of Subsection B(1)(c) is met. If such a waiver is granted, the Planning Board shall, in its site plan approval, require that the green belt be maintained and replanted where necessary to provide an effective screen throughout the life of the site and the structure.
- (e) Landscaping requirements. For each foot of frontage, the lot shall contain 40 square feet of landscaping unless otherwise provided by special permit by the Planning Board through a site plan approval process. This requirement shall not be conditioned to require landscaping of more than 20% of the lot.

(2) Within the business core.

- (a) Build-to line: any distance from between six feet and 19 feet from, and parallel with, the frontage line(s) of the lot as approved by the Planning Board unless otherwise provided by special permit by the Planning Board through a site plan approval process as part of a comprehensive streetscape plan based on existing or planned buildings on lots within the same block on both sides of the street.
 - [1] Notwithstanding the provisions of Subsection B(2)(a) above, the build-to line of a town hall shall be at least 19 feet and not more than 125 feet from the frontage line of the lot.
 - [2] Notwithstanding the provisions of Subsection B(2)(a) above, the build-to line of a municipal building which is used as a library shall be at least 10 feet and not more than 35 feet from the frontage line of the lot.
 - (b) Minimum front yard setback: six feet;
 - (c) Minimum lot size: 30,000 square feet;
 - (d) Maximum lot coverage: 80%;
 - (e) Minimum side yard setbacks: zero feet;
 - (f) Minimum lot frontage: 75 feet; and
 - (g) Minimum rear yard setback: five feet.
- (3) Outside the business core:
- (a) Build-to line: none;
 - (b) Minimum front yard setback: 25 feet for principal buildings;
 - (c) Minimum lot size: 30,000 square feet;
 - (d) Maximum lot coverage: 60%;
 - (e) Minimum side yard setbacks: zero feet;
 - (f) Minimum lot frontage: 100 feet; and
 - (g) Minimum rear yard setback: 10 feet.

§ 310-9.5. Sign regulations.

All signs and advertising devices within the B-1 District shall be subject to § 310-6.9, Sign regulations, of the Zoning Bylaw.

§ 310-9.6. Parking requirements.

The requirements of § 310-6.7, Parking requirements, of the Zoning Bylaw are modified by the following subsections. In the event of a conflict between § 310-6.7 and any of the following subsections, the following subsections shall control.

- A. Shared parking. Where the applicant demonstrates to the Planning Board through the site plan approval process that parking spaces within the street within the B-1 District can be utilized by more than one use located within 500 feet of the entrance of the principal building, structure, or use of the premises, such that vehicles occupying a particular number of spaces are unlikely to require the use of those spaces at the same time of day

	R	B-1	B-3	B-4	C-1 ON Hwy	C-1a OFF Hwy	C-1b OFF Hwy	C-1c OFF Hwy	C-1d OFF Hwy	C-3	C-4	C-5	C-6
mixed-use building. See § 310-9.7													
Residential dwellings units as part of a commercial site plan where the square footage of residential dwelling units consists of 65% or less of the total combined square footage of the residential and commercial structures(s) and the footprint of residential structure(s) is equal to or less than the footprint of the commercial structure(s), provided that the commercial structure is constructed prior to residential occupancy.	No	Yes	No	No	No	No	No	No	No	No	No	No	No
The Planning Board may allow a lower commercial square footage than residential square footage where residential use is in a separate building or buildings See § 310-9.7	No	SPP B	No	No	No	No	No	No	No	No	No	No	No

SPPB-Special Permit Planning Board and SPZB-Special Permit Zoning

Board of Appeals

The Advisory Committee recommends approval of this article.

Article 20 makes a series of targeted refinements to the B-1 Town Center District bylaw, Article 9 of the Zoning Bylaw, along with corresponding updates to the Schedule of Use Regulations. The key changes are: (1) removing the categorical exemptions that allowed grocery stores and variety stores to exceed 15,000 square feet by right, so that the standard footprint cap now applies to all buildings with a unified special permit path to 30,000 square feet available from the Planning Board; (2) clarifying that the three story height limit in the business core is absolute by right, with a special permit path to four stories; (3) allowing residential densities in the business core up to 20 units per acre by right and higher by special permit, and shifting the special permit authority for assisted living facilities outside the business core from the Zoning Board of Appeals to the Planning Board; and (4) similarly shifting to the Planning Board the special permit authority for buildings or uses within 50 feet of an adjacent residential district. Together these changes simplify the bylaw, reduce ambiguity, and consolidate Town Center permitting under the Planning Board in keeping with the 2024 Master Plan's vision for a vibrant and well-designed Town Center. The Advisory Committee voted to recommend this article by a vote of six in favor, one against, and one abstention.

Motion was made, seconded, and passed to dissolve Town Meeting at 9:18PM

**Respectfully submitted,
Carol Greene
Town Clerk**

ARTICLE 9
B-1 District (Town Center)

§ 310-9.1. Purpose.

The Master Plan of the Town of Norfolk (the Town) sets forth goals for the Town Center, economic development, housing, open space, circulation, facilities and community vision in Parts A and B of the Master Plan. In order to implement these Master Plan goals, the Town establishes this article for the B-1 District. Graphic examples and illustrations of the provisions of this article are included in the Appendix of the Zoning Bylaw.¹

§ 310-9.2. Local standards. [Amended 5-17-2023 ATM by Art. 26]

Article 9 shall supersede the following sections of the Zoning Bylaw: § 310-4.1E (Buffer/green belt/landscaping requirements in nonresidential districts), § 310-5.1B (Schedule of Dimensional Requirements), § 310-5.1C (Lot width; frontage; setback line); § 310-5.1D (yard requirements), § 310-5.1E (build factor), § 310-5.2 (Modifications), § 310-6.4A (Alteration and enlargement), and § 310-6.5 (Accessory buildings and swimming pools) except § 310-6.5E (Mobile home). All other sections of the Zoning Bylaw, except where otherwise specifically stated herein, shall apply within the B-1 District.

§ 310-9.3. District boundaries. [Amended 5-8-2021 ATM by Art. 22]

The B-1 District is further divided into two areas, as depicted on the Zoning Map:

- A. The business core;
- B. Outside the business core, which consists of all remaining areas of the B-1 District.

§ 310-9.4. Lot and yard requirements and standards. [Amended 6-27-2020 ATM by Art. 21; 5-8-2021 ATM by Art. 21; 5-8-2021 ATM by Art. 22; 5-13-26 ATM by Art. 20]

A. General B-1 District requirements.

- (1) Building scale. No building footprint shall exceed 15,000 square feet, except by special permit from the Planning Board, which may be up to 30,000 square feet.
- (2) Phased development. Applicants shall be allowed to plan, plat and create proposed lots or building sites in anticipation of a known proposal which will furnish needed infrastructure for a particular property provided the Town is given surety or other binding assurance, in a form and amount acceptable to the Planning Board, that will insure that no construction occurs without the necessary infrastructure.
- (3) Pedestrianways and street trees. Lots or building sites which are either newly developed from unimproved land or redeveloped shall provide pedestrianways and street trees in accordance with the Subdivision Regulations² along the frontage side(s) of the lot.

1. Editor's Note: The Appendix is included as an attachment to this chapter.

- (4) Pedestrian access. Buildings shall generally be pedestrianway-oriented and shall be physically and visually accessible to pedestrians from the pedestrianway. Buildings shall provide pedestrian entrances that open to the front pedestrianway and may provide other entrances to the side or rear. Within the business core, unless otherwise provided by special permit by the Planning Board, the frontage side of each building, excepting a municipal building, shall have not less than 70% of the length of its pedestrianway-level, street-side facade comprised of doorways which provide physical access, and windows or other transparent elements of walls which provide visual access. Municipal buildings shall have not less than 30% of the length of its pedestrianway-level, street-side facade comprised of doorways which provide physical access, and windows or other transparent elements of wall which provide visual access.
- (5) Building height and facade. **[Amended 5-13-2026 ATM by Art. 20]**
 - (a) Within the B-1 District business core, building height shall not be more than 46 feet in height to the peak of the roof unless otherwise provided for by the Planning Board through a site plan approval process. The height of the building shall not exceed three stories as measured from the street facing finish grade of the building or structure, except by special permit from the Planning Board may be up to 4 stories. Within the B-1 District outside the business core, building height shall not be more than 40 feet in height to the peak of the roof unless otherwise provided for by the Planning Board through a site plan approval process. In such cases, building height may be extended up to 46 feet to the peak of the roof for the purpose of accommodating pitched rooflines, but in no case shall the height exceed three stories as measured from the street facing finish grade of the building or structure, including the third story. All buildings shall have a pitched roof, or the look of a pitched roof (with a minimum of a 5:12 pitch) and consistent with architecture prevalent within Town Center. In the event that a flat roof is desired, the building shall have the look of a pitched roof from the front, sides, and the rear, depending upon what may be visible from the street. Building height shall not include any steeples, flagpoles, weather vanes, or cupolas. The highest point of any such steeples, flagpoles, weather vanes, or cupolas shall not exceed 80 feet. At least 60% of the vertical wall area of the frontage side facade of a building shall be made up of vertical building wall, dormers, or a parapet or false facade to a minimum height of 20 feet.
 - (b) Notwithstanding the provisions of Subsection A(5)(a) above, a town hall shall have at least 10% of the vertical wall area of its frontage side facade (excluding porches) parallel with and aligned to the build-to line, and at least 60% of its frontage side facade shall be made up of vertical building wall, dormers, or a parapet or false facade to a height of at least 20 feet but not more than 30 feet.
- (6) Accessory buildings. Minimum front yard setback for accessory buildings and attached or detached garages shall be 20 feet from the front yard of the principal building, structure or use on that lot.
- (7) Utilities. All utilities within the B-1 District shall be located underground. Utility

2. Editor's Note: See Ch. 325, Subdivision of Land and Site Plan Approval Regulations.

outlets, service entrances, transformers and other utility services shall generally be centrally clustered in a neat and orderly fashion and shall be located to the rear of buildings or screened from view.

- (8) Residential use. Notwithstanding any contrary provisions of the Zoning Bylaw, § 310-6.11, Site plan approval, and § 310-6.12, Design review, shall also apply to all assisted living facilities and mixed-use buildings, structures or uses within the B-1 District.
 - (9) Street specifications. Notwithstanding any contrary provisions of the Zoning Bylaw, all streets and roads within the B-1 District shall conform to the specifications and construction details of the Town's Subdivision Regulations.
 - (10) Residential density. In the B-1 District business core, residential densities may exceed the ratio of 16 units per acre for any single lot, or up to 20 units per acre by special permit from the Planning Board. In the B-1 District outside the business core, residential densities for assisted living facilities shall not exceed the ratio of 16 units per acre for any single lot except by special permit by the Planning Board. **[Amended 5-13-2026 ATM by Art. 20]**
 - (11) Residential conversions. Residential uses shall not be commenced in buildings or structures existing at the time of the adoption of this section of the Zoning Bylaw, except by special permit by the Zoning Board of Appeals.
 - (12) Visual corner clearance. All unsignalized street intersections shall provide adequate sight distance in conformance with the requirements of the Town's Subdivision Regulations, except by special permit by the Planning Board.
 - (13) Town water. All new water connections for domestic supply or fire protection shall be connected to the Town water system. Any redevelopment which uses water shall be required to connect to the Town water system. (In order to require that a connection be made to the Town's water system, the portion of the way which fronts such a lot must contain a municipal water main into which such a connection may be made.)
- B. Lot and building requirements and standards. **[Amended 5-13-2026 ATM by Art. 20]**
- (1) General requirements.
 - (a) No building, structure, use, parking area, driveway, vehicle circulation area, or other vehicle accessway shall be located less than 50 feet from an adjacent parcel within a residential zoning district unless otherwise provided by special permit by the Planning Board.
 - (b) All outdoor facilities for the storage of fuel, refuse, materials and/or equipment shall be screened from view with a solid fence structure and located to the rear of the building to which it is accessory. The fence shall be of reasonable height, a minimum of six feet, and the enclosure shall not exceed 1,000 square feet in area except by special permit from the Planning Board.
 - (c) A green belt shall be provided on any lot that abuts a residential district should any use on said lot (including any buildings, structures, parking areas, driveways,

vehicle circulation areas or other vehicle accessways) be located less than 100 feet from the residential district. Such green belt shall:

- [1] Be located on the nonresidential lot along the shared property line.
 - [2] Have a minimum depth from the shared property line of 30 feet.
 - [3] Be used for no purpose other than planting and/or sidewalks.
 - [4] Constitute a screen of evergreen trees and/or shrubs not more than 15 feet apart planted in two or more staggered rows. The distance between each row shall not be more than 10 feet. Plants shall be no less than six feet in height at the time of planting and shall be continuously maintained.
- (d) In those circumstances where an effective screen of existing plantings already provides an appropriate buffer, the Planning Board has the discretion, during the site plan approval process, to waive strict compliance with Subsection B(1)(c), provided that the intent of Subsection B(1)(c) is met. If such a waiver is granted, the Planning Board shall, in its site plan approval, require that the green belt be maintained and replanted where necessary to provide an effective screen throughout the life of the site and the structure.
- (e) Landscaping requirements. For each foot of frontage, the lot shall contain 40 square feet of landscaping unless otherwise provided by special permit by the Planning Board through a site plan approval process. This requirement shall not be conditioned to require landscaping of more than 20% of the lot.
- (2) Within the business core.
- (a) Build-to line: any distance from between six feet and 19 feet from, and parallel with, the frontage line(s) of the lot as approved by the Planning Board unless otherwise provided by special permit by the Planning Board through a site plan approval process as part of a comprehensive streetscape plan based on existing or planned buildings on lots within the same block on both sides of the street.
 - [1] Notwithstanding the provisions of Subsection B(2)(a) above, the build-to line of a town hall shall be at least 19 feet and not more than 125 feet from the frontage line of the lot.
 - [2] Notwithstanding the provisions of Subsection B(2)(a) above, the build-to line of a municipal building which is used as a library shall be at least 10 feet and not more than 35 feet from the frontage line of the lot.
 - (b) Minimum front yard setback: six feet;
 - (c) Minimum lot size: 30,000 square feet;
 - (d) Maximum lot coverage: 80%;
 - (e) Minimum side yard setbacks: zero feet;
 - (f) Minimum lot frontage: 75 feet; and

- (g) Minimum rear yard setback: five feet.
- (3) Outside the business core:
 - (a) Build-to line: none;
 - (b) Minimum front yard setback: 25 feet for principal buildings;
 - (c) Minimum lot size: 30,000 square feet;
 - (d) Maximum lot coverage: 60%;
 - (e) Minimum side yard setbacks: zero feet;
 - (f) Minimum lot frontage: 100 feet; and
 - (g) Minimum rear yard setback: 10 feet.

§ 310-9.5. Sign regulations.

All signs and advertising devices within the B-1 District shall be subject to § 310-6.9, Sign regulations, of the Zoning Bylaw.

§ 310-9.6. Parking requirements.

The requirements of § 310-6.7, Parking requirements, of the Zoning Bylaw are modified by the following subsections. In the event of a conflict between § 310-6.7 and any of the following subsections, the following subsections shall control.

- A. Shared parking. Where the applicant demonstrates to the Planning Board through the site plan approval process that parking spaces within the street within the B-1 District can be utilized by more than one use located within 500 feet of the entrance of the principal building, structure, or use of the premises, such that vehicles occupying a particular number of spaces are unlikely to require the use of those spaces at the same time of day or the same day of the week, the construction of up to 30% of a parking area may be eliminated. **[Amended 5-8-2021 ATM by Art. 21]**
- B. Attribution of parking spaces. Parking spaces may be considered as a part of the requisite parking allocated to a particular lot or use, if those spaces are entirely on that lot or the use of the spaces has been assured by assignment through easement or other legal guaranty. On-street parking, where allowed, may be considered as a part of the requisite parking allocated to a lot in accordance with the provisions of Subsection A, Shared parking.
- C. Bicycles. Not less than one bicycle parking or storage space shall be created for every five vehicular parking spaces created. **[Amended 5-8-2021 ATM by Art. 22]**
- D. Linked parking. Parking areas of adjacent lots shall have reasonable and convenient off-street vehicular connections. Where adjacent property has not been developed, provision shall be made for future off-street connections with adjacent properties; reserved strips of land or other measures which preclude or are designed to prevent such off-street connections shall not be permitted.

§ 310-9.7. Uses permitted and regulated in B-1 District. [Amended 5-8-2021 ATM by Art. 22; 5-17-2023 ATM by Art. 26; 5-13-26 ATM by Art. 20]

No building, structure or land in the B-1 District shall be used for any purpose or in any manner other than as set forth in 310 Attachment 1.³ The Planning Board through a special permit process may allow residential use on the ground floor in a mixed-use building. The Planning Board through a special permit process may allow a lower commercial square footage than residential square footage where residential use is in a separate building or buildings.

§ 310-9.8. Concept plan [Added 5-13-2026 ATM by Art. 20]

Applicants are encouraged to submit a concept plan for Planning Board feedback at a posted meeting. The intent of the concept plan is to receive feedback on a development proposal. The feedback is non-binding on the Planning Board or the applicant.

	R	B-1	B-3	B-4	C-1 ON Hwy	C-1a OFF Hwy	C-1b OFF Hwy	C-1c OFF Hwy	C-1d OFF Hwy	C-3	C-4	C-5	C-6
Commercial service	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Contractor's headquarters	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Craft workshop	No	Yes	No	No	No	No	No	No	No	No	No	No	Yes
Dry cleaning or power laundry	No	No	No	No	No	No	No	No	No	No	No	No	No
Farmer's markets	No	Yes	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No
Fast-food restaurants	No	No	No	No	SPZB	No	No	No	No	No	No	No	SPZB
Food Truck	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Funeral home	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Garaging of more than one commercial vehicles	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garaging of more than three commercial vehicles	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	Yes
Garage repair shops	No	No	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	No	No	No	No
Gasoline and diesel fuel filling stations	No	No	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB
Ground mounted solar photovoltaic system accessory to a commercial building	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB
Indoor and outdoor recreation facilities operated as a business for gain and limited to swimming pools and athletic courts	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Indoor commercial recreation	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Hazardous waste treatment facility	No	No	No	No	No	No	No	No	No	No	No	No	No
Home heating fuel sales and service	No	No	No	No	SPZB	Yes	Yes	Yes	Yes	No	No	No	No
Landscaping businesses	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No
Kennel, commercial boarding or training, kennel, commercial breeder minimum requirements: 5 acres of land, kennel enclosures must be at least 100 feet to property line and 500 feet to neighboring dwellings. Subject to site plan approval	SPZB	No	SPZB	SPZB	SPZB	No	No	No	No	No	No	No	No
Lawn and garden supplies	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Lawn, garden, farm equipment sales/service	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Licensed inn or hotel	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SPZB	SPZB	SPZB	No
Limited used motor vehicle sales	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
Lumber and building supplies	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Massage therapy clinic licensed by the State	No	SPZB	No	No	No	No	No	No	No	No	No	No	No
Medical, dental and optical clinics	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Mixed use comprised of any of the allowed uses	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Mobile home and recreational vehicle sales	No	No	No	No	SPZB	No	No	No	No	No	No	No	No
Museum-type storage facilities	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes
Newspaper or job printing	No	Yes	Yes	Yes	No	No	No	No	No	SPZB	No	SPZB	Yes
Offices and office buildings	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SPZB	Yes	SPZB	Yes
Outdoor commercial recreation	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes

