

SECTION 18: Character-Based Zoning Districts

18.1 Purpose and Intent

The general purpose and intent of the Character-Based Zoning Districts (CBZD) are to:

1. Guide the physical character of development with context-based building and site development standards that reflect the scale, design characteristics, and settlement patterns existing or envisioned for the district.
2. Create a vibrant public realm with high quality streetscape, and active public or publicly- oriented open spaces that enhance the pedestrian environment.
3. Encourage high quality housing production for a variety of age groups, household types, and income ranges.
4. Encourage a range of business development opportunities using the advantages of access and visibility along commercial streets but also providing convenient services to surrounding neighborhoods.

18.2 Application

All lots hereafter created or modified, all buildings and structures hereafter erected, reconstructed, altered, enlarged, or improved within the above Character-Based Zoning Districts (CBZD) shall be reviewed by the Planning Board in accordance with the requirements and conditions set out in all of the following: zoning map and regulating plans; Character-Based Zoning Districts found in Sections 18 through 22; and the Planning Board's *Zoning Regulations*. Where the Zoning Bylaw conflicts, the above regulations and this Character-Based Zoning District Bylaw shall prevail. Existing single- and two-family homes conducting routine maintenance, including additions, are not subject to the bulk standards, development site standards, general standards for buildings and lots, building form and function standards, outdoor amenity space (OAS) requirements, public realm standards, signage and lighting standards, transportation management, affordable housing requirements, and the Character Based Zoning Districts Design Standards in the *Zoning Regulations*.

18.3 Zoning Map and Regulating Plan

A. Establishment

The Character-Based Zoning Districts (CBZD) are located and bounded as shown on a map entitled Town of Danvers Zoning Map, copies of which are on file in the offices of the Town Clerk and Planning Division. Each CBZD includes a Regulating Plan which is an enhanced zoning map that illustrates additional development and design standards specific to each district.

B. Character-Based Districts

Character-Based Zoning Districts (CBZD) include the following:

1. Danvers Town Center – Core District (DTC-C): See Section 19.
2. Danvers Town Center – Live/Work District (DTC-L/W): See Section 20.
3. High Street Mixed Use Corridor District (HSMUC): See Section 21.
4. Maple Street Traditional Neighborhood Development Smart Growth Overlay District (MSTND): See Section 22.

18.4 Density and Bulk Standards

A. Base Residential Density

Buildings and Developments within a CBZD are subject to the following density standards:

**TABLE 18-1: RESIDENTIAL DENSITY BY CHARACTER-BASED ZONING DISTRICT
BY RIGHT/SPECIAL PERMIT UNITS PER ACRE**

BUILDING TYPES	DTC-C	DTC-L/W	MSTND	HSMUC
Workers Cottage (1 Dwelling Unit)	0/16	8/16	8/16	0/0
Single-Family Detached House (1 Dwelling Unit)	0/0	8/12	0/0	0/0
Single-Family Attached House (1 Dwelling Unit)	12/16	12/16	12/16	12/16
Paired House (2 or 3 Dwelling Units)	0/12	12/16	12/12	0/0
Multi-Family Building (4 or More Dwelling Units)	0/24	16/24	20/36	20/36
Live-Work/Shop House (1 Dwelling Unit)	12/16	8/12	12/16	12/16
Mixed-Use Buildings (Commercial/Multi-Family Units)	12/24	12/24	20/36	20/36

P = Allowed by Right;

SP = Allowed by Special Permit from the Planning Board

B. Bulk Standards

1. Dwelling Unit Size:

- a. Dwelling units must have a minimum useable floor area as specified on the table below for all buildings providing more than one (1) dwelling unit.
- b. The useable floor area of a half story is calculated as seventy-five percent (75%) of the total floor area of the half-story.

TABLE 18-2: MINIMUM DWELLING UNIT SIZE

Unit Type	Useable Floor Area (Min.)
Studio	400 sq. ft.
1 Bedroom	600 sq. ft.
2+ Bedrooms	900 sq. ft.

2. **Dwelling Units Per Building:** The maximum number of dwelling units per building shall not exceed 24 without a Special Permit from the Planning Board.
3. **Dwelling Unit Assemblage:**
 - a. Dwelling units may be stacked one above the other or attached side by side as indicated for each building type.
 - b. Dwelling units attached front-to back are prohibited.

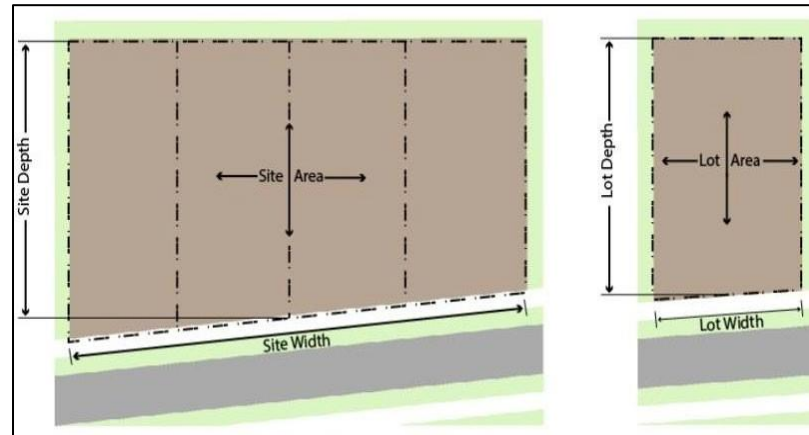
C. Density Bonus Requirements

1. **General Requirement:** The Planning Board may, by Special Permit, allow higher density up to the maximum established in the table above if certain Public Realm Improvements are made by the applicant that provide benefits to residents and businesses in the CBZDs and surrounding area. If sufficient Public Realm Improvements are made, the Planning Board shall make a written finding that the applicant will provide significant improvements providing a public benefit, in addition to those improvements necessary to meet the base density requirements of this bylaw.
2. **Eligible Public Benefit Improvements:** These improvements shall include on-site or off-site infrastructure improvements, streetscape improvements, open space or other amenities not otherwise required by any town board or agency, serving a public purpose, to be constructed in an attractive, context-sensitive, or pedestrian-oriented manner. Some eligible improvements include the following:
 - a. Improvements to designated Civic Zones for the purpose of enhancing publicly controlled active or passive recreation in desirable locations within the CBZDs, in addition to the Outdoor Amenity Space (OAS) required by this Section.
 - b. Land acquisition or donation to the Town or a designated non-profit agency for the purpose of publicly accessible active or passive recreation in desirable locations within the CBZD or surrounding area, in addition to the Outdoor Amenity Space required by this Section.
 - c. Transfer of Development Rights (TDR) between eligible sending zones and eligible receiving zones. See the Planning Board's *Zoning Regulations* for eligible locations and standards.
 - d. Sidewalks and pathways.
 - e. Streetscape improvements such as street trees and furnishings on public streets or contribution of land suitable for a public way or public streetscape improvements.
 - f. Public parking spaces and publicly-accessible parking facilities.
 - g. Additional affordable housing units above the number required by this Section.

18.5 Development Site Standards

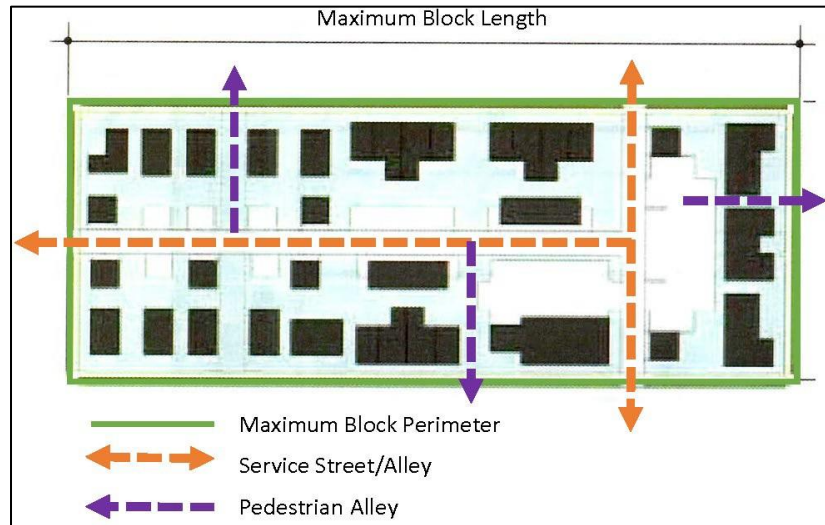
A. Development Site

FIGURE 1: DEVELOPMENT SITE



1. **Site Area:** Development Site area is the cumulative area of all contiguous building lots that the site is composed of. Development Site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.
2. **Permitted Building Types:** A Development Site may include a combination of Building Types as permitted in Section 18.7 that are assembled on an individual lot or group of contiguous lots for the purpose of a single development.
3. **Public Street Frontage:** All Development Sites must have a minimum of 50 feet of frontage on a Public Street providing access to internal streets located within the Development Sites.
4. **Development Block Standards:** These standards establish maximum block length along public or private streets within a Development Site as a method to ensure that access and walkability are integrated into the placement of buildings, outdoor amenity spaces, and site utility areas. Generally, blocks are laid out in order to orient buildings to the street while concentrating utility elements such as electrical service, parking, and refuse collection to the center of blocks, at the rear of the buildings.

FIGURE 2: MAXIMUM BLOCK LENGTH



- a. *Size and Dimension:* The maximum Block Length shall be 400 feet and the maximum length of a Block Perimeter shall be 1,200 feet. The Planning Board may grant a Special Permit a longer Block Length or Block Perimeter where the applicant can demonstrate that the block will be highly walkable with pedestrian passages, curb extensions, streetscape enhancements, mid-block crossings, and other applications.
- b. *Access and Utilities:* Access to the interior utility area of a block must be made by a paved Service Street/Alley of a minimum of 18 feet with a 4-foot sidewalk on one side. A Service Street/Alley shall be located no less than 50 feet from any intersecting street at the corner of a block. A Pedestrian Passage is required every 200 linear feet along a block face between intersecting streets where shared parking areas or community space is located within the interior of the block.

B. Civic Spaces

The Character-Based Zoning Districts (CBZD) may identify Civic Spaces which include properties within the district that are owned by the Town of Danvers and currently utilized or intended to be used as a Public Outdoor Amenity Space (OAS) under Section 18.8. Civic Spaces are identified on the CBZD Zoning Insert Map (Regulating Plan) as a submap of the Town of Danvers Zoning Map.

C. Street Types

The Character-Based Zoning Districts may identify Street Types which correspond to the required design standards for existing and new public and private streets in the district under the *Zoning Regulations*.

D. Parking Standards

1. Purpose and Intent

- a To establish parking requirements that support a human-scaled environment.
- b To minimize conflict points between pedestrians and vehicles as well as the walkability and enjoyment of the public realm.
- c To minimize excessive and inefficient off-street parking lots that result in lost opportunities to develop new buildings that expand business, housing choice, and the tax base.
- d To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.

2. Applicability. This section shall supersede the parking requirements in the Table of Off-Street Parking in Section 10 of the Danvers Zoning Bylaw and is applicable to all real property within the CBZDs:

- a Existing parking must be maintained for the building, structure, or use which it is designed to serve, so long as the building or use exists, and the parking is required by this Section.
- b Parking must be maintained exclusively for the parking of motor vehicles and bicycles, and not for the storage of other objects. The use of parking facilities for automobile sales, dead storage, repair, dismantling, or service of automobiles of any kind is prohibited.

3. Exemptions. This section shall exempt parking requirements from the following:

- a Outdoor Cafe Seating areas.
- b There is no individual motor vehicle parking requirement for accessory uses.

4. Parking Requirements Table: Parking spaces for motor vehicles must be provided for principal uses according to the table below. Any parking spaces in excess of the given standards shall require a Special Permit from the Planning Board.

TABLE 18-3: CBZD PARKING REQUIREMENTS

Commercial, Civic	Required Parking Within 300 Ft of Municipal Parking Lot	Parking Required in Other Locations
Retail Business, Commercial, or Personal Service Establishment	1 space per 400 gross square feet	1 space per 300 gross square feet
General Office or Retail in Mixed Use Buildings	1 space per 500 gross square feet	1 space per 400 gross square feet
Medical or Dental Office or Clinic	5 spaces/doctor or dentist within a single office or suite	Same
Restaurant or Place of Assembly	1 space for each 3 seats	1 space for each 2 seats
Fabrication and Trades	Determined by Planning Board	Determined by Planning Board
Residential Uses		
S.F. Attached or Detached Dwelling Unit	1.5/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit	Same
1-bedroom unit in Mixed-Use or Multi-Family Building	1 space	1 space per bedroom
2-bedroom unit in Mixed Use or Multi-Family Building	1.5 spaces	1 space per bedroom
3 or more bedroom unit in Mixed Use or Multi-Family Building	2 spaces	1 space per bedroom
<i>Required Parking equals both the minimum and maximum parking required for the use</i>		

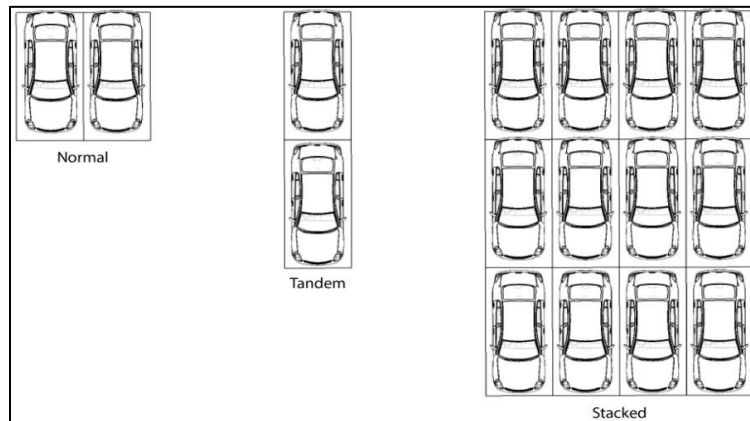
5. **Parking Reduction Methods:** By Special Permit, the Planning Board may reduce the minimum on-site parking requirements above under the following conditions:

- a. *On-Street Parking Off-Set:* Parking spaces provided to meet the minimum parking requirements may include the actual spaces located on a lot and the spaces located along the corresponding lot frontage where on-street parking exists on the same side of an abutting street. This provision cannot be utilized for residential uses or portions of residential uses within a CBZD.
- b. *Shared Parking and Mixed Use:*
 - i. A combination of uses on-site using shared parking lots with offset peak demand times where: a shared parking agreement with proximate properties where uses have offset peak demand times; uses have a high rate of parking turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking. See the *Zoning Regulations* for a detailed description of shared and mixed-use parking requirements.
 - ii. When the size of the parking reduction exceeds 50%, the minimum number of parking spaces for a Commercial or Mixed-Use Development where shared parking is proposed may be determined by an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), or other approved procedures determined by the Planning Board.

- iii. A formal parking evaluation may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal.
 - c. Public Parking Reserve: In lieu of providing the total on-site parking required, the Planning Board may accept a permanent easement on the property for the purposes of constructing public parking for all or a portion of required on-site parking spaces. The reserve easement shall be subject to review and approval by the Select Board.
 - d. Car-Sharing Program: The Planning Board may approve a parking reduction where an active car-sharing program is made available to residents and/or employees of a Development Site; and where cars for the car-share program are available on the site or within a 660-foot walking distance of the site.
 - e. Off-Site Parking: The Planning Board may allow required parking to be provided off-site of employees, except for any required handicapped parking, as permitted according to the provisions of and when conforming to the following:
 - i. A lot featuring the off-site parking must be located within six hundred and sixty (660) feet in walking distance, measured from the nearest point of the off-site parking along walkways to the principal building entrance served;
 - ii. Pedestrian access between the use and the off-site accessory parking area must be via paved sidewalk or walkways; and
 - iii. A lease, recorded easement, or other comparable legal instrument, executed and filed with the Town of Danvers, guaranteeing long term use of the site is provided to the Planning Board.
- 6. **Special Parking Types and Standards:** Each required off-street parking space shall be designed so that any motor vehicle may proceed to and from the space without requiring the moving of any other vehicle. Exceptions to this requirement as well as other special parking types are provided for below:
 - a. Alternative Fuel Vehicles: In each parking lot or structure containing over 75 parking spaces, at least 2 spaces within the 10 spaces closest to the primary entrance to the building must be reserved for electric vehicles and must have a sign indicating that reservation.
 - b. Stacked and Valet Parking: The Planning Board may allow valet or stacked parking if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the Town ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking. Valet and stacked parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off- street parking requirements where:
 - i. Adequate assurance of the continued operation of the valet parking is provided.
 - ii. An equivalent number of valet spaces are available to replace the number of required off-street parking spaces.
 - iii. The design of the valet parking area will not cause queuing in a vehicular travel lane.
 - iv. An attendant is provided to park vehicles during business hours.

- c. Tandem Parking: Tandem parking under the following conditions:
- i. To be used to meet parking requirements for residential units only.
 - ii. Tandem spaces shall be assigned to the same dwelling unit.
 - iii. Tandem parking shall not be used to provide guest parking.
 - iv. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
 - v. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

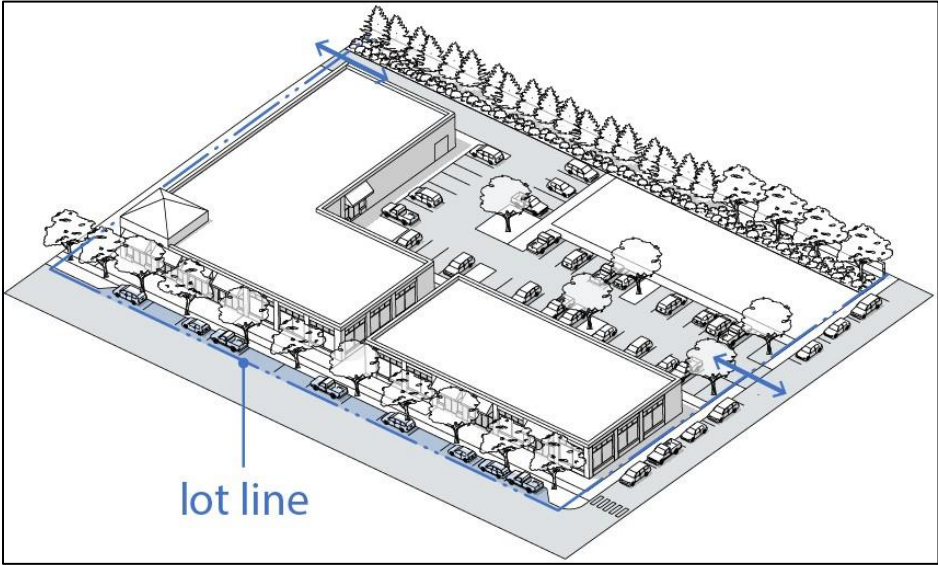
FIGURE 3 - TANDEM AND STACKED PARKING



- d. Street Side Parking: By Special Permit, the Planning Board may allow parallel or angled parking provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum five (5) foot wide planting strip with street trees planted 40 feet on center, and a five (5) foot minimum concrete sidewalk connecting to public sidewalks on abutting lots and to the primary building on-site. These parking

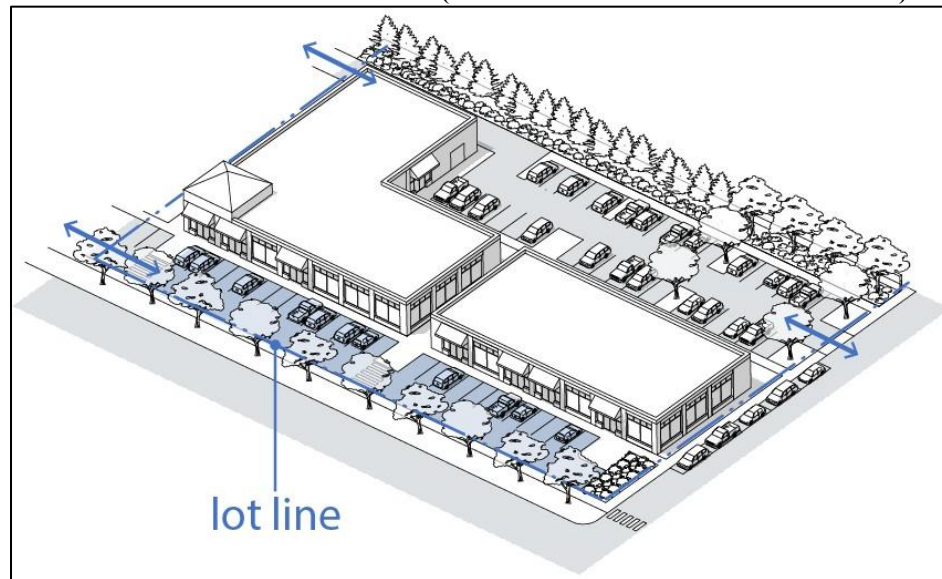
spaces shall be privately owned but accessible to the public. These parking spaces shall effectively function as on-street parking.

FIGURE 4: STREET SIDE PARKING (ON FRONT PROPERTY LINE)



- e. *Teaser Parking.* By Special Permit, the Planning Board may allow a limited amount of off- street surface parking to be placed between a public street and the street facing façade of a primarily building. Where this is permitted by the Planning Board, the parking area will be setback a minimum of twenty (20) feet from the street line and streetscape treatments including street trees, landscaping, and a minimum 5-foot sidewalk will be placed adjacent to the street line. The sidewalk shall also be connected to the front door of the primary building by a dedicated pedestrian connection. The portion of the parking lot located in front of the primary building shall be limited to one (1) row of vehicles and associated parking aisle.

FIGURE 5: TEASER PARKING (IN FRONT OF PRIMARY BUILDING)



7. **Structured Parking:** Structured parking may include above ground and below ground facilities:
 - a. Access: Pedestrian access to structured parking must lead directly to a public sidewalk and to the primary building. Structured parking may also be attached directly to the primary building allowing pedestrians to enter directly into the building.
 - b. Design and Construction: The street facing facade of any story of a building occupied by motor vehicle parking must be designed as follows:
 - i. Fenestration and facade openings must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined). The facade must include windows of transparent or translucent, but non-reflective, glass or openings designed to appear as windows for between twenty percent (20%) and fifty percent (50%) of the wall area of each floor.
 - ii. Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.
 - iii. The facade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building's facade.
8. **Bicycle Parking:** To facilitate bicycle use, the following bicycle parking regulations shall apply:
 - a. Multi-Family and Mixed-Use Developments: Developments with 5 or more multi-family units shall provide at least one indoor covered bicycle parking area with space for 5 bicycles for every 5 dwelling units unless an alternative is approved by the Planning Board.
 - b. Non-Residential Uses: Non-residential uses shall provide the following minimum bicycle parking spaces unless an alternative is approved by the Planning Board. A single typical inverted-U rack or pole rack accommodates two bicycles.

TABLE 18-4 - BICYCLE PARKING REQUIREMENTS

Size of Use	Required Spaces
5,000 to 10,000 square feet of gross floor area	4
10,001 to 30,000 square feet of gross floor area	10
30,001 square feet or more of gross floor area	14

- c. Placement: Required bicycle parking spaces may be placed on private property or on a sidewalk along the curb, per approval of the Select Board provided that at least 5 feet of sidewalk remains clear for pedestrian use. Required bicycle parking shall be publicly accessible and located within 100 feet of the building entrance.

9. Design Standards for Off-Street Surface Parking Facilities

- a. Permitted Types: Off-street parking may be provided as space(s) in a driveway, a parking lot, a private garage or carport, an above-ground parking structure, or an underground parking structure.
- b. Parking Placement:
 - i. All off-street parking, including surface and structured parking, excluding underground parking, must be located at or behind the required parking setback as indicated for the building type in Section 18.7, Building Form and Function Standards.
 - ii. Parking is never permitted within a lot frontage except for Street Side Parking and Teaser Parking as explained in Section 18.5.D.6.d and 18.5.D.6.e above.
- c. Access:
 - i. All off-street parking must have direct access to a public street from an alley, driveway, maneuvering aisle, or permanent access easement.
 - ii. Where off-street parking facilities of thirty (30) spaces or more are provided, a publicly accessible driveway must have a minimum of eighteen (18) feet for vehicle access and 4-foot sidewalk connecting to the public street to the parking facility.
 - iii. If an improved public alley with a right-of-way of at least (22) feet is provided, all off-street parking must be accessed from the alley.
- d. Circulation:
 - i. Parking lots and structures must be designed so that vehicles enter or exit the lot or structure onto a public street in a forward direction rather than backing out into the roadway except for single family dwellings.
 - ii. Ingress and egress from individual parking spaces must be from a drive aisle or driveway. Vehicles are not permitted to enter or exit parking spaces directly from a public thoroughfare except for Street Side Parking in Section 18.5.D.6.d. above.
- e. Parking Space and Drive Aisle Dimensions: All parking spaces and drive aisles must comply with the minimum dimensional standards shown in the table below:

TABLE 18-5- OFF-STREET PARKING SPACE AND AISLE DIMENSIONS

Dimension	Parallel	45 Degrees	60 Degrees	90 Degrees
Stall Width (min)	8 feet	9 feet	9 feet	9 feet
Stall Length (min)	20 feet	18 feet	18 feet	18 feet
Drive Aisle, 1 Way (min)	12 feet	12 feet	14 feet	n/a
Drive Aisle, 2 Way (min)	20 feet	n/a	n/a	22 feet
Vertical Clearance	7'6" (min)	7'6" (min)	7'6" (min)	7'6" (min)

10. **Parking Access and Screening:** Unless otherwise specified below, Section 18.5 shall apply to location, design, construction, and landscaping requirements for parking lots.
 - a. No parking shall be placed in the front Build-To-Zone (BTZ) and shall be located a minimum of 5 feet behind the front façade of the primary building except as permitted in Section 18.5.
 - b. A Street Screen shall be required where private parking is visible from a public street or sidewalk including a 5-foot buffer area which includes a wall and/or landscaping that provides a sight impervious screen.
 - c. In the CBZDs, only one curbcut shall be allowed on a building lot. Where more than one curb cut exists, it may not remain unless approved during Site Plan Review. Where access is available on a secondary street frontage, it will be utilized as an alternative to the primary street frontage.
 - d. Shared driveways are permitted and encouraged.
 - e. Shared internal access between private parking lots is permitted and encouraged.
11. **Parking Special Permit Criteria:** Where relief from the parking standards requires a Special Permit, the Planning Board shall consider the following:
 - a. The supply and demand of public and private parking in the district, as determined through a parking study.
 - b. Mobility management programs and services provided by the applicant to reduce the demand for parking.
 - c. That parking provided in excess of the minimum requirement does not result in underutilized spaces, excessive impervious surfaces, and lost opportunities for building or outdoor amenities spaces.

E. Sustainable Site Design Standards

1. **Purpose and Intent:** Sustainable Design and Low Impact Development (LID) techniques are necessary in the CBZDs to reduce stormwater runoff, improve water quality, maintain

canopy tree cover, protect natural landscapes, install appropriate planting materials, and encourage the production of local food. In achieving the requirements of this section, applicants should choose from a variety of sustainable and low impact development (LID) techniques provided in the Planning Board's *Zoning Regulations*.

2. General Landscaping Requirements:

- a. Existing trees shall be preserved to the extent possible reducing the need to plant additional trees.
- b. All landscaping shall be maintained in a healthy growing condition, neat and orderly in appearance, and free of refuse and debris.
- c. All plantings shall be arranged and maintained so as to not obscure the vision of traffic.

3. Stormwater Management:

a. *Applicability:*

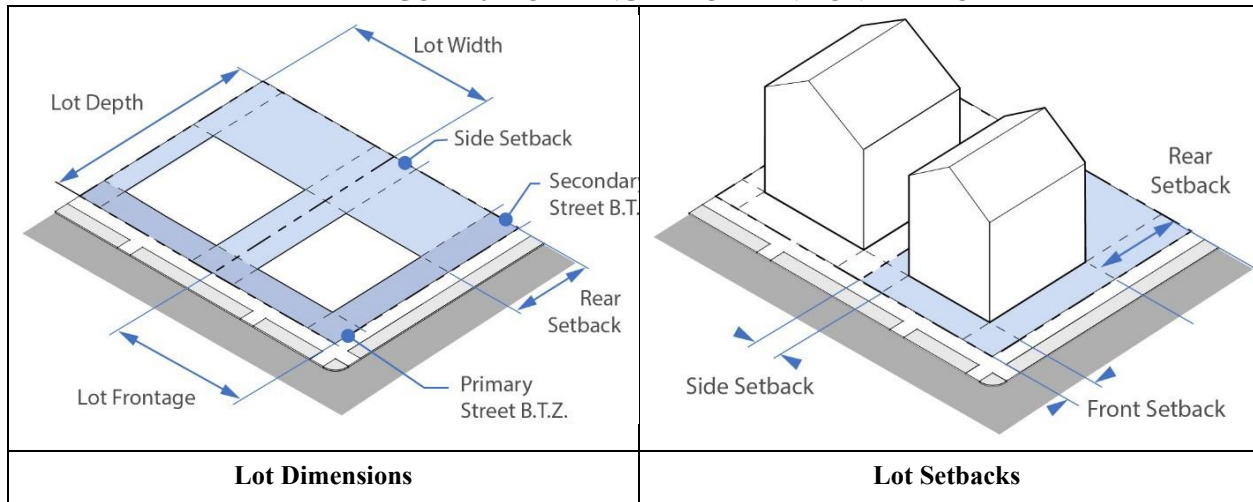
- i. Consistent with stormwater management best practices, new Development Projects in the CBZDs shall maintain or achieve pre-development hydrology through sustainable site design techniques that infiltrate, filter, store, evaporate and detain storm water close to its source.
- ii. The post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event shall not exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application. Low Impact Design (LID) practices, as identified in the *Zoning Regulations*, should be incorporated into the design as necessary to achieve the required runoff rate. If constraints prevent the use of these LID practices, other stormwater treatment best practices detailed in the Commonwealth of Massachusetts Stormwater Management Handbook may be used to achieve the required post construction runoff rate.

18.6 General Standards for Buildings and Lots

A. Building Placement and Orientation

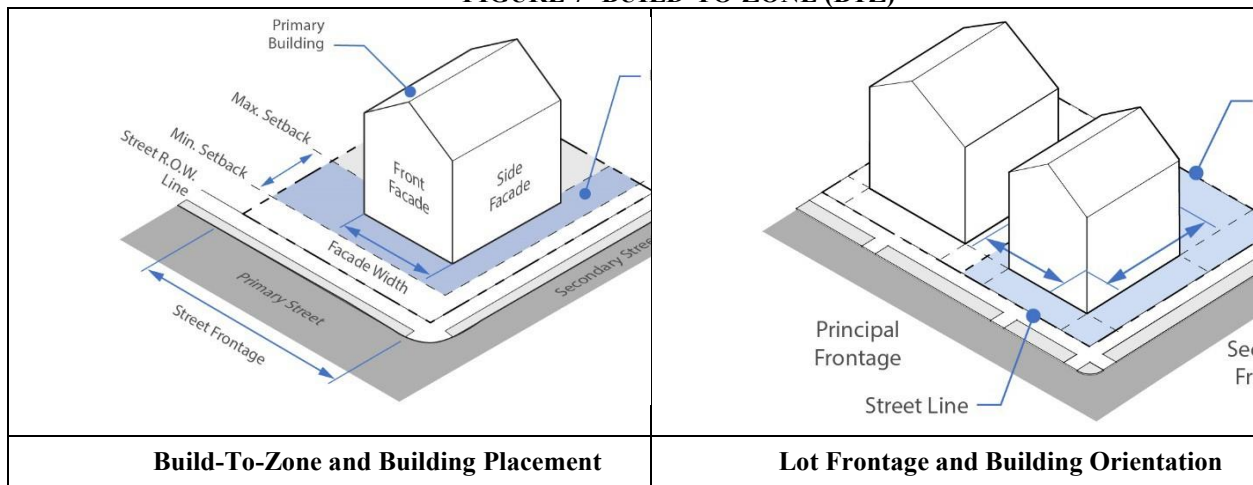
- 1. **Building Lot Dimensions:** The specific dimensional standards for CBZDs, including minimum lot size, lot depth, and street frontage, are defined by building type in Section 18.7 below.
- 2. **Number of Buildings:** More than one (1) principal building type may be built by right on a building lot as long as each building satisfies the dimensional, density, parking and other applicable building and development type standards in this section.
- 3. **Building Placement:** All principal buildings and accessory structures must satisfy the required minimum front, side, and rear setbacks except as otherwise permitted by in this section. Building placement standards are required for each building type in Section 18.7 below.

FIGURE 6- BUILDING PLACEMENT ON THE LOT



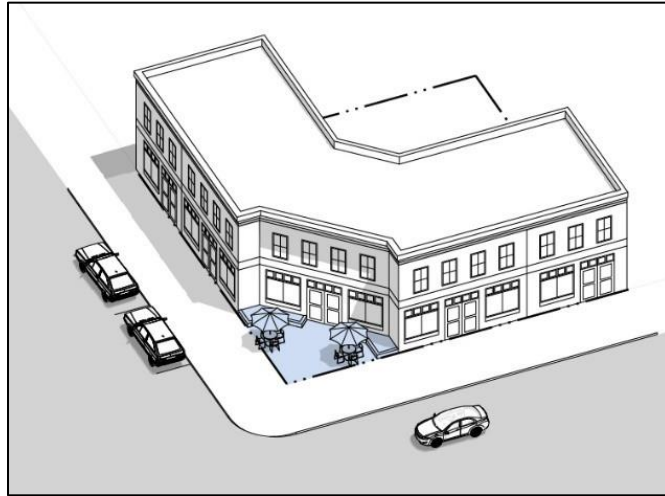
4. **Build-To-Zones (BTZ):** The area between the minimum front setback and maximum front setback is the Build-To-Zone (BTZ) in which the front façade of the building facing the street shall be placed. In instances where a building faces any other street, the BTZ must also satisfy the dimensional standards of any other Build-To-Zone, unless allowed by Special Permit from the Planning Board.

FIGURE 7- BUILD-TO-ZONE (BTZ)



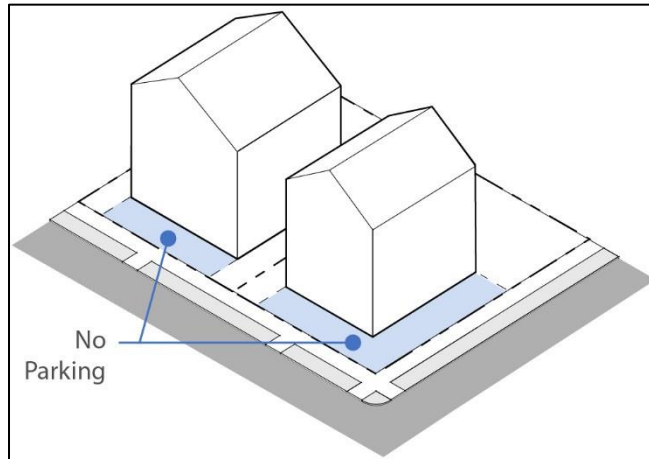
5. **Build-To-Zone Occupancy (Facade Build Out):** The width of a façade of any building located within a Build-To-Zone is measured as a percentage of the width of the street-facing lot frontage to determine the percentage occupancy of the Build-To-Zone. BTZ Occupancy (BTZO) shall be equal to at least 50% of the frontage width at the street line unless otherwise specified by the building types in Section 18.7.B.
6. **Facade Orientation (FO):** The front facade and entrance of a principal building must be built generally parallel to a Street ROW Line at an angle no greater than the width between the minimum and maximum setback line of the BTZ along the entire length of the frontage. On a corner lot, the building façade may be retracted to allow for Outdoor Amenity Space.

FIGURE 8: FAÇADE ORIENTATION AND CORNER LOT BUILDING PLACEMENT



7. **Setback Encroachments:** Certain Building Frontages, Building Components, and Outdoor Amenity Spaces may extend beyond a required setback as indicated in Section 18.8.F. Other encroachments may include the following:
- a. Cornices, belt courses, sills, buttresses, and other architectural features may encroach up to two (2) feet.
 - b. Chimneys and flues may encroach up to four (4) feet, provided that at least two (2) feet of clearance is maintained from any lot line.
 - c. Building eaves and roof overhangs may encroach up to three (3) feet, provided that at least two (2) feet of clearance is maintained from any lot line.
 - d. Unenclosed fire escapes or emergency egress stairways may encroach up to four (4) feet into a required side or rear setback, provided that at least two (2) feet is maintained from any lot line.
 - e. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a required side or rear setback, provided that at least four (4) feet of clearance is maintained from any lot line.
 - f. Terraces, uncovered and unenclosed patios, and/or structures below and covered by the ground may fully encroach into a required setback.
 - g. Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.
 - h. Accessory structures and uses such as parking, driveways, fences and walls, signs, and landscape buffers may encroach as indicated in Section 9, Accessory Uses, of the Danvers Zoning By-Laws.
8. **Parking Setbacks:** Unless otherwise specified, all off-street parking, including surface and structured parking, but excluding underground parking, must be located at or behind any required parking setback line. No parking is permitted between the Street Line and the Primary Building except as allowed in Section 18.5.

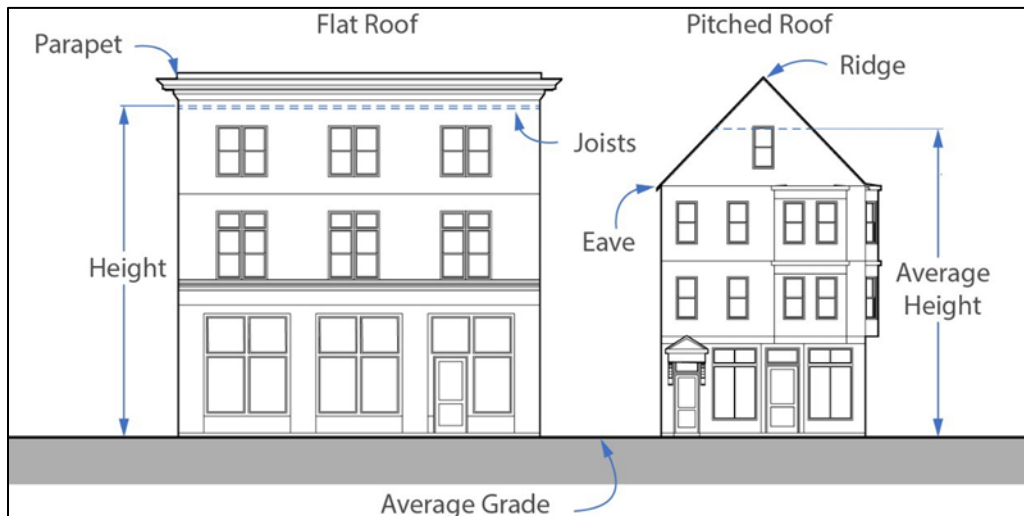
FIGURE 9: PARKING SETBACKS



B. Building Height

1. **Minimum and Maximum Height:** The minimum and maximum height and number of stories is defined by building type in Section 18.7. A factor in determining the minimum and maximum building height is the typical height of traditional building types, the existing height of adjacent buildings in historic areas, and the pedestrian-orientation and level of walkability desired for each CBZD.
2. **Height Measurement and Roof Pitch:** In the CBZDs, building height is calculated in feet and measured as the vertical distance from the average ground level at the base of the building to the following:
 - a. The top of the roof joists for any building with a flat roof.
 - b. The average height between the eave and ridge for any building with a pitched roof.

FIGURE 10: HEIGHT MEASUREMENT



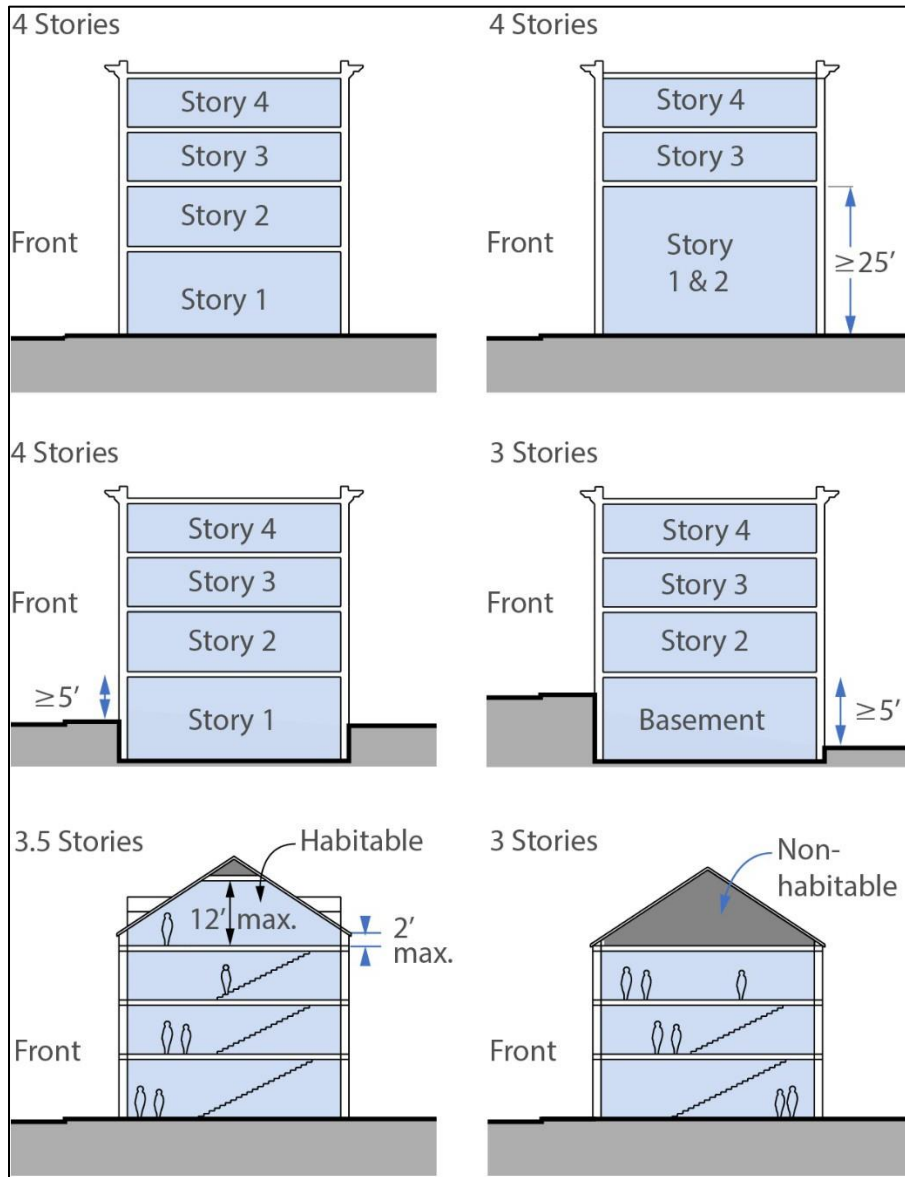
3. **Ground Floor Elevation:** Ground floor elevation is measured from the average top grade of the curb along the abutting streets or from the crown of the adjacent street when no curb exists, to the top of the finished floor of the ground story of a building. Generally, commercial and mixed-use buildings should be located at ground level at or near the street line in enhance permeability; residential buildings should be located at a moderate setback and elevated to enhance privacy; and civic buildings should be setback further and elevated higher to enhance prominence. Minimum and maximum ground floor elevations are established by building type in Section 18.7.

FIGURE 11: GROUND FLOOR ELEVATION



4. **Half-Stories:** When building height allows for a half-story, the half story is counted as the habitable space located directly under a pitched roof. For half-stories, the following standards apply:
 - a. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story.
 - b. The ceiling height of a half story must not exceed twelve (12) feet in height at any point.
5. **Attics:** Non-Habitable Attic space located under a pitched roof is not counted as a half-story. A Habitable Attic space shall meet the requirements under the definition in Section 40.
6. **Building Height in Feet:** To calculate building height in feet, height is measured as the vertical distance from the average ground level at the base of the building to the following:
 - a. Flat Roof: The top of the roof joists for any building with a flat roof.
 - b. Pitched Roof: The top of the ceiling joists of the highest full story permitted for any building with a pitched roof.
7. **Building Story Height:** Story height is measured from the top of the finished floor to the ceiling above.
 - a. Minimum story height requirements are not measured for half-stories.
 - b. Minimum ground story height applies to the first thirty (30) feet of a building, measured inward from the facade, and at least 50% of the ground story in total.

FIGURE 12: BUILDING HEIGHT IN STORIES AND FEET

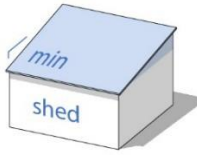
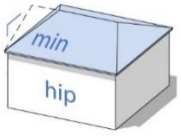
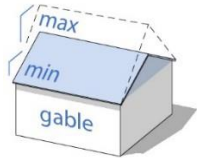

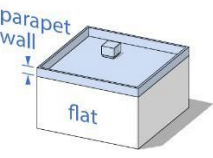


8. **Building Height Exceptions:** Height limits do not apply to Outdoor Amenity Spaces (OAS) such as a roof deck, terrace, garden, trellises, and related structures conforming to Section 18.8. Height limits do not apply to mechanical and stairwell housing; roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar panels or small wind turbines; skylights; flagpoles; and belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features.

C. Roof Types and Design

1. **Roof Shapes and Pitch:** The shape and proportion of the roof shall be visually compatible with the architectural style of the building and with those of neighboring buildings. Roofs shall have a minimum slope as follows:

FIGURE 13: ROOF SHAPE AND PITCH REQUIREMENT

Shed	Hip	Gable	Gambrel	Flat
2:12 Min.	3:12 Min.	6:12 Min./12:12 Max.	6:12 Min./30:12 Max.	Not Applicable
				

2. **Parapet Wall:** Buildings with Flat Roofs shall be capped by an articulated parapet design that acts as a structural expression of the building façade and its materials, visible from all sides of the building. Parapet walls shall be designed to completely block views of rooftop mechanical equipment from public ways and public spaces adjacent to the building.

D. Facade Composition for Commercial and Mixed-Use Buildings

1. Vertical Modulation and Articulation:

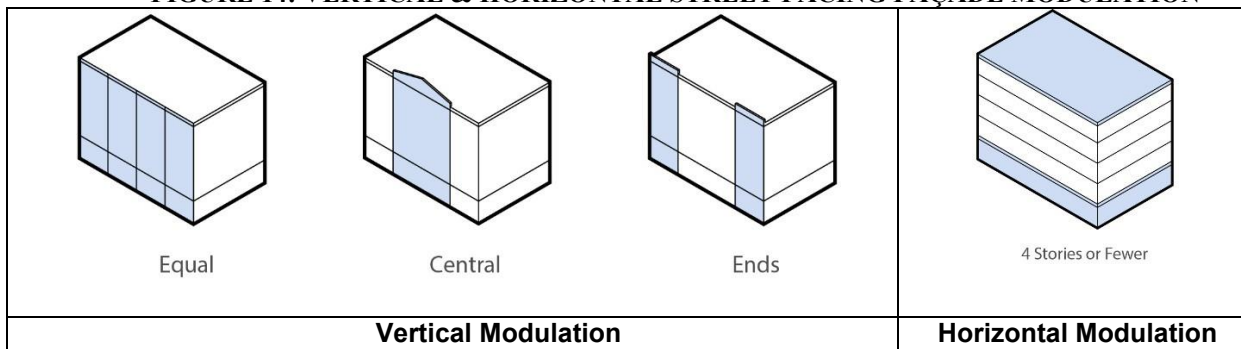
- a. Street facing building facades shall be vertically articulated with architectural bays between six (6) feet and fifty (50) feet in width to create an equal, central, or end articulated facade composition.
- b. No building shall be wider than 100 feet. Buildings greater than fifty (50) feet in width shall be designed to read as a series of smaller buildings with varied articulation, architectural detailing, fenestration patterns. Articulation must result in a change in vertical plane of the facade of at least four (4) feet (in depth or projection) for at least one (1) modulated bay in width for every one hundred (100) feet of total facade length.
- c. The façade on new buildings that are wider than tall shall be articulated and defined by piers built into the façade at least 12 inches wide and 4 inches deep or of equivalent separation on the street-facing facade.

2. **Horizontal Modulation and Articulation:** Building facades should be horizontally articulated with a clearly defined base, middle, and top as illustrated below. For buildings three (3) stories and taller, the following standards apply:

- a. The bottom one to two (2) stories of a building should be visually integrated as an appropriately scaled expression of the building’s base. The base must be visually differentiated from the stories above by a horizontal expression line or cornice and include a change in color, building material, or pattern of fenestration.
- b. The central portion of each facade should be visually integrated as an expression of the building’s middle. The middle should be visually differentiated from the base and top by a horizontal expression line or cornice and include a change in color, building material, or pattern of fenestration.

- c. The top story of each facade should have a cornice, parapet, roof element, or change in massing as an expression of the building's top.
- d. Materials appearing heavier in weight should be used for the buildings base, with materials appearing similar or lighter in weight used above. Materials lighter in color, tint, or shade should be used for the buildings base, with materials similar or darker in color, tint, or shade used above.

FIGURE 14: VERTICAL & HORIZONTAL STREET FACING FAÇADE MODULATION



3. Blank Wall Area:

- a. Blank wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, murals, or other equivalent architectural features that either recess or project from the average plane of the facade.
- b. Blank wall area limitations apply both vertically and horizontally for all stories of a building for street-facing facades.

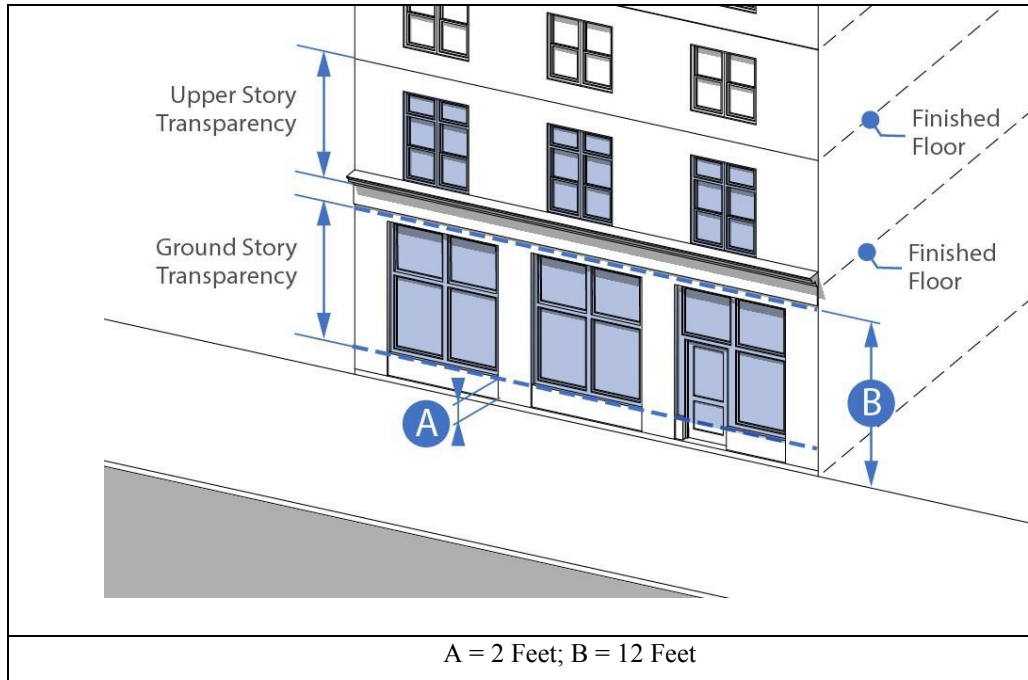
FIGURE 15 - BLANK WALL LIMITATIONS



4. **Building Fenestration:**

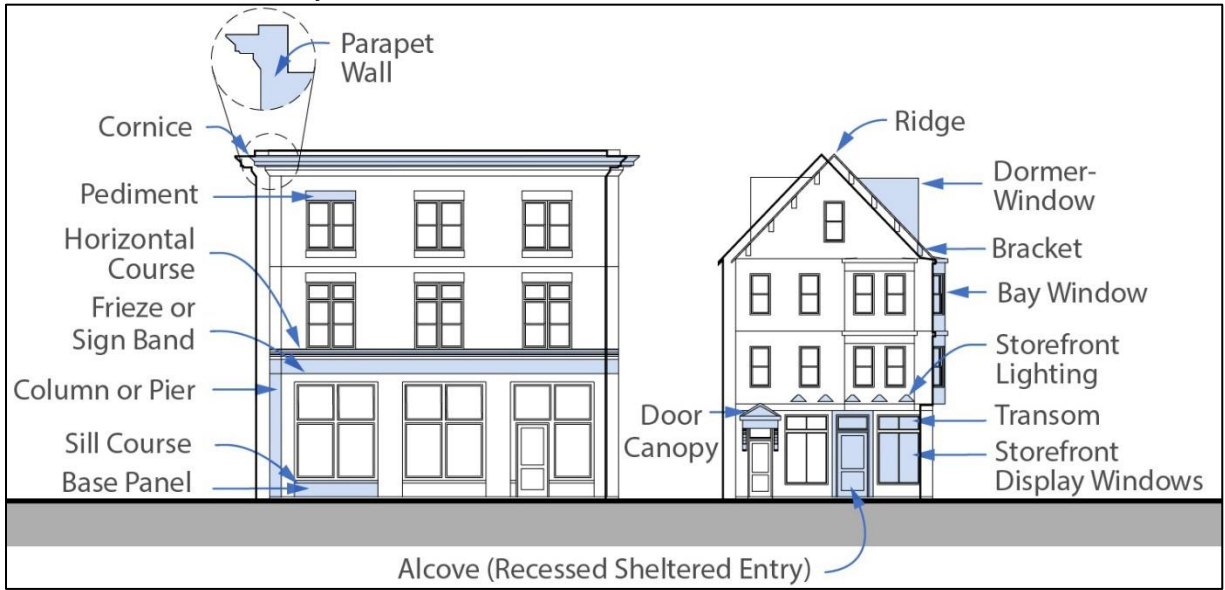
- a. As further detailed in the *Zoning Regulations*, facades are required to have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a facade, measured for each story independently.
- b. Fenestration of a ground story facade is measured between two (2) feet and twelve (12) feet above the abutting sidewalk.
- c. Fenestration of an upper story facade is measured from the top of a finished floor to the top of the finished floor above.
- d. Fenestration requirements are only applicable to facades facing a street.
- e. All fenestration (doors and windows) of a facade must be square or vertical in proportion, except storefront windows which are exempt.

FIGURE 16: BUILDING TRANSPARENCY AND FENESTRATION



5. **Surface Relief with Architectural Features:** Street-facing building facades should provide surface relief with bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the facade by at least four (4) inches.

FIGURE 17- FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES



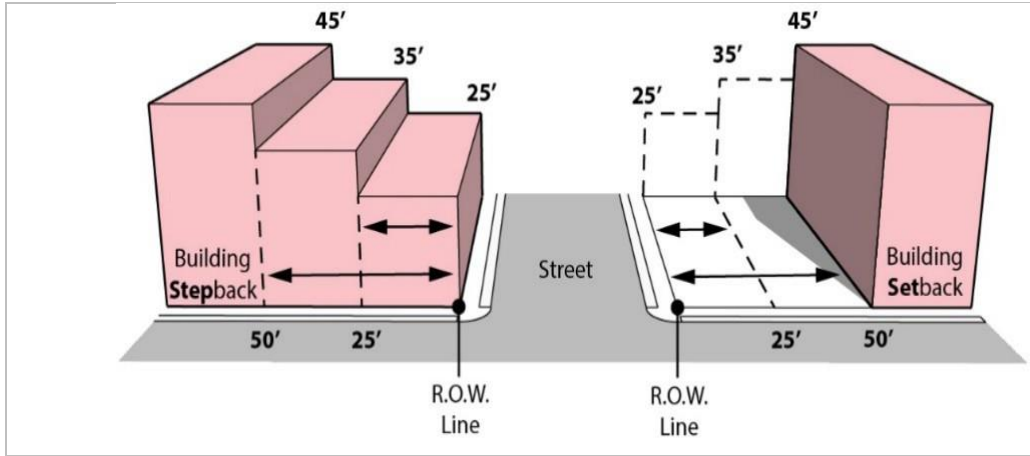
6. Pedestrian Access: Principal entrances must be located on the street-facing facade of a building, provide both ingress and egress, and be operable at all times.

E. Building Stepback and Street Enclosure

In the CBZDs, buildings shall be required to be set back or stepped back from the street right-of-way line in accordance with the diagram below. These standards supersede the maximum height requirements but not the minimum and maximum front setback requirements for individual building types in Section 18.7. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive street enclosure and shadowing on narrower streets. Within the spaces created by building setbacks or stepbacks, Outdoor Amenities Space (OAS) is encouraged and may be required under Section 18.8.

FIGURE 18: BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE

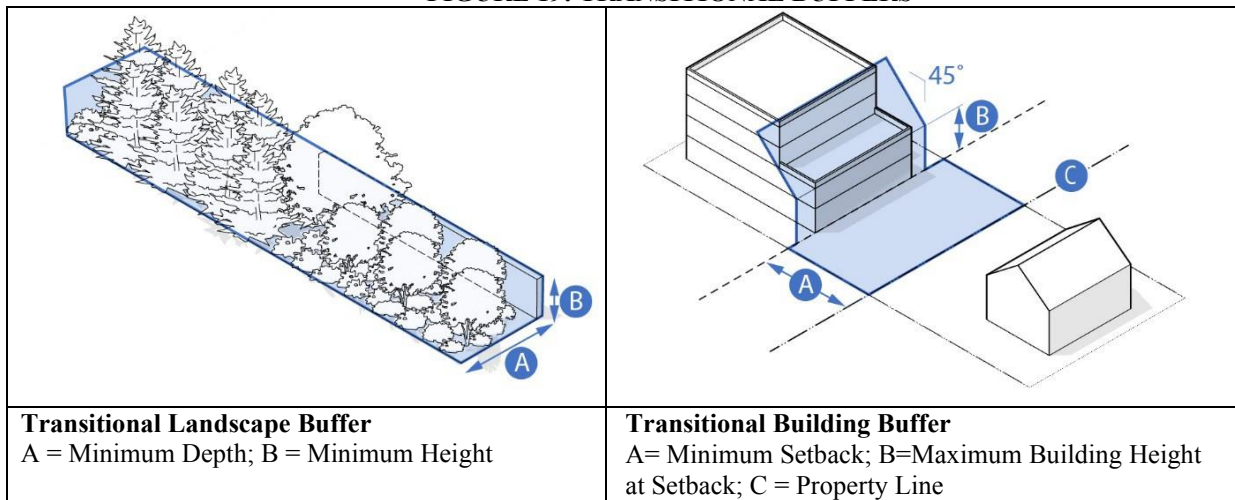
Distance from Street Right-of-Way Line	Max. Building Height by CBZD			
	DTC-C	DTC-L/W	MSTND	HSMUC
0 Feet	35	25	See Sec. 22	25
10 Feet	45	35	See Sec. 22	35
20 Feet	45	35	See Sec. 22	35
30 Feet	45	35	See Sec. 22	35
40 Feet	45	35	See Sec. 22	35
50 Feet or More	45	35	See Sec. 22	45



F. Transitional Buffer Zones

1. **Purpose:** The Transitional Buffer Zones (TBZ) identify certain street segments or district boundaries where certain buildings and uses may need to be buffered to create a compatible transition with the surrounding neighborhoods. Transitional Buffer Zones (TBZ) are identified on the CBZD's Regulating Plan. Transitional Buffer Zones are identified on the CBZD Regulating Plan as a submap of the Town of Danvers Zoning Map.

FIGURE 19: TRANSITIONAL BUFFERS



2. **Landscape Buffer:** Where required, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of six (6) feet above the ground. Buildings and associated accessory uses shall be setback a minimum of 25 feet from the property on which the Transitional Buffer Zone (TBZ) is located. The Planning Board may waive this requirement in part or in whole if they determine that such application is not necessary to create a compatible transition with the surrounding neighborhood.
3. **Building Buffers:** Buildings and associated property use shall be setback a minimum of 50 feet from the CBZD boundary on which the Transitional Buffer Zone (TBZ) is located. The

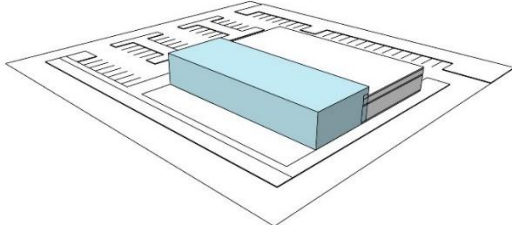
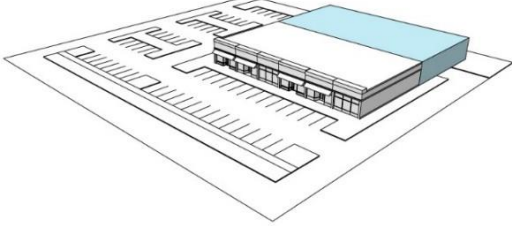
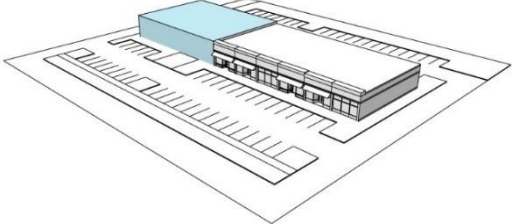
maximum building height at the setback line shall be 25 feet with increasing height permitted on a 45-degree plane further setback from the CBZD boundary to the maximum height allowed in the district.

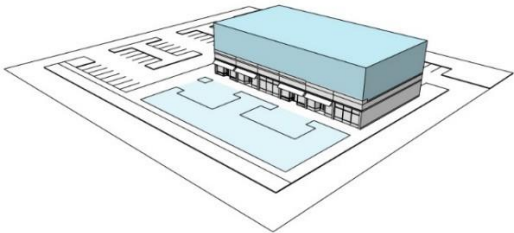
4. **Waivers:** The Planning Board may waive the buffering requirements in part or in whole if they determine that such application is not necessary to create a compatible transition with the surrounding neighborhood.

G. Development on Pre-Existing Buildings and Development Sites

1. **Purpose:** The purpose of this section is to establish standards for the continued utilization of existing buildings in CBZDs constructed prior to the effective date of this Bylaw. Where the provisions of this section conflict with Sections 3.10-3.13 of the Zoning Bylaw: Non-Conforming Requirements, this section shall apply.
2. **Non-Conforming Building Additions:** Expansion of an existing building which is unable to meet the Building Form and Function Standards in Section 18.7 must comply with the following non-conforming provisions:

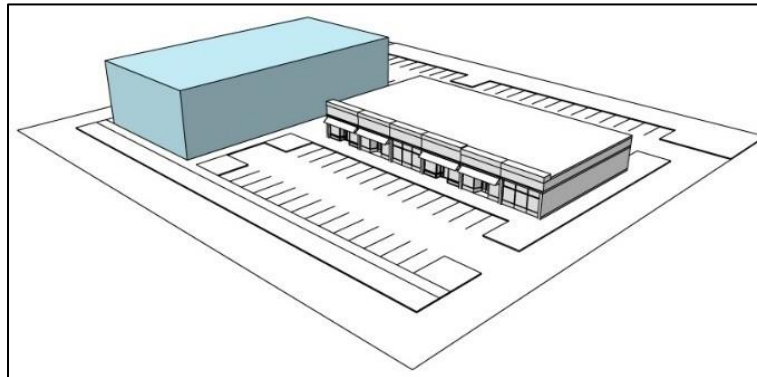
TABLE 18-6: NON-CONFORMING BUILDING ADDITION STANDARDS

TYPE OF ADDITION	STANDARDS
<p>1. FRONT ADDITION</p> 	<p>Any addition to the front must be placed within the Front Build-To Zone (BTZ). The addition does not have to meet the minimum Front Build-To-Zone Occupancy (BTZO)</p>
<p>2. REAR ADDITIONS</p> 	<p>Rear additions are allowed up to the minimum Rear Yard Setback line.</p>
<p>3. SIDE ADDITION</p> 	<p>Rear additions are allowed to a minimum Side Yard Setback line and to a length not exceeding the maximum Façade Modulation Length for the most similar Building Type.</p>

<p>4. STORY ADDITION</p>	
	<p>Story additions are allowed up to the maximum story and building height for the most similar building type.</p>

3. **New Buildings:** Where a new building is being constructed on a lot or site with an existing non-conforming building the following provisions apply:
 - a. Any new building must be placed in the Build-To-Zone (BTZ) until the minimum occupation percentage for the lot has been met.
 - b. Any new side or rear building are not allowed until the minimum Build-To-Zone Occupancy (BTZO) percentage for the lot has been met.

FIGURE 20- NEW BUILDINGS ON EXISTING NONCONFORMING SITES



4. **Non-Conforming Building Retrofit:** A development project involving one or more pre-existing non-conforming buildings may retrofit and repurpose the building as a residential or mixed-use building with a maximum residential density of 1 dwelling unit per 2,500 gross floor area or the maximum residential density allowed by-right in the zoning district, whichever is greater. When additions to the pre-existing building are proposed they must comply with the maximum residential density allowed by-right in the zoning district.
5. **Outdoor Amenity Space:** The minimum Outdoor Amenity Space (OAS) for pre-existing non-conforming building lots shall be 15% of the land area. All Outdoor Amenity Space (OAS) types in Section 18.8 shall apply to new, expanded or retrofitted non-conforming building sites.
6. **Frontage:** A pre-existing non-conforming building lots shall have a minimum of 50 feet of frontage on a public street.
7. **Waivers:** Where an expansion or new building is proposed on a lot or site with an existing non-conforming building that does not meet the requirements of this section, the applicant can request a waiver be granted by the Planning Board.

18.7 Building Form and Function Standards



A. Classification of Building Types

1. **Principal Building Types:** The Building Commissioner shall classify new principal structures as a specific building type based on the definition of each type and upon finding that the structure is substantially similar in placement, height, massing, use, and features to one of the permitted building types for the zoning district where the structure is located. The Building Commissioner shall also classify existing structures that are being substantially expanded or converted to new uses under this section. If the Building Commissioner is unable to classify an existing principal structure as one of the building types of this section, the structure is considered nonconforming and subject to Special Permit review and approval by the Planning Board.
2. **Other Principal Building Types:** If a new building is proposed that cannot be classified as one of the allowed building types of this section by the Building Commissioner, the building is subject to Special Permit review and approval by the Planning Board.

B. Building Types Allowed by CBZD

Building Types permitted By Right or Special Permit in a CBZD shall comply with the table set forth below. The Planning Board shall be the Special Permit Granting Authority (SPGA) for all applications requiring a Special Permit in a CBZD.

TABLE 18-7- BUILDING TYPE, USE AND DESIGN STANDARDS

1. WORKERS' COTTAGE			
1.1. DEFINITION AND PERMITTED USES			
A small footprint detached or semi-detached single-family building with narrow massing and containing one dwelling unit.			
1.2. LOT STANDARDS			
Min. Lots Size (S.F.)	N/A		
Frontage (Min./Max.)	25 Min. / 40 Max.		
Build-To-Zone (Min./Max.)	5 Ft. / 20 Ft.		
B-T-Z/Façade Build Out (Min.)	80%		
Side Yard Setback (Min.)	5 Ft		
Rear Yard Setback (Min.)	10 Ft		
% Outdoor Amenity (Min.)	20%		
Parking Setback (Min.)	Behind Building		
1.3. DESIGN STANDARDS			
Building Height (Max.)	1.5 Stories / 20 Ft		
Roof Types	Gable, Hip		
Street Facing Wall Width (Max.)	20 Ft.		
Street Facing Wall Off-Set (Min.)	N/A		
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / N/A		
Street Facing Entrance	Required		
1.4. ADDITIONAL STANDARDS			
Maximum unit size is 1,400 GFA and 2 Bedrooms			
See Section 18.7.D.1			

2. ROWHOUSE AND TOWNHOUSE

1.1. DEFINITION AND PERMITTED USES

A small footprint and attached residential building with one dwelling unit where each unit is separated horizontally by a common wall. Rowhouses are not allowed for non-residential uses.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	1,200 SF
Frontage (Min./Max.)	18 Min./24 Max.
Build-To-Zone (Min./Max.)	5 Ft./15 Ft.
B-T-Z/Façade Build Out (Min.)	80%
Side Yard Setback (Min.)	0 Ft
Rear Yard Setback (Min.)	15 Ft
% Outdoor Amenity (Min.)	20%
Parking Setback (Min.)	Behind Building



1.3. DESIGN STANDARDS

Building Height (Max.)	2.5 Stories/3 5 Ft
Roof Types	All
Street Facing Wall Width (Max.)	24 Ft.
Street Facing Wall Off-Set (Min.)	N/A
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / N/A
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

On-site parking is not allowed between the buildings; rear vehicle access is required.
A maximum of 8 units can be attached by a common wall before access is provided for pedestrians, vehicles, or outdoor amenity space.

3. PAIRED HOUSE

1.1. DEFINITION AND PERMITTED USES

A large footprint detached residential building containing two or three dwelling units.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	50 Ft./80 Ft.
Build-To-Zone (Min./Max.)	10 Ft./30 Ft.
B-T-Z/Façade Build Out (Min.)	60%
Side Yard Setback (Min.)	10 Ft
Rear Yard Setback (Min.)	20 Ft
% Outdoor Amenity (Min.)	20%
Parking Setback (Min.)	30 Ft



1.3. DESIGN STANDARDS

Building Height (Max.)	3.5 Stories/40 Ft
Roof Types	Gable, Hip, Gambrel
Street Facing Wall Width (Max.)	50 Ft.
Street Facing Wall Off-Set (Min.)	N/A
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / N/A
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

None	
------	--

4. MULTI-FAMILY BUILDING

1.1. DEFINITION AND PERMITTED USES

A large footprint residential building with four or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership or rental. Non-residential uses are prohibited.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	80 Min.
Build-To-Zone (Min./Max.)	10 Ft. / 30 Ft.
B-T-Z/Façade Build Out (Min.)	70%
Side Yard Setback (Min.)	15 Ft
Rear Yard Setback (Min.)	20 Ft
% Outdoor Amenity (Min.)	20%
Parking Setback (Min.)	30 Ft



1.3. DESIGN STANDARDS

Building Height (Max.)	4 Stories / 45 Ft
Roof Types	All
Street Facing Wall Width without Offset (Max.)	60 Ft.
Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft / 8 Ft
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / N/A
Building Length - Street Facing Facade (Max.)	100 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

Multi-Family Buildings must be a minimum of 2 stories
Multi-Family Buildings shall not contain more than 24 dwelling units without a Special Permit from the Planning Board.

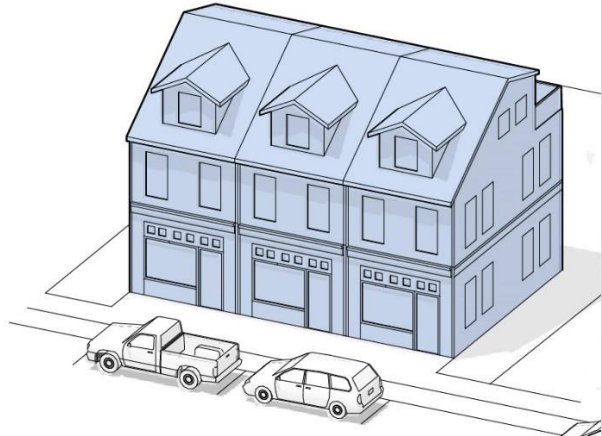
5. LIVE-WORK SHOPHOUSE

1.1. DEFINITION AND PERMITTED USES

A small footprint attached residential building with one dwelling unit and one ground floor commercial unit.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	40 Min.
Build-To-Zone (Min./Max.)	0 Ft./15 Ft.
B-T-Z/Façade Build Out (Min.)	80%
Side Yard Setback (Min.)	0 Ft
Rear Yard Setback (Min.)	20 Ft
% Outdoor Amenity (Min.)	15%
Parking Setback (Min.)	Behind Building



1.3. DESIGN STANDARDS

Building Height (Max.)	2.5 Stories/3 5 Ft
Roof Types	All
Street Facing Wall Width without Offset (Max.)	50 Ft.
Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft/8 Ft
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	50% / 20%
Building Length - Street Facing Facade (Max.)	80 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

None	
------	--

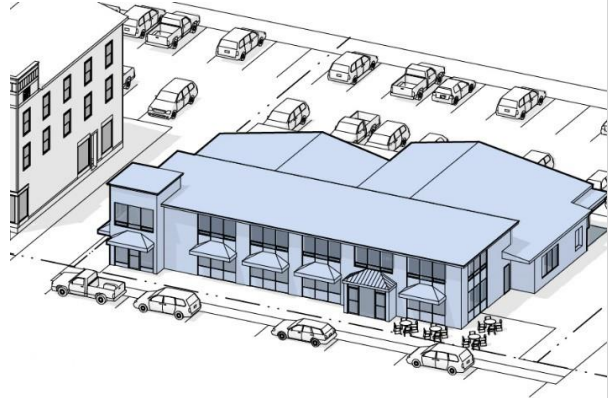
6. GENERAL COMMERCIAL BUILDING

1.1. DEFINITION AND PERMITTED USES

A variable footprint building that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that compliments the historic character of the district. Residential uses are not permitted.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	50 Min.
Build-To-Zone (Min./Max.)	0 Ft./20 Ft.
B-T-Z/Façade Build Out (Min.)	70%
Side Yard Setback (Min.)	0/10 Ft
Rear Yard Setback (Min.)	15 Ft
% Outdoor Amenity (Min.)	10%
Parking Setback (Min.)	20 Ft



1.3. DESIGN STANDARDS

Building Height (Max.)	3 Stories/40 Ft
Roof Types	All
Street Facing Wall Width without Offset (Max.)	60 Ft.
Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft/8 Ft
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	60% / 20%
Building Length - Street Facing Façade (Max.)	100 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

One-Story buildings must have a minimum street-facing façade height of 18 feet.
Maximum Building Footprint is 10,000 SF.
Side Setback is not required when there is a common wall and 10 feet if there is not to accommodate pedestrian and/vehicle access to the side and rear of the property.

7. MIXED USE BUILDING

1.1. DEFINITION AND PERMITTED USES

A variable footprint building type that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at the scale that compliments the historic character of the district.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	50 Min.
Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.
B-T-Z/Façade Build Out (Min.)	70%
Side Yard Setback (Min.)	0/15 Ft
Rear Yard Setback (Min.)	20 Ft
% Outdoor Amenity (Min.)	20%
Parking Setback (Min.)	30 Ft



1.3. DESIGN STANDARDS

Building Height (Max.)	4 Stories / 45 Ft
Roof Types	All
Street Facing Wall Width without Offset (Max.)	60 Ft.
Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft / 8 Ft
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	60% / 20%
Building Length - Street Facing Facade (Max.)	150 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

Mixed Use Buildings must be a minimum of 2 stories.
Maximum Building Footprint is 10,000 SF.
Side Setback is not required when there is a common wall and 10 feet if there is not to accommodate pedestrian and/vehicle access to the side and rear of the property.
Mixed Use Buildings shall not contain more than 24 dwelling units without a Special Permit from the Planning Board.

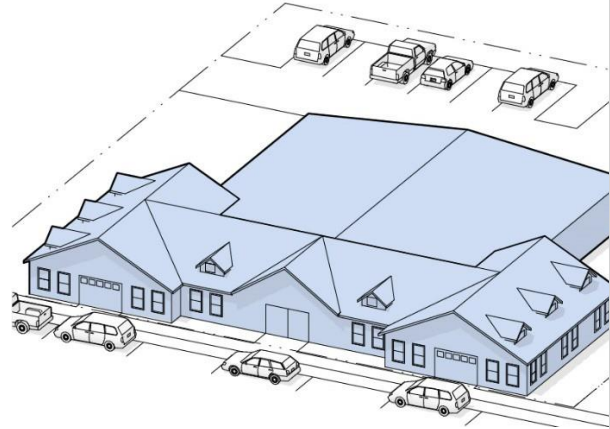
8. FLEX SPACE/FABRICATION BUILDING

1.1. DEFINITION AND PERMITTED USES

A building located and designed to accommodate a large footprint commercial and light industrial use building. Large commercial and light industrial 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.

1.2. LOT STANDARDS

Min. Lots Size (S.F.)	N/A
Frontage (Min./Max.)	50 Min.
Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.
B-T-Z/Façade Build Out (Min.)	50%
Side Yard Setback (Min.)	0/20 Ft
Rear Yard Setback (Min.)	20 Ft
% Outdoor Amenity (Min.)	10%
Parking Setback (Min.)	30 Ft



1.3. DESIGN STANDARDS

Building Height (Max.)	2 Stories / 40 Ft
Roof Types	All
Street Facing Wall Width without Offset (Max.)	60 Ft.
Street Facing Wall Offset Depth and Length (Min.)	4 Ft / 8 Ft
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / N/A
Building Length - Street Facing Facade (Max.)	100 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

Side Setback is not required when there is a common wall and 10 feet if there is not to accommodate pedestrian and/vehicle access to the side and rear of the property.

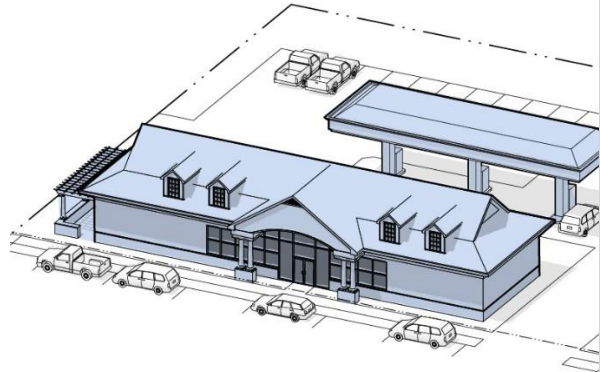
9. GAS BACKWARD

1.1. DEFINITION AND PERMITTED USES

The building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the utilitarian pump/canopy, and pulls the curb-cuts away from the intersection, creating easier access. It also provides for a direct connection to the sidewalk and improves visibility of the storefront, street enclosure, and the pedestrian environment. Access can be provided from primary and secondary streets, and lots can be either located at corners or mid-block.

1.2. LOT STANDARDS

Min. Lot Size (S.F.)	20,000 S.F.
Build-To-Zone (Min./Max.)	5' Min./15' Max.
B-T-Z/Façade Build Out (Min.)	50%
Side/Rear Yard Setback (Not on Street)	50 Ft.
Parking Setback (All Sides)	15 Ft.



1.3. DESIGN STANDARDS

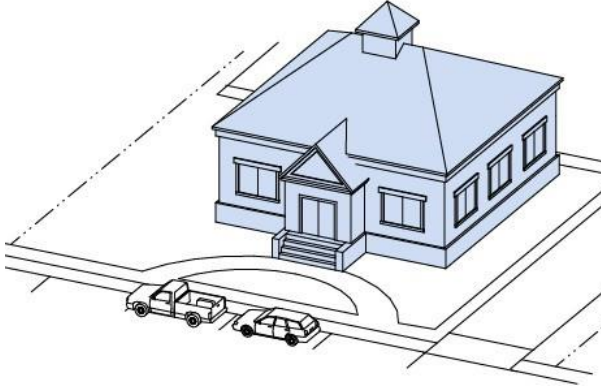

Primary Building Height (Stories/Feet)	1.5/(24') Max.
Roof Types	All
Building Footprint (Max)	4,000 S.F.
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	50% / N/A
Building Length - Street Facing Facade (Max.)	60 Ft
Street Facing Entrance	Required



1.4. ADDITIONAL STANDARDS

Gas station canopies should be designed as an integral part of the station architecture whenever possible.

Secondary entrance required to the rear for access to gas pumps.

10. CIVIC BUILDING		
1.1. DEFINITION AND PERMITTED USES		
A building located and designed to accommodate open space and buildings containing public or civic uses such as neighborhood center, library, museum, theater, and similar public gathering facilities and spaces.		
1.2. LOT STANDARDS		
Min. Lots Size (S.F.)	N/A	
Frontage (Min./Max.)	80 Min.	
Build-To-Zone (Min./Max.)	10 Ft. / 40 Ft.	
B-T-Z/Façade Build Out (Min.)	50%	
Side Yard Setback (Min.)	15 Ft	
Rear Yard Setback (Min.)	20 Ft	
% Outdoor Amenity (Min.)	20%	
Parking Setback (Min.)	Behind Building	
1.3. DESIGN STANDARDS		
Building Height (Max.)	2.5 Stories / 35 Ft	
Roof Types	All	
Street Facing Wall Width without Offset (Max.)	60 Ft.	
Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft / 8 Ft	
Street Facing Transparency - Ground Floor/Upper Floor (Min.)	50% / 20%	
Building Length - Street Facing Façade (Max.)	120 Ft	
Street Facing Entrance	Required	
1.4. ADDITIONAL STANDARDS		
None		

C. Building and Property Uses Allowed by CBZD

Buildings, structures, and land within a CBZD shall comply with the use regulations set forth below. The Planning Board shall be the Special Permit Granting Authority (SPGA) for all applications requiring a Special Permit in a CBZD.

X = Not Permitted

P = Allowed by Right

SP = Allowed by Special Permit from the Planning Board

TABLE 18-8: BUILDING AND PROPERTY USES ALLOWED BY CBZD

BUILDING AND PROPERTY USES	CHARACTER-BASED DISTRICTS					
	DTC- C	DTC-L/W	MSTND			HSMUC
			1	2	3	
<u>Residential (See Section 18.4 for Density Standards)</u>						
Workers Cottage (1 Dwelling Unit)	SP	P	P	P	P	X
Single-Family Detached House (1 Dwelling Unit)	X	P	X	X	X	X
Townhouse/Rowhouse (Attached Dwelling Unit)	P	P	P	P	P	P
Paired House (2 or 3 Dwelling Units)	SP	P	P	P	X	X
Multi-Family Building (4 or More Dwelling Units)	P	P	P	P	P	P
Live-Work/Shop House (1 Dwelling Unit)	P	P	P	P	P	P
<u>Commercial Uses</u>						
Animal Hospital/Veterinary Clinic	SP	X	X	X	X	SP
Banks/Financial Services - No Drive-Up Window	P	SP	P	P	P	P
Gas Backwards (Filling Station/Convenience Store (See 18.7.B)	SP	X	X	X	SP	SP
Lodging/Boarding/Rooming/Tourist House (Less than 3 lodgers)	P	P	SP	SP	SP	P
Lodging/Boarding/Rooming/Tourist House (3 or more lodgers)	SP	SP	SP	SP	SP	P
Office (All Types) - Up to 5,000 GFA	P	P	P	P	P	P
Office (All Types) - Over 5,000 GFA	P	SP	SP	SP	SP	P
Medical Clinic – Up to 2,500 GFA	P	P	P	P	P	P
Medical Clinic – Up to 5,000 GFA	P	P	P	P	P	P
Medical Clinic – Over 5,500 GFA	P	SP	P	SP	SP	P
Retail and Consumer Service - Up to 2,500 GFA	P	P	P	P	P	P
Retail and Consumer Service - Up to 5,000 GFA	P	P	P	P	P	P
Retail and Consumer Service - Over 5,000 GFA	SP	SP	SP	SP	SP	P
Convenience/Neighborhood Store – up to 2,500 GFA	P	SP	P	P	P	P
Take Out Restaurant - Up to 2,500 GFA	P	SP	P	P	P	P
Restaurant and Pub – Up to 2,500 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub – Up to 5,000 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub - Over 5,000 GFA; No Drive-Up Window	SP	SP	SP	SP	SP	P
Personal Services - Up to 2,500 GFA	P	P	P	P	P	P
Personal Services - Over 2,500 GFA	P	SP	SP	SP	SP	P
Day Care Center	SP	SP	P	P	P	P
Microbrewery and Brewpub - Under 10,000 GFA	P	SP	P	P	P	P
Indoor Recreation	P	SP	SP	SP	SP	P
Instructional School	P	SP	SP	SP		P
Co-Work Office/Business Incubator	P	P	P	P	P	P
<u>Trades and Fabrication</u>						
Co-Creation, Fabrication, Maker Space, Business Incubator	P	SP	P	P	P	P

BUILDING AND PROPERTY USES	CHARACTER-BASED DISTRICTS					
	DTC- C	DTC-L/W	MSTND			HSMUC
			1	2	3	
Repair Service – Up to 2,500 GFA	P	P	P	P	P	P
Repair Service – Up to 5,000 GFA	P	SP	SP	SP	SP	P
Trade Shop - Up to 5,000 GFA	P	SP	P	P	P	P
Public and Civic Uses						
Club/Fraternal Organization - Nonprofit	P	SP	SP	SP	SP	P
Community and Neighborhood Center	P	P	P	P	P	P
Municipal Use - Only Publicly-Oriented Use	P	P	P	P	P	P
Assembly/Performing/Cultural Arts Facility	SP	SP	SP	SP	SP	P
Conservation Land	P	P	P	P	P	P
Accessory Uses						
Outdoor Dining Terrace	P	SP	P	P	P	P
Farm Stand/Farmers Market	SP	SP	SP	SP	SP	P
Greenhouse - Under 250 GFA	P	P	P	P	P	P
Greenhouse – Over 250 and Under 1,000 GFA	SP	SP	SP	SP	SP	P
Home Occupation - Minor	P	P	P	P	P	P
Home Occupation - Major	P	P	P	P	P	P
Drive-Thru Facility – Not Including Restaurants	SP	SP	X	X	X	SP
Drive-Thru Facility – Including Restaurants	X	X	X	X	X	SP
Common/Shared Driveways	P	P	P	P	P	P
Outdoor Storage	X	X	X	X	X	SP
Storage Container – Temporary	X	X	X	X	X	P
Storage Container – Temporary	X	X	X	X	X	SP
Residential Accessory Uses	P	P	P	P	P	P
Land Oriented Accessory Uses	P	P	P	P	P	P
Garage – 3 or fewer spaces	P	P	P	P	P	P
Bed & Breakfast//Short Term Home Rental	P	P	P	P	P	P


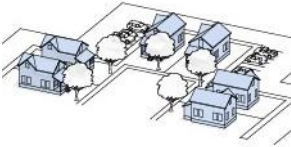

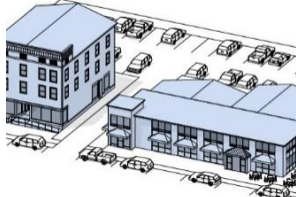
D. Development Types: This provision is applicable to all building forms and development sites and is applicable when multiple allowed buildings or building types are specified on a development site. This provision applies to the site as a whole.

1. **Pocket Neighborhood:** A cohesive cluster of homes gathered around a variety of common open space amenities. In the CBZDs, the following Pocket Neighborhood Development Sites are permitted:
 - a. **Cottage Court:** This Pocket Neighborhood consists of multiple small, detached single family dwellings, arranged around a courtyard. The shared courtyard takes the place of private yard space and becomes an important community-enhancing element of this Development Site. The Cottage Court is appropriately scaled to fit within or nearby medium-density neighborhoods. The Pocket Neighborhood enables appropriately scaled, well-designed, higher density developments important for

providing a broad choice of housing types in a walkable environment. Cottage Courts consist of Cottages, Paired Houses, and Civic Building Types meeting the development site standards of Section 18.5 and density thresholds in Section 18.4.

- b. **Cohousing/Housing Cooperative:** Cohousing is a community of private dwellings clustered around shared building and community spaces. Each attached or single-family dwelling has traditional residential amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Other shared spaces may include community garden plots, recreational fields, and shared work spaces. Cohousing Developments consists of Cottages, Paired Houses, and Civic Building Types meeting the design standards in the table below and the density thresholds in Section 18.4.
2. **Mixed Use Development:** A development project containing multiple residential, nonresidential, and mixed-use Building Types. Mixed Use Developments may include a combination of horizontally and vertically mixed buildings and uses on site subject to all applicable Building Type standards in Section 18.7.
3. **General Residential Development:** A development project containing one or more residential Building Types in accordance with allowed Building Types and design standards in Section 18.7.
4. **General Commercial or Industrial Development:** A development project containing one or more commercial Building Types in accordance with allowed Building Types and design standards in Section 18.7.

TABLE 18-9: DEVELOPMENT TYPES AND STANDARDS

	MIXED-USE DEVELOPMENT (MUD)	POCKET NEIGHBORHOOD (PN)	GEN. RESIDENTIAL DEVELOPMENT (GRD)	GENERAL COMM. OR IND. DEV. (GCD)
				
1.1. DEVELOPMENT STANDARDS				
A.	Development Site Size (Min.)	10,000 S.F.	10,000 S.F.	10,000 S.F.
B.	Dev. Site Street Frontage (Min.)	50 Ft.	50 Ft.	50 Ft.
C.	Dev. Site Front Yard (Min.)	None	15 Ft	None
D.	Side/Rear Yard (Min.)	15 Ft.	10 Ft.	15 Ft.
E.	Outdoor Amenity Space (Min.)	15% of Tract Size	20% of Tract	20% of Tract Size
F.	Outdoor Amenity Space Types	Park, Pocket Park, Playground or Recreation Field, Square, Plaza	Park, Pocket Park, Playground or Recreation Field	Park, Pocket Park, Playground or Recreation Field, Square, Plaza
G.	Space Between Buildings (Min.)	0 with common wall/15 Ft	20 Ft.	0 with common wall/15 Ft
H.	Street Facing Entrance	Required	On end units	No
	Courtyard Size (Min.)*		3,000 S.F.	
	Courtyard Width (Min.)*		40 Ft.	
	Courtyard Area Per DU*		600 S.F.	
1.2. PERMITTED BUILDING TYPES				
		Multi-Family, SF Attached, Live-Work/Shopohouse, General Commercial, Mixed-Use, Flex Space/Fabrication, Civic	Cottage, Paired House, Civic	Multi-Family, SF Attached, Live-Work/Shopohouse, Civic
				General Commercial, Flex Space/Fabrication, Gas Backwards, Civic
1.3. ADDITIONAL STANDARDS				
A.			Cottage Courts and Cohousing Developments may include a co-work space and other common access site amenities	
B.			Standards E, F, and G above only apply to Cottage Courts	

18.8 Outdoor Amenity Space


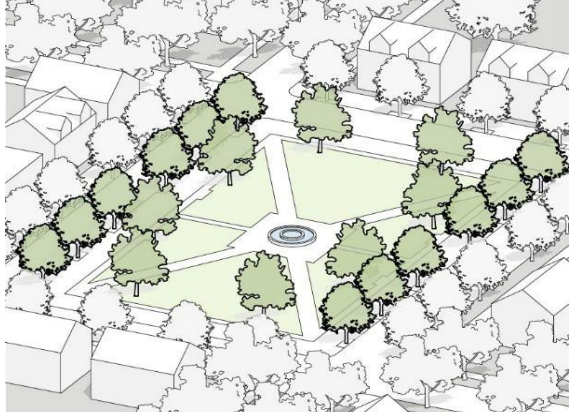
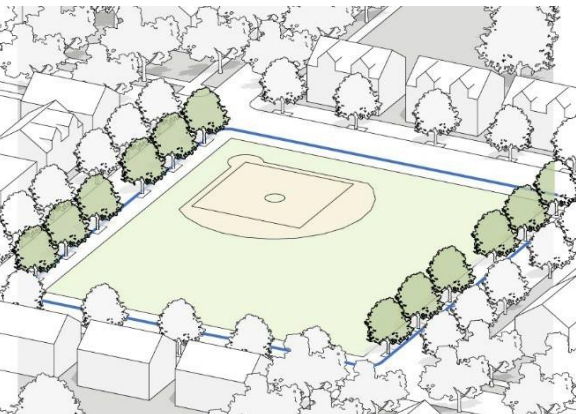
A. General Standards



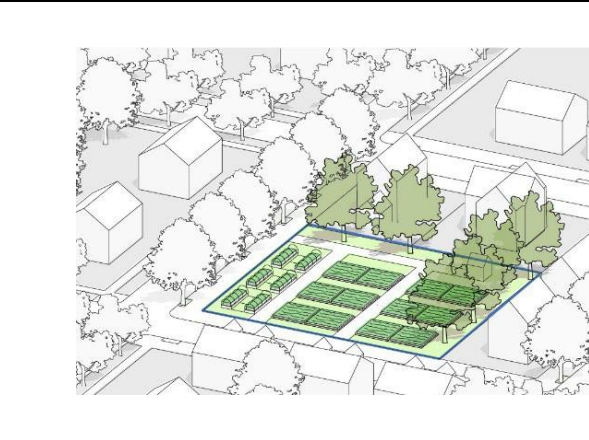

1. **Outdoor Amenity Space (OAS) Types:** Outdoor Amenity Spaces (OAS) include the following types:
 - a. *Civic Space (CS)*: CS Space includes publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully available to the general public.
 - b. *Publicly Oriented Private Space (POPS)*: POPS are gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public.
 - c. *Private Open Space (POS)*: POS is associated with individual dwelling units and is not intended for public access.
2. **Required Outdoor Amenity Space:** The required percentage of a building lot dedicated to Outdoor Amenity Space is defined in the design standards for each Building Type in Section 18.7. Where multiple lots or buildings are assembled together to form a Development Sites under Section 18.5, the required amount of Outdoor Amenity Space is 20% of the cumulative amount of all land area in the Development Site.
3. **Payments in Lieu of Outdoor Amenity Space:** By Special Permit from the Planning Board and approval by the Select Board an applicant can make a contribution toward an existing or planned Civic Space within the CBZDs for which the principal building or development site is located in lieu of on-site outdoor amenity space. In reaching a decision, the Planning Board and Select Board shall determine that such contribution will have a significant impact on the walkability, vibrancy, multimodal access, and/or enhanced activation of public gathering areas within the CBZDs.



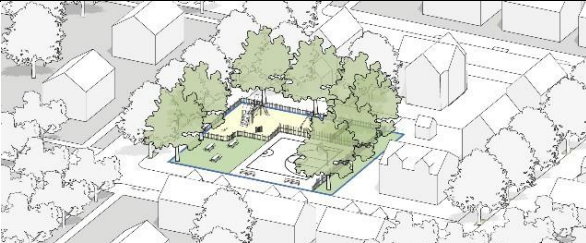

B. Outdoor Amenity Space Design Standards

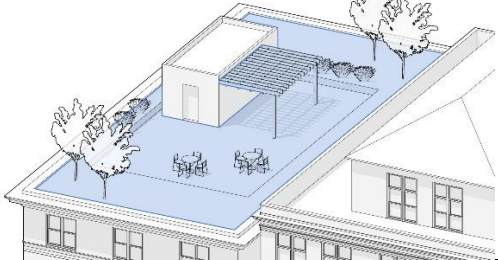

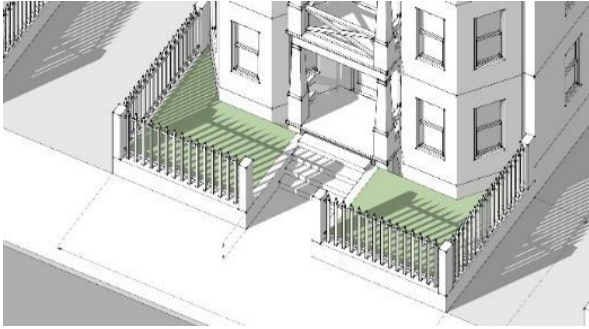
Outdoor Amenity Space (OAS) types and design standards are defined below. Additional OAS design guidelines are provided in the *Zoning Regulations*:

TABLE 18-10 - OUTDOOR AMENITY SPACE TYPES

Outdoor Amenity Space Type	Description and General Design Standards
<p>1. NEIGHBORHOOD PARK, PRESERVE (CS, POPS)</p> 	<p><u>Description:</u> An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathway, and other facilities intended for public events, gatherings, and organized activities.</p> <p><u>Design Standards:</u> Neighborhood Parks should be a minimum of 8,000 S.F.; 80% permeable surfaces; and 1 tree/350 SF on average.</p>
<p>2. COMMON OR GREEN (CS, POPS)</p> 	<p><u>Description:</u> A common or green is a free-standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes.</p> <p><u>Design Standards:</u> Commons should be a minimum of 20,000 S.F.; 85% permeable surfaces; and 1 tree/2,000 SF on average.</p>
<p>3. ATHLETIC FIELD OR BALL COURT (CS, POPS)</p> 	<p><u>Description:</u> A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting organizations and events.</p> <p><u>Design Standards:</u> <u>Size of Space:</u> 7,500 S.F. Min.; 20 Acres Max. <u>Furnishing:</u> Seating: 1 Seat/275 S.F. Min. Tables: N/A <u>Landscape:</u> Trees: N/A Permeable Surface: N/A Landscaped Area: 30%</p>

Outdoor Amenity Space Type	Description and General Design Standards
4. PATHWAY (CS)	
	<p>Description: A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A pathway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of transportation. Pathways may provide access and connections between natural areas, neighborhoods, villages, public facilities, and other points of interest.</p> <p>Design Standards: The minimum width shall be 8 feet; Pathways shall be surfaced with stone dust, or asphalt.</p>
5. PEDESTRIAN PASSAGE (CS, POPS)	
	<p>Description: A paved/brick pedestrian connector between buildings. Pedestrian Passages provides direct connections between parking area, buildings, streets, and sidewalks. Pedestrian Passages may be covered by a roof, trellis, and may be lined by shopfronts.</p> <p>Design Standards: The minimum width shall be 8 feet; hard surfaces such as asphalt, concrete, or paver stones is required.</p>
6. COMMUNITY GARDEN (CS, POPS, POS)	
	<p>Description: An open space designed as individual garden plots available to residents for agriculture purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, and development site.</p> <p>Design Standards: Community gardens shall be a minimum of 5,000 S.F.; 90% permeable surfaces; have 1 tree/500 SF on average; have access to a sufficient water source; and have at least 6 hours of sunlight during the growing season (June 1 – October 1).</p>
7. FORECOURT (POPS, POS)	
	<p>Description: A private open space where a portion of the facade is aligned close to or at the Street ROW Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt may be planted or paved to join with the public sidewalk.</p> <p>Design Standards: Forecourts shall be a minimum width and depth of 12 feet.</p>

Outdoor Amenity Space Type	Description and General Design Standards
<p data-bbox="201 226 565 254">8. COURTYARD (POPS, POS)</p> 	<p data-bbox="816 226 1409 426"><u>Description:</u> A courtyard (or court) is an enclosed open space, often surrounded by a building or buildings, that is open to the sky. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings.</p> <p data-bbox="816 464 1463 590"><u>Design Standards:</u> Courtyards shall be a minimum of 3,000 S.F. in area and 40 feet in width; have a maximum ratio of building height to courtyard width of 2:1; and be enclosed by walls on 3 sides by buildings.</p>
<p data-bbox="201 590 586 617">9. Plaza or Square (CS, POPS)</p> 	<p data-bbox="816 590 1455 758"><u>Description:</u> An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.</p> <p data-bbox="816 795 1463 894"><u>Design Standards:</u> Squares should be a minimum of 8,000 S.F.; 50% permeable surfaces; 1 tree/2,000 SF on average; and include public seating.</p>
<p data-bbox="201 915 781 942">10. Pocket Park/Playground (CS, POPS, POS)</p> 	<p data-bbox="816 915 1455 1014"><u>Description:</u> An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment.</p> <p data-bbox="816 1052 1463 1178"><u>Design Standards:</u> Pocket Parks should be a minimum of 800 S.F.; 80% permeable surfaces; and 1 tree/200 SF on average; and include seating and recreational equipment.</p>
<p data-bbox="201 1199 565 1226">11. Outdoor Terrace (POPS)</p> 	<p data-bbox="816 1199 1463 1472"><u>Description:</u> An open space where the building facade is setback from the Street ROW Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The terrace provides may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street Line.</p> <p data-bbox="816 1509 1463 1635"><u>Design Standards:</u> Where terraces are elevated above the public sidewalk, they are required to meet ADA requirements for individual or shared entries facing the street.</p>

Outdoor Amenity Space Type	Description and General Design Standards
12. Rooftop Terrace (POPS, POS)	
	<p><u>Description:</u> A roofless, raised platform on the roof of a building that provides community gathering space such as a terrace, community garden, food and entertainment, or other outdoor amenities.</p> <p><u>Design Standards:</u> Not Applicable.</p>
13. Common Yard and Garden (POS)	
	<p><u>Description:</u> A private open space associated with private residence or non-residential buildings not intended for public access or a high level of pedestrian activity.</p> <p><u>Design Standards:</u> Where applicable, a walkway should be provided between the public sidewalk and the front door.</p>
14. Dooryard	
	<p><u>Description:</u> A Private Frontage where the Building Facade is aligned close to the Street Line, and the Frontage Line is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. The dooryard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the sidewalk to the front door is required. This type is commonly associated with ground-floor residential use</p> <p><u>Design Standards:</u> Not Applicable.</p>
15. Other OAS Types	
	Permitted by Special Permit by the Planning Board

C. Outdoor Amenity Space Types by Principal Building Type

Outdoor Amenity Spaces are allowed by principal building type are identified in the table below:

TABLE 18-11: PERMITTED OUTDOOR AMENITY SPACES BY BUILDING TYPE

OAS TYPES	BUILDING TYPES												Design Standards
	A. S.F. Detached House	B. Pocket Neighborhood	C. Rowhouse/Townhouse	D. Paired House	E. Multi-Family Building	F. Live-Work Building	G. Gen. Comm Building	H. Mixed-Use Building	I. Flex/Fabrication Bldg	J. Gas Backwards	K. Civic Building	L. Other Building Types	
1. Common Yard/Garden	P	P	P	P	P	P					P	SP	Section 18.8.B
2. Dooryard	P	P	P	P	P	P			P	P	P	SP	Section 18.8.B
3. Courtyard and Forecourt		P	P	P	P	P	P	P	P		P	SP	Section 18.8.B
4. Balcony, Terrace, Deck, Patio	P	P	P	P	P	P	P	P	P	P	P	SP	Section 18.8.B
5. Pathway, Pedestrian Passage		P	P	P	P	P	P	P	P		P	SP	Section 18.8.B
6. Neighborhood Park, Preserve		P	P		P	P		P	P		P	SP	Section 18.8.B
7. Outdoor Dining Terrace/Café						P	P	P	P	P	P	SP	Section 18.8.B
8. Roof Deck, Terrace and Garden	P		P	P	P	P	P	P	P		P	SP	Section 18.8.B
9. Athletic Field, Ball Court		P	P		P	P		P	P		P	SP	Section 18.8.B
10. Common, Green, Square, Plaza		P	P		P	P	P	P	P		P	SP	Section 18.8.B
11. Pocket Park/Playground		P	P	P	P	P	P	P	P		P	SP	Section 18.8.B
12. Community Garden		P	P	P	P	P		P	P		P	SP	Section 18.8.B

P = Permitted

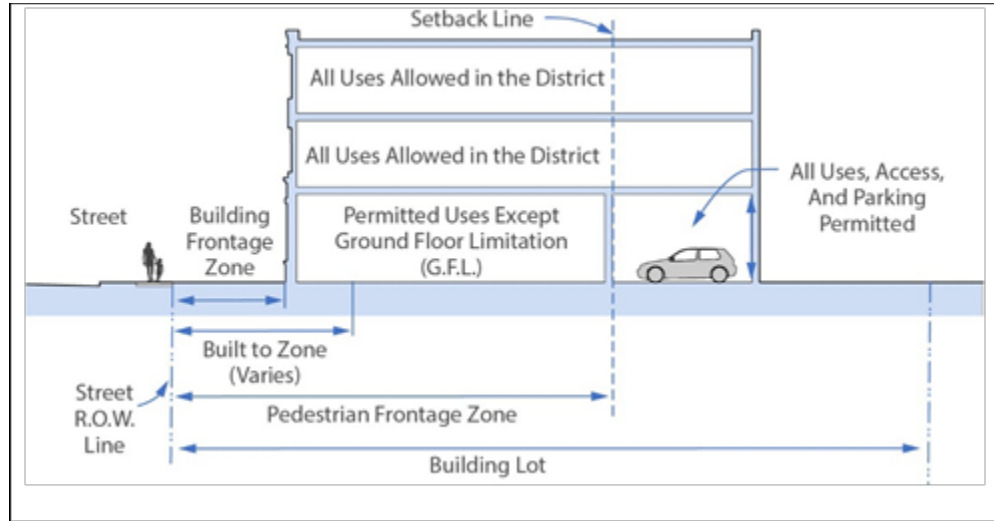
SP = Special Permit by Planning Board

D. Pedestrian Frontage Zones

1. Purpose: The Pedestrian Frontage Zones identify properties along certain public streets in the CBZD as places prioritized for pedestrian-oriented and active ground floor uses. Pedestrian Frontage Zones are identified on the CBZD’s Regulating Plan
2. Requirements: Buildings fronting on the designated street segments shall be subject to the following ground floor limitations:
 - a. Ground floor areas shall be reserved for retail, restaurant, and publicly-oriented personal service, office, repair, and municipal uses.
 - b. Residential and other non-residential uses not oriented to public access shall be allowed to have access at the street line by an entrance that leads to the upper floors of the building or the rear of the building as required in Section 2.c. below.
 - c. Residential and other non-residential uses not oriented to public access shall be allowed on ground floors where:

- i. The use is within a building with frontage on the street and the use is set back a minimum of 60 feet from the street line; or
- ii. Where the Planning Board by waiver determines that street-front residential and other non-public uses will not have an adverse impact on the continuity and vitality of the pedestrian-oriented street-front uses.

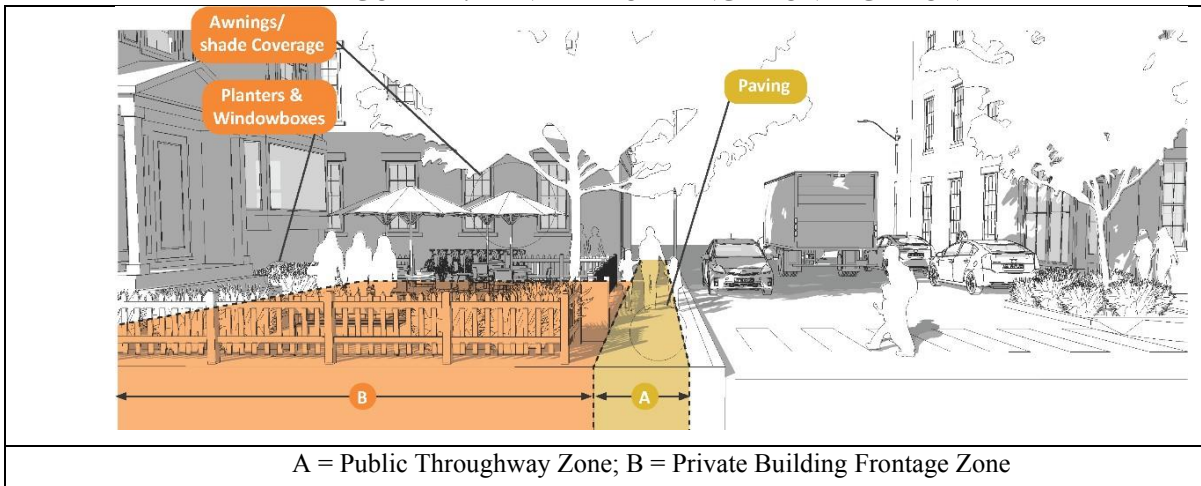
FIGURE 21: PEDESTRIAN FRONTAGE ZONES



E. Private Building Frontage Zones

A Building Frontage Zone (BFZ) is the private setback space between the front façade of the primary building and the Street ROW Line. Building Frontage Zone uses must provide a compatible transition and interface between the private realm (buildings and uses) and the public realm (sidewalks, thoroughfares, and civic spaces). Permitted Building Frontage Encroachments in Section 18.8 and Outdoor Amenity Spaces that are in the Publicly Oriented Private Spaces (POPS, see Table 18-10) categories in Section 18.8 are allowed in the CBZDs.

FIGURE 22: PRIVATE BUILDING FRONTAGE ZONE



A = Public Throughway Zone; B = Private Building Frontage Zone

F. Public Building Frontage Zones and Allowed Encroachments

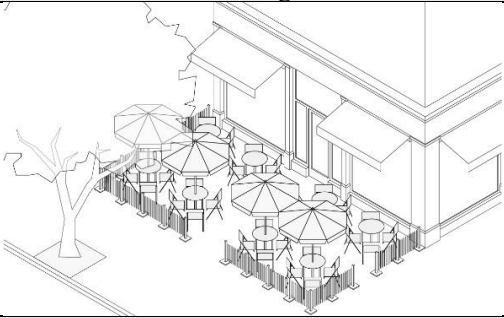



1. **Public Frontage:** Public frontage is the space within the Street ROW adjacent to the private property.

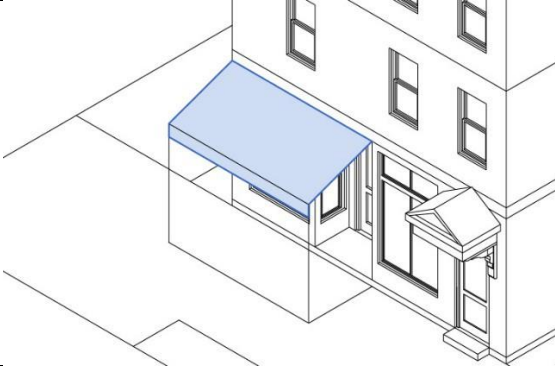
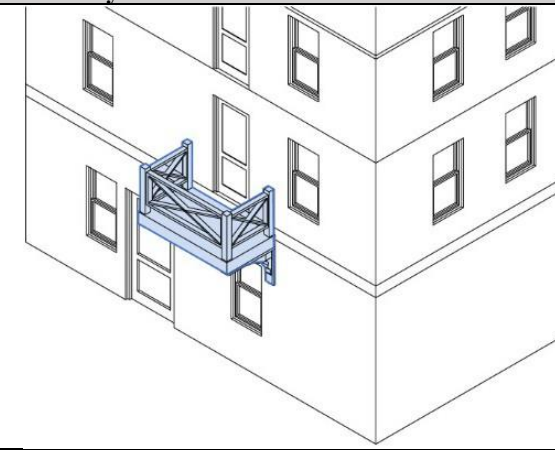
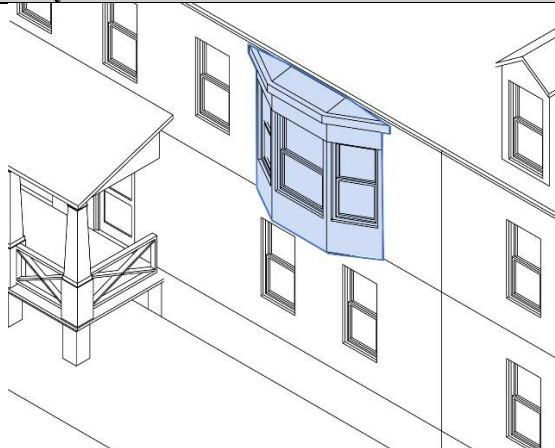
FIGURE 23: PUBLIC BUILDING FRONTAGE ZONES




2. **Public Frontage Encroachments:** Building Façade Encroachments including building components, outdoor amenity spaces, accessory signs and displays, and related attributes that extend into the Public Frontage Zone and contribute to the activation of the Public Realm, walkability, and enjoyment of the public. All building encroachments that extend into the Public Frontage Zone shall require compliance with all relevant Town Bylaws and applicable regulations.

FIGURE 24: BUILDING ACTIVATION ENCROACHMENTS

Type	Description and Design Standards
<p>1. Sidewalk Dining Terrace</p> 	<p>Outdoor dining cafes are permitted as an ancillary activity of any restaurant, pub, or other food and drink establishment. The operator of the outdoor dining cafe may be granted permission from the Town for locations on side and on the public sidewalk. See the <i>Zoning Regulations</i> (Public Realm).</p>
<p>2. Storefront Display</p> 	<p>Sidewalks displays on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel and shall leave clear an accessible walkway area of 5 feet minimum; must be removed when the business is not open; and require compliance with all Town By-Laws and applicable regulations. See the <i>Zoning Regulations</i> (Public Realm).</p>
<p>3. Sandwich Board Sign</p> 	<p>A freestanding portable sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face, and which is intended to be placed in a sidewalk or pedestrian way. Sidewalks signs displayed on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel and shall leave clear an accessible walkway area of 5 feet minimum; must be removed when the business is not open; and requires compliance with all Town Bylaws and applicable regulations.</p>
<p>4. Projecting Signs and Banner</p> 	<p>A building mounted sign attached to, and extending from, a building or support beam in whole or in part which extends beyond said building. Projecting signs may encroach into the public right-of-way but shall not be located within 5 feet to the closest curb line. Project sign shall be mounted a minimum of 6 inches away from the building and 8 feet from the bottom of the sign to the sidewalk grade; and require compliance with all Town Bylaws and applicable regulations.</p>

Type	Description and Design Standards
<p data-bbox="248 226 381 256">5. Awning</p> 	<p data-bbox="823 226 1416 394">An Awning projecting over the sidewalk of a public thoroughfare must have 8 feet of clearance in height, 8 feet in clearance from the curb line, and requires compliance with all Town By-Laws and applicable regulations.</p>
<p data-bbox="248 619 381 648">6. Balcony</p> 	<p data-bbox="823 619 1416 787">A balcony projecting over the sidewalk of a public thoroughfare must have 12 feet of height clearance, 8 feet in clearance from the curb line, and requires compliance with all Town By-Laws and applicable regulations.</p>
<p data-bbox="248 1094 446 1123">7. Bay Window</p> 	<p data-bbox="823 1094 1416 1262">Bay windows projecting over the sidewalk of a public thoroughfare must have 12 feet of height clearance, 8 feet in clearance from the curb line, and require compliance with all Town Bylaws and applicable regulations.</p>
<p data-bbox="332 1568 462 1598">8. Arcade</p>	

Type	Description and Design Standards
	<p>An Arcade projecting over the sidewalk of a public thoroughfare must have 12 feet of clearance, 8 feet in clearance from the curb line, and requires compliance with all Town By-Laws and applicable regulations.</p>

18.9 Public Realm Standards

Public Realm standards are provided in the Planning Board’s *Zoning Regulations*. The intent of these standards is to ensure that private development is coordinated a well-connected travel network, composed of direct and convenient routes that reinforce the Character-Based Zoning Districts (CBZD) as a walkable, bikeable, and human-scaled urban environment.

18.10 Signage & Lighting

The standards for signage and lighting in the CBZD Districts are found in the *Zoning Regulations*.

18.11 Transportation Management

A. Purpose

The Town may enact Transportation Management that allows greater opportunity for facilitating effective multi-modal transportation networks that increase the quality of life in Danvers through improved traffic and parking management and mitigation, consistent with the following principles:

- a. Multimodal consideration. To ensure that the safety and mobility of all users of the circulation and transportation networks are considered equally;
- b. Context sensitive design. To incorporate, throughout project planning, design, and construction, the overarching principles of Context Sensitive Design, including attention to scenic, aesthetic, historic, and environmental resources; and
- c. Clear process. To develop and implement plans adopted through a broad-based, clear, and transparent process.

B. Applicability

The provisions of this section shall apply to developments located within Character Based Zoning Districts (CBZD). A final Certificate of Occupancy (CO) shall not be issued unless or until all provisions of this section have been satisfied, except for those conditions that by their terms are intended to be satisfied after occupancy of the structures for which the Certificate of Occupancy (CO) is sought.

C. Transportation Mitigation

The Planning Board shall determine appropriate measures for transportation mitigation that consider the following:

- a. Assessment of the impacts of reasonably anticipated future development in the district(s) considering current zoning bylaws and other legal and physical constraints;
- b. Analysis of existing capital improvement plans, or the facilities element of a plan adopted under MGL c. 41, § 81D;
- c. Cost projections for transportation or parking infrastructure improvements required to address the impacts generated by the anticipated development in the district(s), including the potential impact on nearby residential streets and neighborhoods;
- d. Required transportation mitigation fees;
- e. Off-street parking and loading requirements the district;
- f. Parking and Transportation Demand Management techniques reasonably calculated to reduce the number of vehicle trips generated by developments in the district and to ensure the long-term stability of the transportation system;
- g. An implementation program that defines and schedules the specific municipal actions necessary to achieve the objectives of the plan; and
- h. A plan to encourage voluntary participation in TDM programs by those not required to participate. The plan shall be updated periodically to reflect actual development activity, actual costs of infrastructure improvements completed or underway, plan changes, or amendments to the zoning bylaws.

D. Transportation Mitigation Fee

The imposition of a transportation mitigation fee shall not prevent the Town from imposing fees it may otherwise impose under local bylaws. The payment of a transportation mitigation fee is subject to the following:

- a. Timing of payment. Payment of the transportation mitigation fee shall be in cash., under terms and conditions specified in the Planning Board's *Zoning Regulations*.
- b. Payment use. Any transportation mitigation fees paid to the Town are intended to be used to fund transportation infrastructure and parking improvements that are necessitated by the proposed development of the applicant. Examples of appropriate uses include the

costs related to the provisions of equipment, infrastructure, facilities, services, or studies associated with the following: traffic mitigation; public transportation; parking management; bicycle and pedestrian accommodations or other transportation-related improvements. Except where deficiencies are exacerbated by the new development, in which case the fee may be assessed only in proportion to the deficiency so exacerbated, the fee shall not be expended for personnel costs, normal operation and maintenance costs, or to remedy deficiencies in existing, non-related facilities.

- c. Rough proportionality and reasonable benefit to fee payer. The transportation mitigation fee shall be determined by the Planning Board, in its *Zoning Regulations*. The fee shall be roughly proportionate to the impacts created by the development. The purposes for which the fee is expended shall reasonably benefit the proposed development.

E. Special Permit

Where a special permit is required the SPGA shall not grant the special permit unless it imposes conditions, including transportation mitigation fees and parking and transportation demand management requirements, to meet the goals of the *Zoning Regulations*.

18.12 Affordable Housing Requirements

Developments within Danvers Town Center (DTC) districts and the High Street Mixed Use Corridor (HSMUC) District are required to participate in forwarding the Town’s affordable housing goals. Developments within these districts are required to offer an affordable unit to the Town for inclusion on the subsidized housing inventory, a payment to the Town to forward affordable housing goals, or, in some instances, both. The calculation for the units or payments is based on the formula shown in Table 18.12. This provision only applies to additional units added to a property greater than the number of units currently existing on a lot (net new units).

TABLE 18-12: AFFORDABLE HOUSING REQUIREMENTS

Units (net new)	Affordable Unit Percentage	Payment
1-4	0%	Payment based on affordable unit construction cost and percentage of required affordable housing per this By-law
5-9	10%	Fractional payment based on affordable unit construction cost and percentage of required affordable housing per this By-law
10+	12.5%	

Where the calculation from Table 18.12 results in a fractional dwelling unit less than 0.5, the applicant may either provide an eligible dwelling unit or make a contribution to the Town of Danvers for affordable housing purposes in an amount sufficient to construct that fraction of an eligible dwelling unit, net of the dwelling unit’s restricted resale price, as determined by

the Planning Division. Where this calculation results in a fractional dwelling unit greater than 0.5 the applicant must provide an affordable dwelling unit to the Town of Danvers. An example of these calculations is provided in Table 18.13.

TABLE 18-13: EXAMPLE AFFORDABLE HOUSING CALCULATIONS

New Units in Project	Required Affordable Percentage	Affordable Units Required	Fractional Payment
1*	0%	0	\$35,000
2	0%	0	\$70,000
3	0%	0	\$105,000
4	0%	0	\$140,000
5	10%	1	\$0
6	10%	1	\$0
8	10%	1	\$0
9	10%	1	\$35,000
10	12.5%	1	\$70,000
12	12.5%	2	\$0
14	12.5%	2	\$0
16	12.5%	2	\$0
18	12.5%	2	\$70,000
20	12.5%	3	\$0
* Existing, detached single-family homes adding a second unit are exempt from the fractional payment.			

The calculations shown in the Table 18.13 were made using the following assumptions for a potential development within the applicable districts. The required percentage of affordable units for developments with 1 to 4 net new units is 0%. For developments adding 5 to 9 net new units the required percentage of affordable housing is 10%. For developments adding 10 or more net new units the required percentage of affordable housing is 12.5%. The proposed net new units are multiplied by the applicable percentage and results in the number of affordable units within a development. Where this number results in a fractional unit the developer will either round up the number of affordable units required if the fraction is greater than .5, or make a contribution to the Town of Danvers for affordable housing purposes in an amount sufficient to construct that fraction of an eligible dwelling unit, net of the dwelling unit's restricted resale price if the fraction is less than .5. The contribution required is based on the estimated cost to construct a new affordable dwelling unit in the

region (\$465,000) net the dwelling unit's estimated, average restricted sales price (\$185,000) for the region.

The mathematical breakdown for a scenario involving a 10-unit development is as follows:

10 Units * 12.5% = 1.25 In this instance, the developer is required to provide one (1) SHI eligible unit and a payment of \$70,000 for the 0.25 fraction, or 0.25 * (\$465,000 – \$185,000) = \$70,000.

Affordable units constructed under this provision shall be sold or rented to households with incomes at or below 80 percent for for-sale housing and 60 percent for rental housing of the Median Regional Household Income (as determined by the U.S. Department of Housing and Urban Development (HUD) pursuant to the Housing Act of 1937, as amended and adjusted for family size), and shall be restricted to sales prices or monthly rents that are affordable to such households. The sales price or monthly rent shall, in all instances, be such that the dwelling unit qualifies as a local initiative unit under the Commonwealth's Local Initiative Program (LIP) and meets the requirements of a subsidized housing unit for the purposes of listing in the Town's subsidized housing inventory under G.L. c. 40B Sec. 20-23. For purposes of this By-law, rental housing shall be deemed affordable if rents (including utilities or a HUD-approved utility allowance if utilities are paid separately by tenants) do not exceed 30 percent of 50 percent of the gross monthly Median Regional Household Income for a family of four, adjusted for the bedroom size of the unit in accordance with the protocols accepted under Section 42 of the federal tax code. For-sale housing shall be deemed affordable for purposes of this bylaw if it is priced so that monthly principal, interest, tax, and property insurance costs and condominium fees (if applicable) do not exceed 30 percent of 70 percent of gross monthly Median Regional Household Income for a family of four, adjusted for the bedroom size of the unit, using the best generally available mortgage terms and rates for such borrowers.

A. Segmentation

A developer or property owner may not phase or segment a project or transfer ownership of contiguous properties to evade, defer or curtail the affordability or Payment-in-Lieu requirements of this regulation. The Planning Board shall consider all circumstances as to whether various applications or activities, taken together, comprise a single development or independent undertakings, regardless of whether there is more than one developer or property owner, including any time interval(s) between the applications or activities. The Planning Board may impose such additional Payment-in-Lieu requirements on segmented developments as are needed to ensure that, as a whole, a development makes the full payments warranted.

B. Continued Affordability

Affordable housing units developed pursuant to this Bylaw, Section 18.12 shall be subject to long-term use restrictions and, where applicable, resale restrictions, to ensure that they remain

affordable to low-and moderate-income households for the longest period allowed by law, but in no instance less than ninety-nine years. Such restrictions shall be enforceable by the Town of Danvers, the Danvers Housing Authority, or by a housing-related charitable corporation or trust designated by the Town of Danvers in accordance with Section 55C of Chapter 44 of the Massachusetts General Laws and shall be executed and recorded at the Essex County Registry of Deeds, Southern District. It is the intent of this bylaw that affordable housing units be restricted, and that long-term affordability be enforced in such a manner that affordable units are considered "low- and moderate-income housing" for purposes of Section 20 of Chapter 40B of the Massachusetts General Laws.

C. Comparability

Affordable units shall be dispersed throughout the site and shall be comparable to market-rate units except in size, interior finish, fixtures, and appliances. Affordable units shall be deemed "comparable" only when the number of bedrooms is the same in both the market-rate and the affordable unit(s). Where the mix of units bedroom is of equal proportion in the market rate units (e.g. 50% two bedroom and 50% one bedroom) the higher number shall be considered as required in the affordable unit mix (e.g., a two-bedroom unit would be required for the affordable unit). Where more than one affordable unit is required, the distribution of units by number of bedrooms shall be in the same proportion for both market-rate and affordable units.

D. Compliance

1. Permit Conditions. No Special Permit shall be issued without appropriate restrictions to ensure that the provisions of this subsection are made binding upon the applicant.
2. Occupancy Conditions. No Certificate of Occupancy shall be issued for any market-rate units in a development covered by this subsection until all deed covenants and/or other documents necessary to ensure compliance by the applicant with the requirements of this subsection have been executed. The Planning Board may grant a waiver to this requirement and allow incremental release of certificates of occupancy provided that adequate provisions are in place to ensure that the provisions of this subsection are made binding upon the applicant.

18.13 Design Special Permits

A. Purpose

A Special Permit for variations in design allows a specifically authorized type of exception from the provisions governing development in the CBZDs, within specific limitations.

B. Authority

1. By Special Permit, the Planning Board may authorize a deviation from specified requirements set forth in Section 18, after consideration at a public hearing of the review criteria set forth in subsection C below.

2. The approval or denial of an application for a Special Permit is discretionary.

C. Review Criteria

The Planning Board may grant a Special Permit upon making positive findings in determining the request meets the following criteria:

1. Consistent with the purpose of Section 18 in general;
2. Consistent with any Special Permit eligibility requirements, as indicated elsewhere in this Section 18;
3. Social, economic, or community needs are served by the proposal such as expanding housing choices;
4. Adequate safety of traffic flow, access, parking, and loading are provided;
5. Adequate utilities and other public services are provided;
6. Positive impacts on pedestrian comfort and safety;
7. Potential fiscal impact, including impact on municipal services, tax base, and employment are positive; and
8. Such relief shall not result in substantial detriment to the CBZDs or surrounding neighborhoods.

D. Conditions

The Planning Board may attach supplemental conditions and/or limitations that it deems necessary in order to ensure compliance to the findings and/or standards for the specific Special Permit requested.