

SECTION 19: Danvers Town Center – Core District

19.1 Purpose and Intent

The general purpose of the Danvers Town Center – Core District (DTC-C) is to promote the historic character of Danvers’ traditional civic and central business district and ensure that new reinvestment enhances this vibrant, authentic, connected, and resilient Town center. The following standards are intended to enhance the traditional central business district and provide opportunities for moderate scale commercial, institutional, residential, and mixed-use buildings; the production of moderate density housing forms that are compatible with the historic character of the urban core; and a supporting Public Realm with convenient access multiple modes of transportation, and an attractive pedestrian environment with active streetscapes and open spaces.

19.2 Regulating Plan

The Zoning Map/Regulating Plan for the Danvers Town Center Core District (DTC-C) and Danvers Town Center Live/Work District (DTC-L/W) is included below. Additional standards are as follows:

A. Pedestrian Frontage Zone

The Pedestrian Frontage Zones in the DTC-C district extend along segments of Maple Street, Hobart Street, Locust Street, Elm Street, School Street, Cottage Avenue, Conant Street, and Cherry Street. Pedestrian-oriented and active ground floor uses shall be required along these designated frontages consistent with Section 18.8.D.2, Pedestrian Frontage Zone (PFZ) requirements.

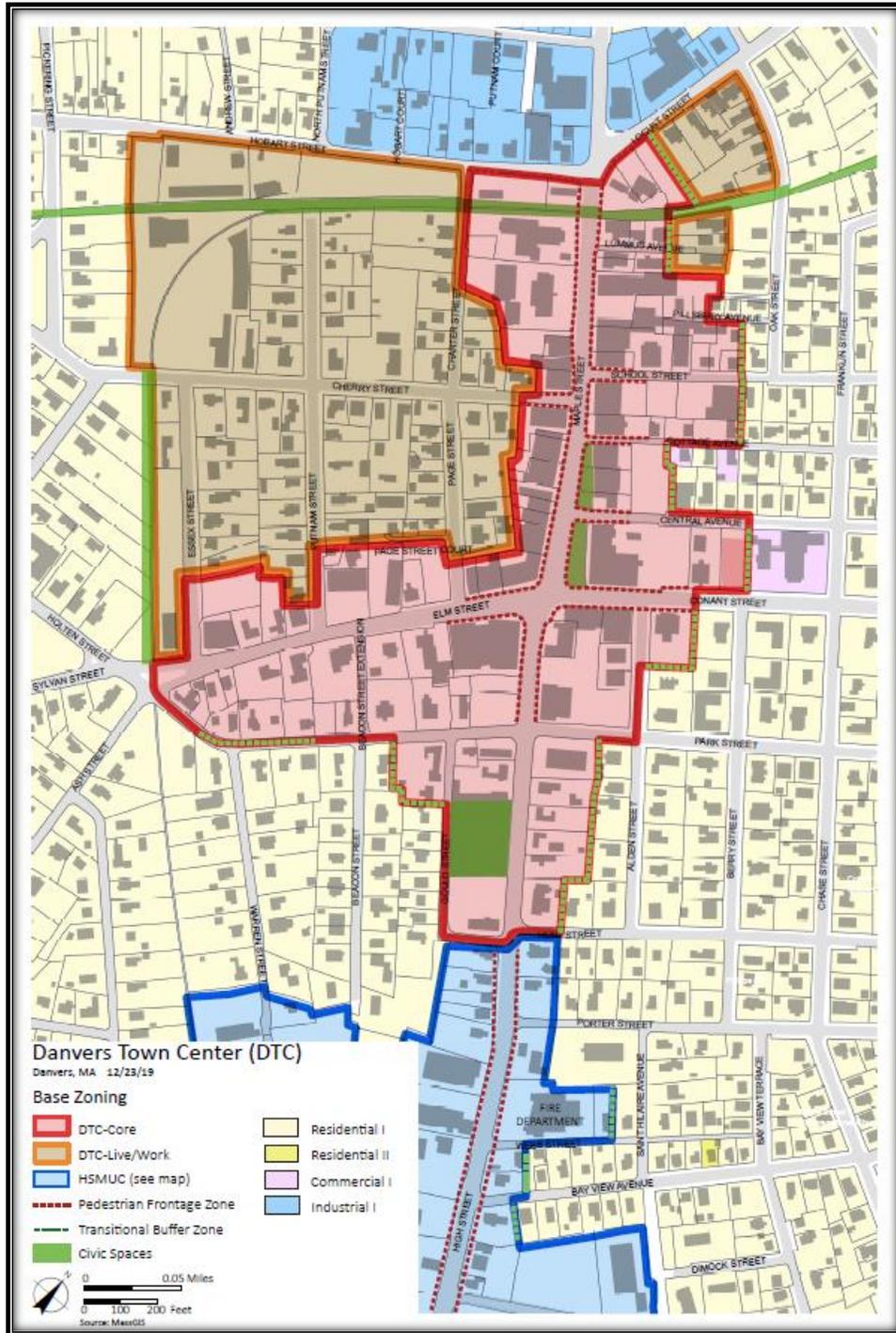
B. Civic Spaces

Civic Spaces in the DTC-C district are designated at the Historic Cemetery on High Street, Danvers Square on the east side of Maple Street between Conant Street and Cottage Avenue, and along the Danvers Rail-Trail. These areas are targeted for public realm enhancements and active civic uses. They are eligible for improvements under Section 18.4.C for density bonuses and 18.8.A.3 payments in lieu of on-site Outdoor Amenity Space.

C. Transitional Buffer Zones

The Transitional Buffer Zones on the DTC-C Regulating Plan shall comply with the requirements of Section 18.6.F.

FIGURE 25 DANVERS TOWN CENTER – CORE (DTC-C) REGULATING PLAN



19.3 Character-Based District Development Standards

TABLE 19-1: DEVELOPMENT STANDARDS IN THE DTC-C DISTRICT

1. BUILDING TYPES			7. OUTDOOR AMENITY SPACES		
See Section 18.7.			See Sections 18.8.B & C		
A.	Detached Single Family House (SFD)	X	A.	Neighborhood Park or Preserve	X
B.	Workers Cottage/Cottage Court (WC)	SP	B.	Common or Green	P
C.	Paired House (PH)	SP	C.	Recreation Field or Court	SP
D.	Townhouse/Rowhouse (Attached SF DU)	P	D.	Pathway	P
E.	Multi-Family Building (MFB)	P	E.	Pedestrian Passage	P
F.	Live-Work/Shop House (LW)	P	F.	Community Garden	P
G.	General Commercial Building (GCB)	P	G.	Forecourt	P
H.	Mixed Use Building (MUB)	P	H.	Courtyard	P
I.	Flex Space/Fabrication Building (FFB)	P	I.	Plaza or Square	P
J.	Civic or Community Building (CCB)	P	J.	Pocket Park or Playground	P
K.	Gas Backwards Building (GB)	SP	K.	Outdoor Terrace	P
L.	Other Approved by Planning Board	SP	L.	Rooftop Terrace or Garden	P
			M.	Common Yard and Garden	P
			N.	Dooryard	P
2. RESIDENTIAL DENSITY AND ADUs			O.	Other Approved by Planning Board	SP
See Section 18.4.A. - Residential Density by CBZD					
3. BUILDING AND PROPERTY USE			8. BUILDING FRONTAGE ENCROACHMENTS		
See Section 18.7.C			See Sections 18.8.E & F		
			A.	Sidewalk Dining Terrace	SP
			B.	Storefront Display	P
			C.	Sandwich Board Sign	P
			D.	Projecting Sign and Banner	P
			E.	Awning	P
			F.	Balcony	SP
			G.	Bay Window	SP
			H.	Arcade	SP
			I.	Other Approved by Planning Board	SP
4. DEVELOPMENT TYPES					
See Section 18.7.D.					
A.	Pocket Neighborhood (PN)	SP			
B.	Mixed-Use Development (MUD)	P			
C.	General Residential Development (GRD)	P			
D.	General Comm./Ind. Development (GCD)	P			
5. PARKING STANDARDS					
See Section 18.5.D.					
6. SIGNAGE			9. DESIGN STANDARDS & GUIDELINES		
See Zoning Regulations			See Zoning Regulations		
Principal Signs			G	Guideline in this CBZD	
A.	Awning and Canopy Signs	P	S	Standard Requirement in this CBZD	
B.	Band Signs	P			
C.	Blade and Projecting Signs	P	A.	General Design Standards	G
D.	Freestanding and Yard Signs	SP	B.	Building Frontage & Façade Treatments	G
E.	Vertical Blade/Banner Signs	P	C.	Building Components	G
F.	Marquee Signs	SP	D.	Open Space and Outdoor Amenities	S
G.	Suspended Signs	P	E.	Sustainable/Low Impact Development	G
H.	Wall Mural	SP	F.	Public Realm Standards	S
I.	Window Signs	P			
J.	Wall Signs	P			
K.	Other Principal Signs	SP			

19.4 Other Design and Development Standards Specific to the District

A. Gas Backwards

Gas Backwards is only allowed by Special Permit in the DTC-C on sites where existing gas stations with convenience stores exist at the time of this adoption of this Bylaw, Section 18.