

SECTION 21: High Street Mixed Use Corridor District

21.1 Purpose and Intent

The purpose of the High Street Mixed Use Corridor (HSMUC) District is to retrofit and transform from an auto-oriented highway commercial corridor into an attractive, walkable, mixed use district that creates an attractive gateway to Downtown Danvers, provides incentive for property reinvestment, and is complimentary to adjacent neighborhoods.

21.2 Regulating Plan

The Zoning Map/Regulating Plan for the High Street Mixed Use Corridor District (HSMUC) is included below. Additional standards are as follows:

A. Pedestrian Frontage Zone

The Pedestrian Frontage Zones (PFZ) in the High Street Mixed Use Corridor district extend along segments of High Street. Pedestrian-oriented and active ground floor uses shall be required along these designated frontages consistent with Section 18.8.D.2.

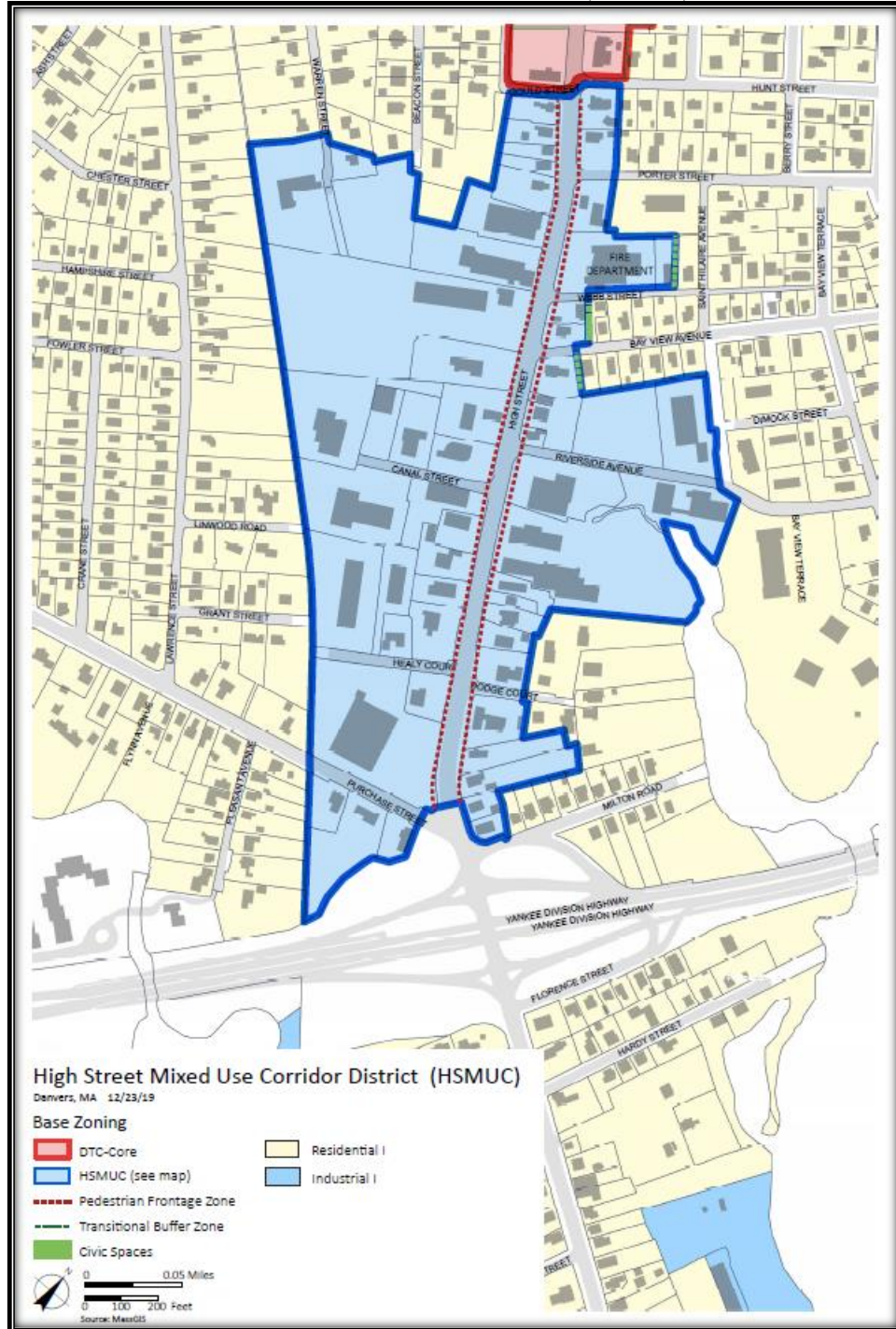
B. Civic Spaces

The Civic Space in the HSMUC district is designated as the east-west extension of the Danvers Rail-Trail. This area is targeted for public realm enhancements and active civic uses and is 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 (OAS).

C. Transitional Buffer Zones

The Transitional Buffer Zones (TBZ) on the High Street Mixed Use Corridor Regulating Plan shall comply with the requirements of Section 18.6.F.

FIGURE 27 HIGH STREET MIXED USE CORRIDOR (HSMUC) REGULATING PLAN



21.3 Character-Based District Development Standards

TABLE 21-1: DEVELOPMENT STANDARDS IN THE HSMUC

| 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 | P |
| B. | Workers Cottage/Cottage Court (WC) | X | B. | Common or Green | P |
| C. | Paired House (PH) | X | C. | Recreation Field or Court | P |
| D. | Townhouse/Rowhouse (Attached SF DU) | SP | D. | Pathway | P |
| E. | Multi-Family Building (MFB) | SP | E. | Pedestrian Passage | P |
| F. | Live-Work/Shop House (LW) | SP | 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 |
| 2. RESIDENTIAL DENSITY AND ADUs | | | N. | Dooryard | P |
| See Section 18.4.A. - Residential Density by CBZD | | | O. | Other Approved by Planning Board | SP |
| | | | | | |
| 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 |
| 4. DEVELOPMENT TYPES | | | C. | Sandwich Board Sign | P |
| See Section 18.7.D. | | | D. | Projecting Sign and Banner | P |
| A. | Pocket Neighborhood (PN) | X | E. | Awning | P |
| B. | Mixed-Use Development (MUD) | P | F. | Balcony | SP |
| C. | General Residential Development (GRD) | SP | G. | Bay Window | SP |
| D. | General Comm./Ind. Development (GCD) | P | H. | Arcade | SP |
| | | | I. | Other Approved by Planning Board | SP |
| 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 | P | 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 | | | |

21.4 Other Design and Development Standards Specific to the District

A. Gas Backwards

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