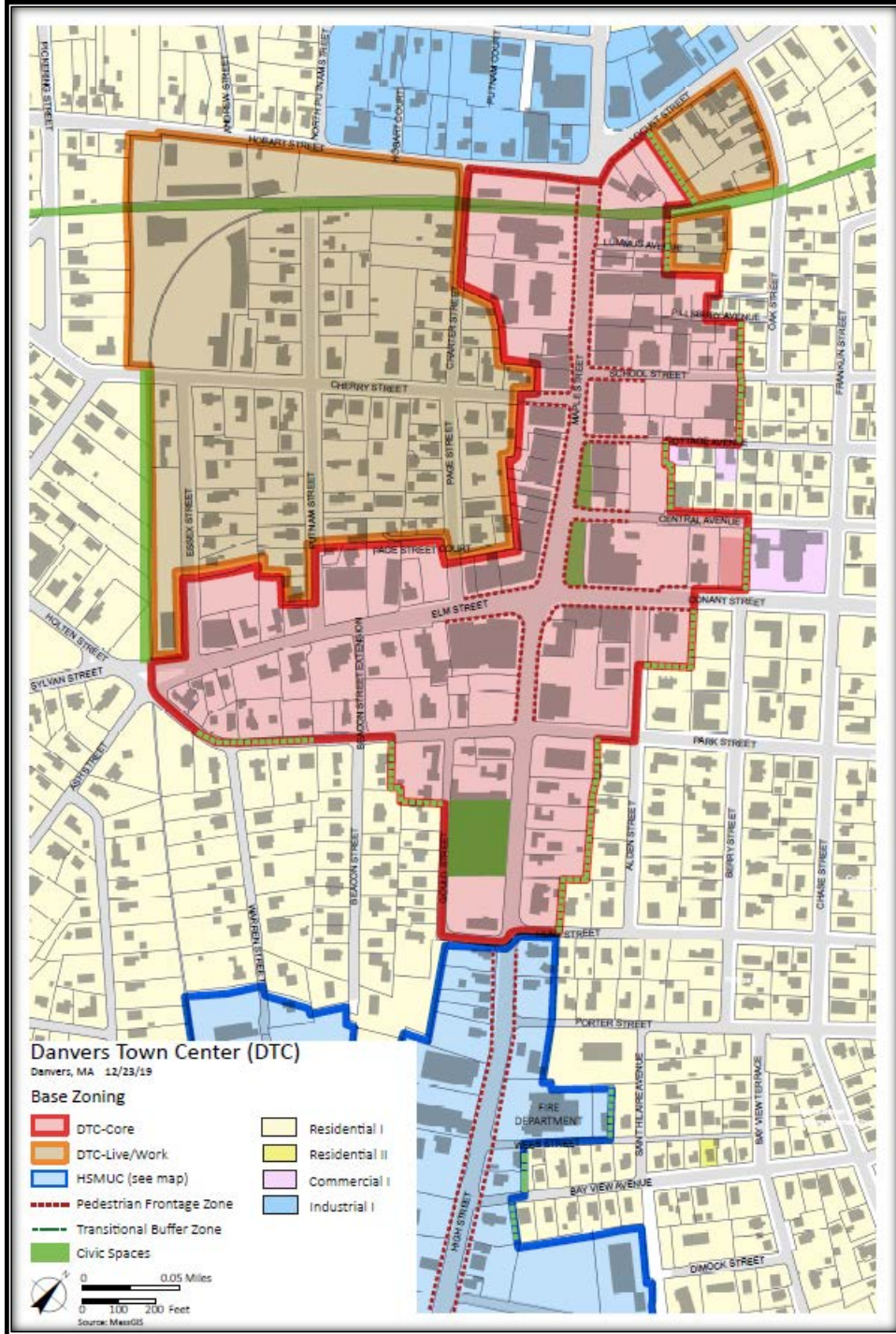


Section 20 – Danvers Town Center – Live/Work District



**20.3 Character-Based District Development Standards**

**TABLE 20-1: DEVELOPMENT STANDARDS IN THE DTC-L/W DISTRICT**

| <b>1. BUILDING TYPES</b>                          |                                       |    | <b>7. OUTDOOR AMENITY SPACES</b>            |                                       |    |
|---|---------------------------------------|----|---|---------------------------------------|----|
| See Section 18.7.                                 |                                       |    | See Section 18.8.                           |                                       |    |
| A.  | Detached Single Family House (SFD)    | P  | A.  | Neighborhood Park or Preserve         | P  |
| B.  | Workers Cottage/Cottage Court (WC)    | P  | B.  | Common or Green                       | P  |
| C.  | Paired House (PH)                     | P  | C.  | Recreation Field or Court             | P  |
| 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)     | SP | G.  | Forecourt                             | P  |
| H.  | Mixed Use Building (MUB)              | SP | H.  | Courtyard                             | P  |
| I.  | Flex Space/Fabrication Building (FFB) | SP | I.  | Plaza or Square                       | P  |
| J.  | Civic or Community Building (CCB)     | P  | J.  | Pocket Park or Playground             | P  |
| K.  | Gas Backwards Building (GB)           | X  | K.  | Outdoor Terrace                       | P  |
| L.  | Other Approved by Planning Board      | SP | L.  | Rooftop Terrace or Garden             | P  |
|   |                                       |    | M.  | Common Yard and Garden                | P  |
| <b>2. RESIDENTIAL DENSITY AND ADUs</b>            |                                       |    | N.  | Dooryard                              | P  |
| See Section 18.4.A. - Residential Density by CBZD |                                       |    | O.  | Other Approved by Planning Board      | SP |
|   |                                       |    |   |                                       |    |
| <b>3. BUILDING AND PROPERTY USE</b>               |                                       |    | <b>8. BUILDING FRONTAGE ENCROACHMENTS</b>   |                                       |    |
| See Section 18.7.C.& D                            |                                       |    | See Sections 18.8.E. & F.                   |                                       |    |
|   |                                       |    | A.  | Sidewalk Dining Terrace               | X  |
|   |                                       |    | B.  | Storefront Display                    | SP |
| <b>4. DEVELOPMENT TYPES</b>                       |                                       |    | C.  | Sandwich Board Sign                   | X  |
| See Section 12.7.B.                               |                                       |    | D.  | Projecting Sign and Banner            | X  |
| A.  | Pocket Neighborhood (PN)              | P  | E.  | Awning                                | P  |
| B.  | Mixed-Use Development (MUD)           | SP | F.  | Balcony                               | X  |
| C.  | General Residential Development (GRD) | P  | G.  | Bay Window                            | X  |
| D.  | General Comm./Ind. Development (GCD)  | SP | H.  | Arcade                                | X  |
|   |                                       |    | I.  | Other Approved by Planning Board      | SP |
| <b>5. PARKING STANDARDS</b>                       |                                       |    |   |                                       |    |
| See Section 18.5.D. and Section 4.2               |                                       |    |   |                                       |    |
|   |                                       |    |   |                                       |    |
| <b>6. SIGNAGE</b>                                 |                                       |    | <b>9. DESIGN STANDARDS &amp; GUIDELINES</b> |                                       |    |
| See CBZD Design Standards                         |                                       |    | See CBZD Design Standards                   |                                       |    |
| <b>Principal Signs</b>                            |                                       |    | 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            | X  | A.  | General Design Standards              | G  |
| D.  | Freestanding and Yard Signs           | P  | B.  | Building Frontage & Façade Treatments | G  |
| E.  | Vertical Blade/Banner Signs           | X  | C.  | Building Components                   | S  |
| F.  | Marquee Signs                         | X  | D.  | Open Space and Outdoor Amenities      | S  |
| G.  | Suspended Signs                       | X  | 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 |   |                                       |    |

## **20.4 Other Design and Development Standards Specific to the District**

### **A. Building Components**

The building component standards in the CBZD Design Standards are applicable as required standards for new development, additions, renovations, or reuse of existing buildings requiring major site plan approval and/or a special permit from the Planning Board.

## **SECTION 21: High Street Mixed Use Corridor District**

### **21.1 Purpose and Intent**

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

#### **A. Pedestrian Frontage Zone**

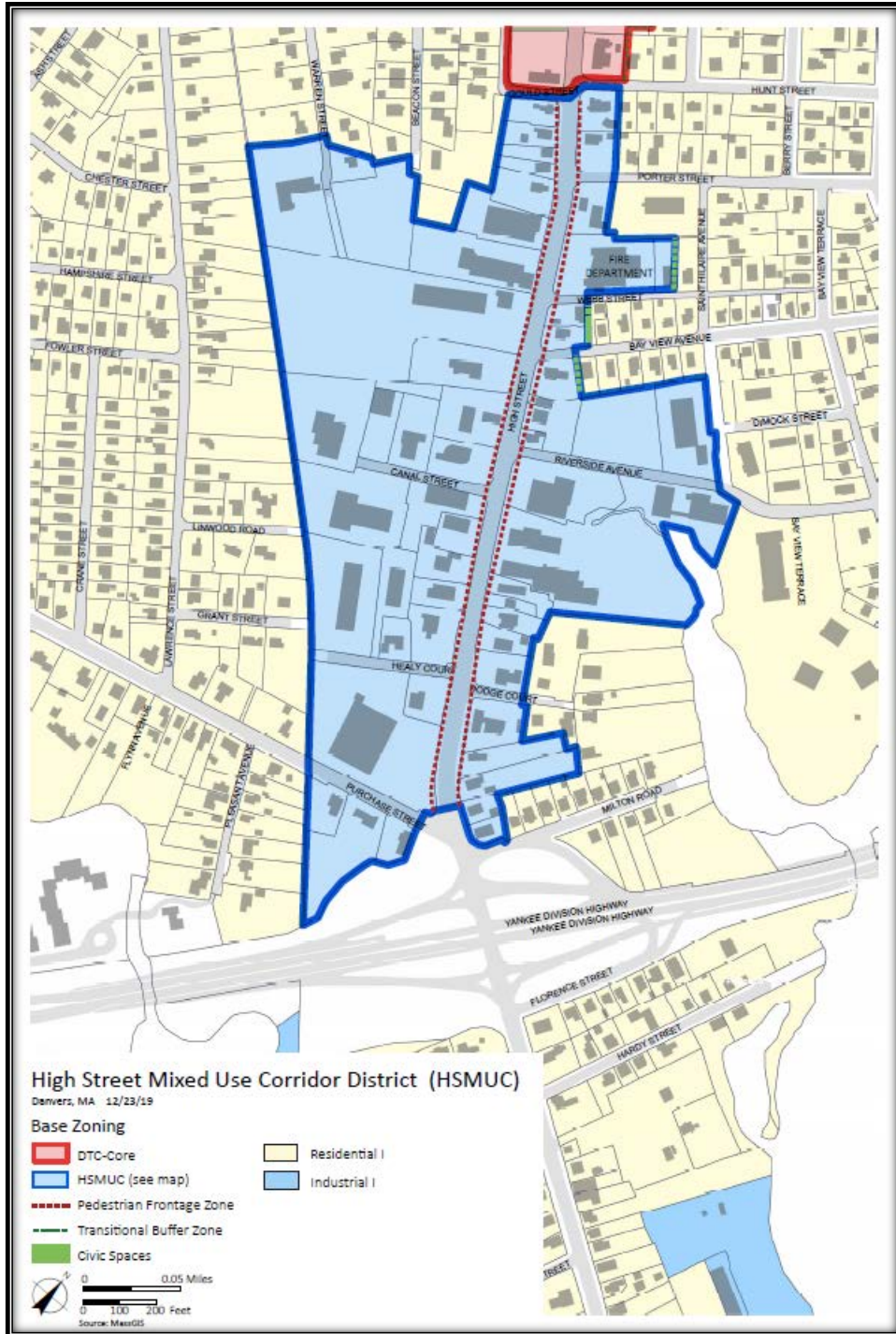
The Pedestrian Frontage Zones in the High Street Mixed Use Corridor district extend along segments of High Street. Pedestrian-oriented and active ground floor uses shall be required along these designated frontages consistent with Section 18.3.D.2.

#### **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.

#### **C. Transitional Buffer Zones**

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



**21.3 Character-Based District Development Standards**

**TABLE 21-1: DEVELOPMENT STANDARDS IN THE HSMUC**

| <b>1. BUILDING TYPES</b>                          |                                       |    | <b>7. OUTDOOR AMENITY SPACES</b>            |                                       |    |
|---|---------------------------------------|----|---|---------------------------------------|----|
| See Section 18.7.                                 |                                       |    | See Section 18.8.                           |                                       |    |
| 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  |
| <b>2. RESIDENTIAL DENSITY AND ADUs</b>            |                                       |    | N.  | Dooryard                              | P  |
| See Section 18.4.A. - Residential Density by CBZD |                                       |    | O.  | Other Approved by Planning Board      | SP |
|   |                                       |    |   |                                       |    |
| <b>3. BUILDING AND PROPERTY USE</b>               |                                       |    | <b>8. BUILDING FRONTAGE ENCROACHMENTS</b>   |                                       |    |
| See Section 18.7.C.& D                            |                                       |    | See Sections 18.8.E. & F.                   |                                       |    |
|   |                                       |    | A.  | Sidewalk Dining Terrace               | SP |
|   |                                       |    | B.  | Storefront Display                    | P  |
| <b>4. DEVELOPMENT TYPES</b>                       |                                       |    | 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 |
| <b>5. PARKING STANDARDS</b>                       |                                       |    |   |                                       |    |
| See Section 18.5.D. and Section 4.2               |                                       |    |   |                                       |    |
|   |                                       |    |   |                                       |    |
| <b>6. SIGNAGE</b>                                 |                                       |    | <b>9. DESIGN STANDARDS &amp; GUIDELINES</b> |                                       |    |
| See CBZD Design Standards                         |                                       |    | See CBZD Design Standards                   |                                       |    |
| <b>Principal Signs</b>                            |                                       |    | 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.