

# What is proposed for change?

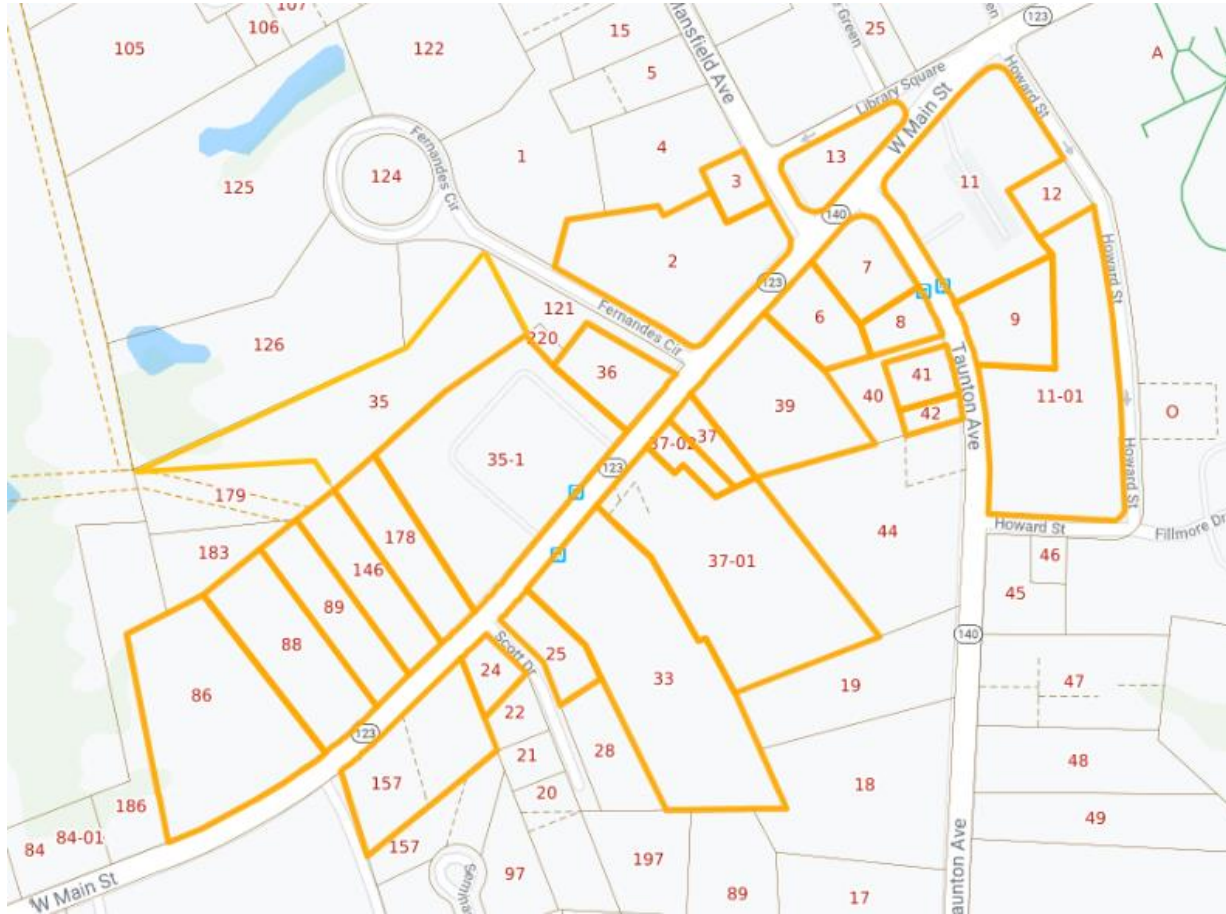
As you are interested in the proposed zoning amendments, this document gives you the highlights of the two proposals:

- Create a new Village Center Core Zoning District
- Rezone certain properties to the Village Center Core Zoning District

# Purpose of the Village Center Core (VCC) District

- To achieve a vibrant, walkable, and recognizable destination for our Village Center
- Walkability Principles include: Orient buildings to the street; allow uses that support public activity; place parking behind or to the side of buildings; design buildings at a human scale, and safe pedestrian access
- To incentivize redevelopment and reuse of the area
  - Correspond with sewer extension under construction along Route 123

# What area is proposed for re-zoning?



# Current Experience



The area provides needed services but is designed to make it easy for cars to access but not easy for walking or biking.

# The Current Experience



The area includes excellent local business but lacks a distinct identity.



# Current Experience

The area provides limited opportunities for people to walk to and gather.



# Current Experience



While the area provides needed services, some of them focus primarily on cars.

# A Re-Imagined Village Center

The Village Center Core District seeks to create a Village Center that is a walkable and vibrant destination





- Most of the properties in the area are currently zoned Village Commercial
  - What's the difference between Village Center Core and Village Commercial?

# Village Center Core vs. Village Commercial Uses

## Proposed Zoning

## Current Zoning

### **Village Center Core**

Uses promote walkability/gathering

Requires 1<sup>st</sup> floor retail

No gas stations

No auto sales, auto repair

No Single-Family/Duplex

No Drive-Throughs

No industrial uses

Design Standards (required)

### **Village Commercial**

Uses promote walkability & auto-oriented

No mixed-use requirement

Allows gas stations

Allows auto sales, auto repair

Single-Family/Duplex allowed

Drive-Throughs allowed

Some industrial uses allowed

Design Guidelines (voluntary)

# Village Center Core vs. Village Commercial Dimensions

## **Village Center Core**

Up to 60 ft/4 stories

75% Maximum Building Coverage

10-40 ft Front Yard Setback

10 ft Side Yard Setback

20 ft Rear Yard Setback

75 ft Minimum Frontage

5,000 to 10,000 sf Minimum Lot Size

## **Village Commercial**

Up to 45 ft/3 stories

50% Maximum Building Coverage

10 ft Minimum Front Yard Setback

10 ft Side Yard Setback

20 ft Rear Yard Setback

120 ft Minimum Frontage

18,000-60,000 sf Minimum Lot Size

# Village Center Core Creates Public Amenities

- Building design standards focus on the area between the building and street
- Stormwater systems are treated as an amenity as well as for functionality
- Design transportation infrastructure such as sidewalks and driveways to promote pedestrian and bicycle safety
- Lighting and signage at the human scale
- Parking to the rear and side of a building. Number of spaces based on submitted Parking Report



- Four of the properties in the area are currently zoned Residential 60
  - Two of these site were selected because they are across Mansfield Avenue from the Village Green. Allowing pedestrian-oriented uses would help enliven the Village Green.
  - The third lot is the Village Green. It was proposed for rezoning strictly because it is contiguous to other properties proposed for rezoning. The Town will keep it as a park.
  - The fourth lot is located behind Bog Iron Brewing.
  - What's the difference between Village Center Core and Residential-60?

# Village Center Core vs. Residential-60

## Proposed Zoning

## Current Zoning

### **Village Center Core**

Single-family use not allowed  
Churches and schools allowed  
Commercial/Mixed Use allowed  
Design Standards (required)

### **Residential-60**

Single-family use allowed  
Churches and schools allowed  
Commercial/Mixed Use not allowed  
No Design Standards or Guidelines

# Village Center Core vs. Residential-60

## **Village Center Core**

Up to 60 ft/4 stories

75% Maximum Lot Coverage

10-40 ft Front Yard Setback

10 ft Side Yard Setback

20 ft Rear Yard Setback

75 ft Frontage

5,000 to 10,000 sf Minimum Lot Size

## **Residential-60**

Up to 35 ft/3 stories

16% Maximum Lot Coverage

40 ft Front Yard Setback

25 ft Side Yard Setback

15 ft Rear Yard Setback

150 ft Frontage

60,000 sf Minimum Lot Size

What could development in the Village Center Core District look like?



# Landscaping and Lighting



Main Street in Easton

# Residential above retail



Pascoag Main Street  
in Pascoag, RI



# Supporting the Village Green



School Street in  
Foxborough

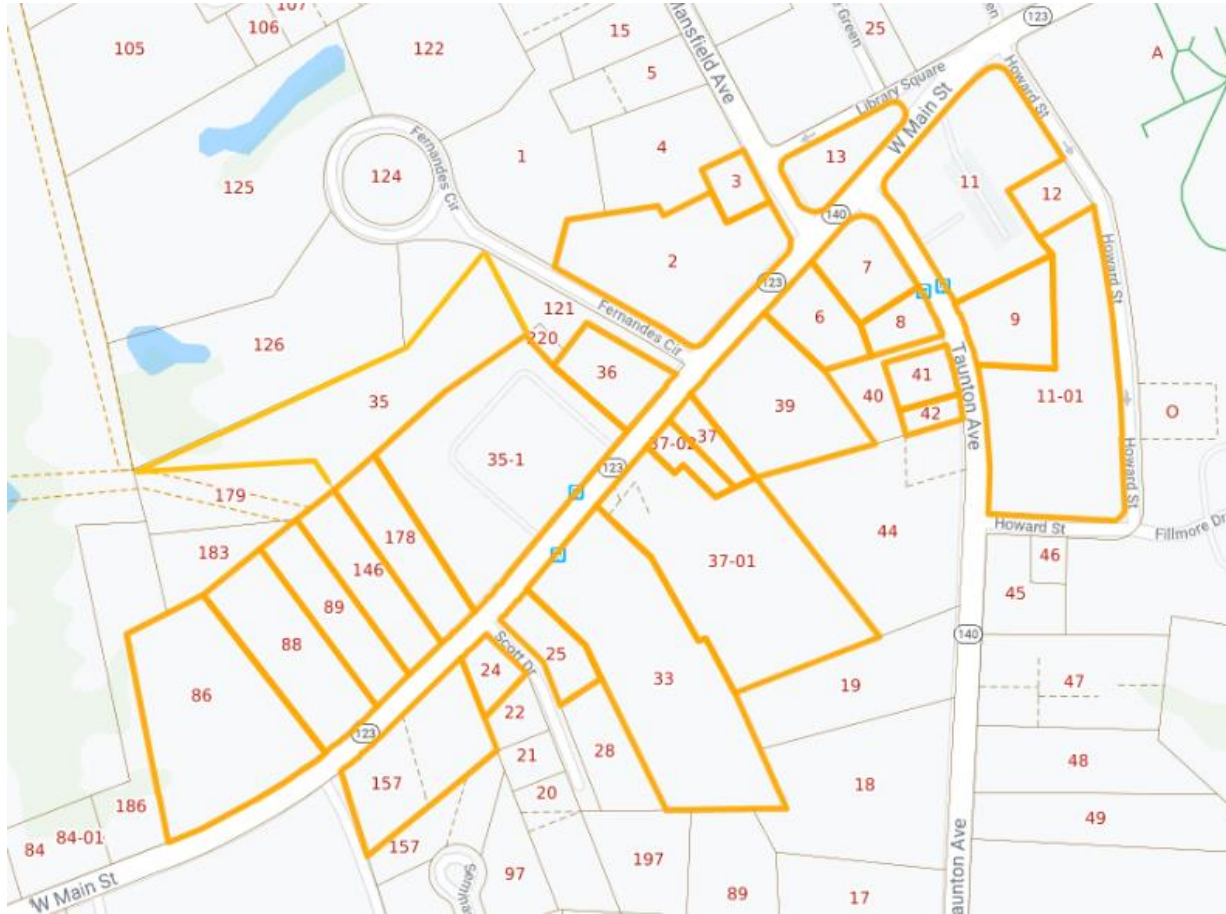
# Landscaping and Pedestrian Area



Broadway in Newport,  
RI



# Where will Village Center Core be applied?



# The Process for Adoption

- The Planning Board will meet on April 7 and 28 to make a recommendation for Town Meeting
  - Please look for these agendas on the Planning Board webpage and attend the meetings
- May 18 Town Meeting
  - Please see Town Clerk's webpage for details
- Please contact Paul DiGiuseppe, Planning Director
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  - 508-285-0279