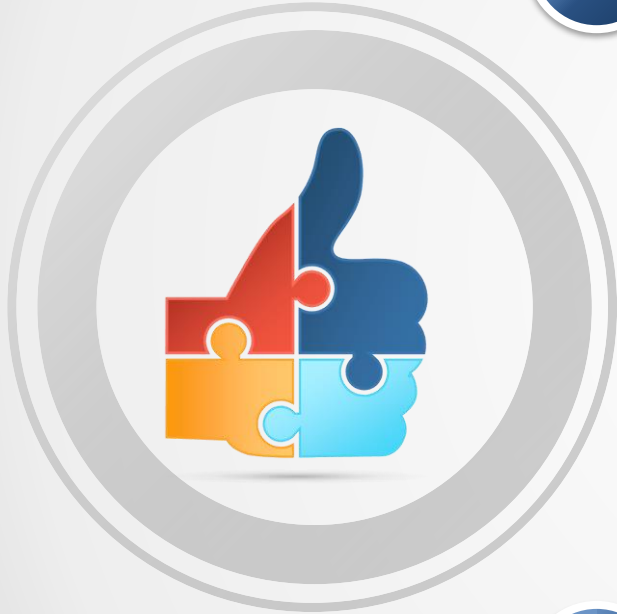


Norton, MA

Village Center Core District and Re-Zoning Articles 4 and 5

Presented at Town Meeting
Date: August 29, 2020

Agenda



1

Purpose and Proposal
of Village Center Core

2

Current “Experience”

3

New vs. Existing Zones Districts

4

Example Elements to VCC

5

Proposed Location and Next Steps

Village Center Core (VCC) District

PROPOSED



Create a new Zoning District:
Village Center Core (VCC)



Rezone certain properties
to the Village Center Core
Zoning District

PURPOSE



Achieve vibrant, walkable, and recognizable destination for our Village Center



Walkability Principles: Orient buildings to street; allow uses that support public activity; parking behind or to side of buildings; design at human scale, and safe pedestrian access



Implement Village Center Vision Plan developed with public input



Incentivize redevelopment and reuse of the area
Corresponding with sewer extension under construction along Route 123

Proposed Village Center Core District



Current Experience



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.



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.



Re-Imagined Village Center

The Village Center Core District seeks to create a Village Center that is a walkable and vibrant destination. Changes will take time.





What's the difference
between Village Center Core
and Village Commercial?

*Most of the properties in the area
are currently zoned Village Commercial*

Uses: Village Commercial vs. Village Center Core

	CURRENT	PROPOSED
	Village Commercial	Village Center Core
Flow & Movement	Auto Oriented	Walkability & Gathering
Mixed Use	No Mixed Use Requirement	Requires 1 st floor retail
Gas Stations	Allowed	Not Allowed
Auto Sales/Repair	Allowed	Not Allowed
Single Family/Duplex	Allowed	Not Allowed
Drive-Throughs	Allowed	Not Allowed
Industrial Uses	Some	None
Design	Guidelines	Standards

Grandfathering



Existing uses that become non-conforming can still continue unless they cease operations for 24 consecutive months

Expansions above 25% must go to Zoning Board of Appeals

Dimensions: Village Commercial vs. Village Center Core

	CURRENT	PROPOSED
	Village Commercial	Village Center Core
Height	Up to 45 FT / 3 Stories	Up to 60 FT / 4 Stories
Building Coverage	50% Max	75% Max
Setback: Front	10 FT Min	10-40 FT
Setback: Side	10 FT Min	10 FT Min
Setback: Rear	20 FT Min	20 FT Min
Frontage	120 FT Min	75 FT Min
Lot Size	18,000 to 60,000 SQFT	5,000 to 10,000 SQFT

Public Amenities



Building design standards focus on area between the building and street. Lighting and signage at the human scale



Stormwater systems are treated as an amenity as well as for functionality



Design transportation infrastructure, such as sidewalks and driveways, to promote pedestrian/bicycle safety and access to buildings



Parking to rear and side of a building. Number of spaces based on submitted Parking Report



What's the difference
between Village Center Core
and Residential-60?

*Four of the properties in the area
are currently zoned Residential-60*

Existing Residential-60 Lots in Proposed Area



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.



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.

Uses: Residential-60 vs. Village Center Core

	CURRENT	PROPOSED
	Residential-60	Village Center Core
Single Family	Allowed	Not Allowed
Churches & Schools	Allowed	Allowed
Commercial / Mixed	Not Allowed	Allowed

Dimensions: Residential-60 vs. Village Center Core

	CURRENT	PROPOSED
	Residential-60	Village Center Core
Height	Up to 35 FT / 3 Stories	Up to 60 FT / 4 Stories
Building Coverage	16% Max	75% Max
Setback: Front	40 FT Min	10-40 FT
Setback: Side	25 FT Min	10 FT Min
Setback: Rear	15 FT Min	20 FT Min
Frontage	150 FT Min	75 FT Min
Lot Size	60,000 SQFT	5,000 to 10,000 SQFT



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

Transitioning to a pedestrian-oriented design

- Move building closer to street
- Move parking to rear and side of building
- More amenities to support pedestrian experience

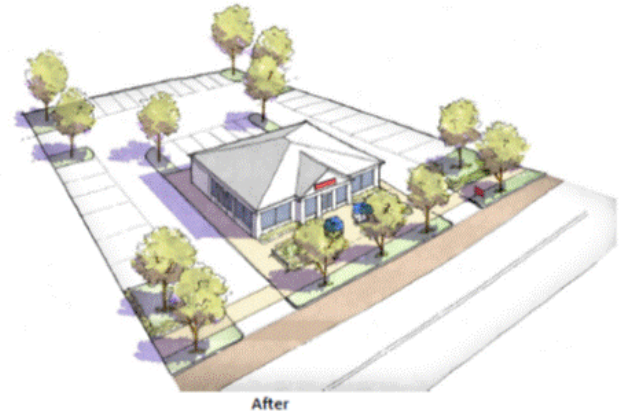
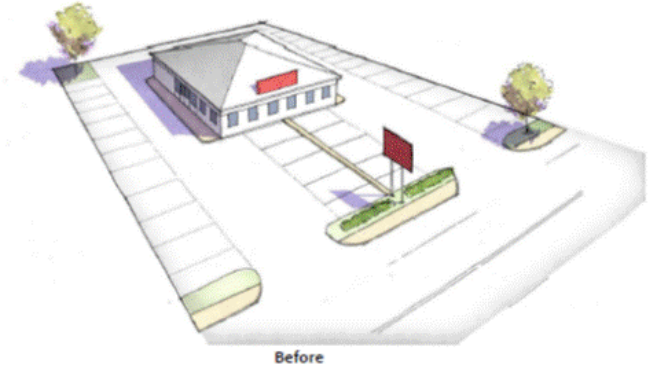


Figure 12. Illustration of a more walkable, pedestrian friendly environment

Landscaping and Lighting

Orient buildings to street, organize uses to support public activity, place parking behind or to the side of buildings, design buildings should at a human scale, and safe pedestrian access.



Main Street
Easton, MA

Residential Above Retail



Main Street
Pascoag, RI

Supporting the Village Green



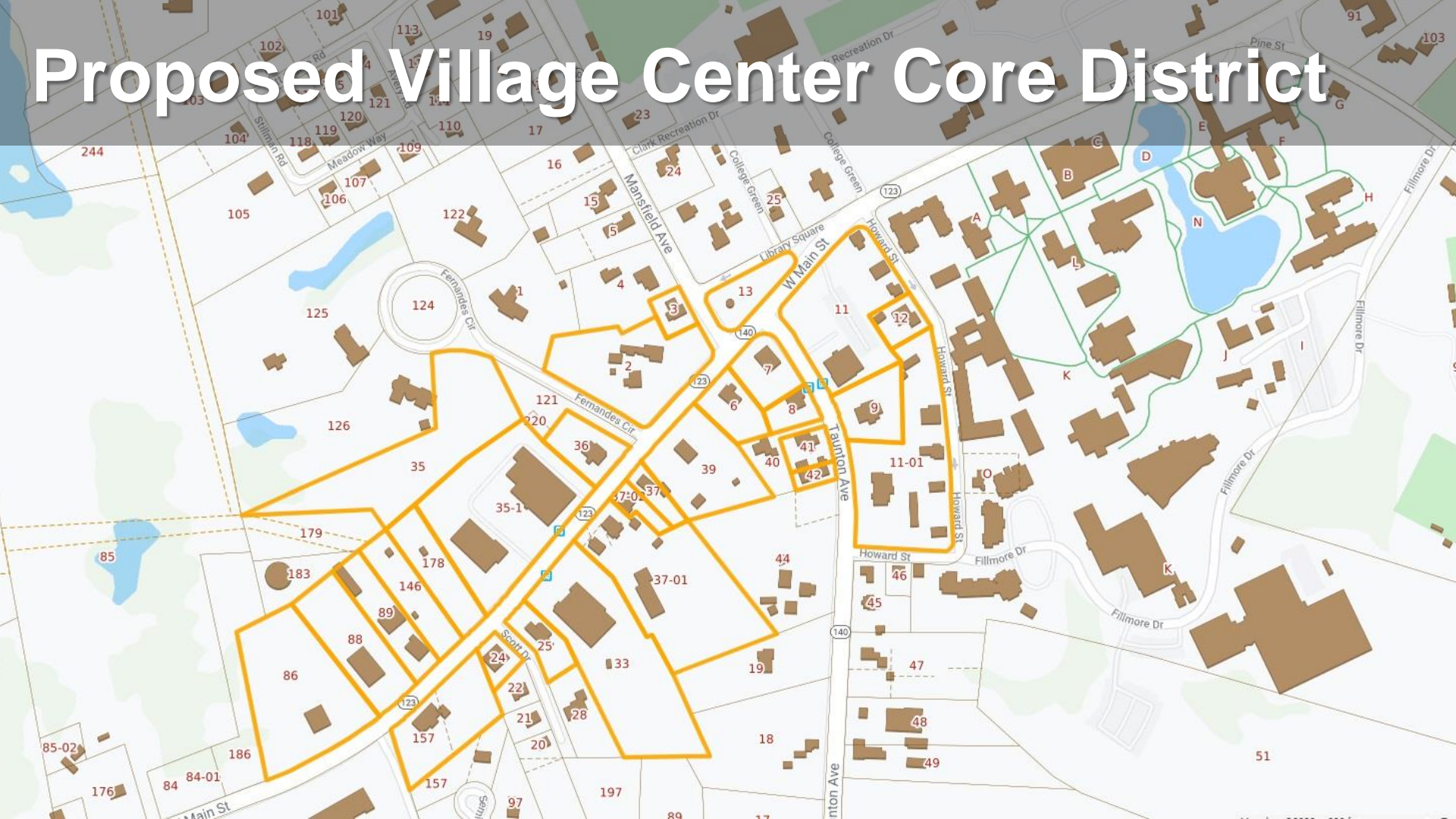
School Street
Foxborough, MA

Landscaping and Pedestrian Area



Broadway
Newport, RI

Proposed Village Center Core District



Process for Adoption

May 2020						
S	M	T	W	T	F	S
		5	6	7	8	9
3	4				1	2
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

May 2020						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Planning Board Meetings

to make a recommendation for Town Meeting

Please look for these agendas on the Planning Board webpage and attend the meetings

<https://www.nortonma.org/node/646/agenda>

August 2020						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Town Meeting

Please see Town Clerk's webpage for details

<https://www.nortonma.org/town-clerk>

Any Questions or comment, please contact:

Paul DiGiuseppe

Planning Director

<https://www.nortonma.org/department-planning-economic-development-dped/pages/village-center-core-district>

Address



Norton Town Hall - **2nd Floor**
70 East Main Street
Norton, MA 02766

Contacts



(774) 265-3208

Hours



Monday - Wednesday: 8:30 am - 4:30 pm
Thursday: 8:30 am - 7:30 pm
Friday: 8:30 am - 12:30 pm



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