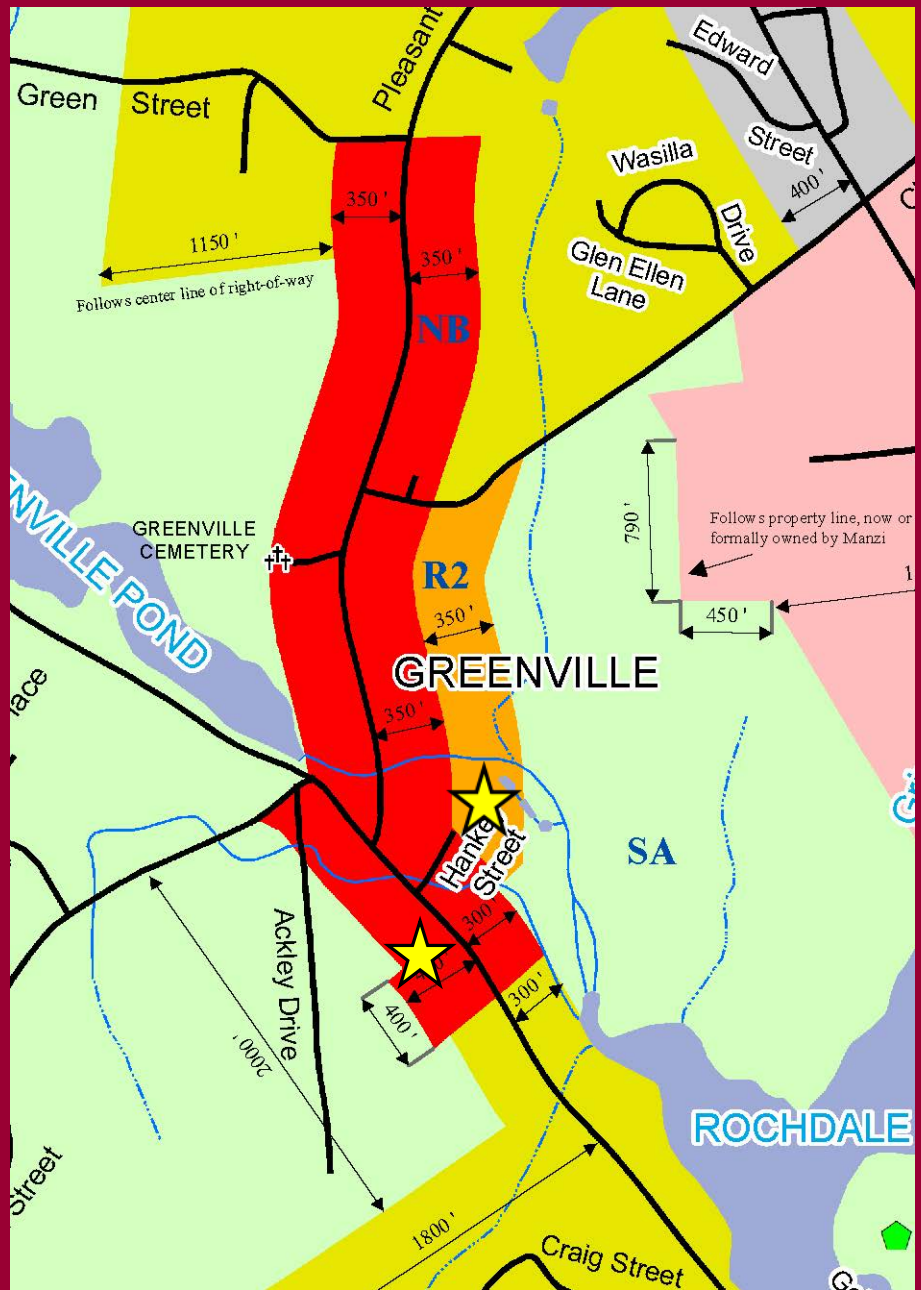


Greenville Village Neighborhood Business District



Questions? Email planning@leicesterma.org





Greenville Village Neighborhood Business (NB) District Background

Created May 2002, to:

- Allow new small-scale businesses (up to 3,000 square feet)
- Protect residential uses & historic structures

Purpose & Intent:

To enable the development and redevelopment of Leicester's Greenville area in keeping with the historic development pattern including the size and spacing of structures by allowing, in addition to residential uses, convenient small-scale retail, service and other small-scale commercial uses compatible with nearby residential areas, which minimize traffic, parking visibility, late hour operations, destruction of historic buildings or architectural features, or other characteristics not compatible with the existing character of the surrounding residential neighborhood, and further providing that no such use shall be permitted which would be detrimental or offensive by reason of odor, noise, excessive vibration or danger of explosion or fire.

Allowed Uses

- Retail
- Professional or medical office
- Bank
- Hair salon
- Artisans
- Funeral home
- Plumber, carpenter, electrician workshop
- Restaurant

Special Permits Required for:

- Drive-through facilities
- Take-out establishments
- Establishments exceeding 3,000 s.f.
(up to maximum of 6,000 s.f.)
- Several business uses allowed in other zoning districts

Prohibited:

- Any use not specifically listed in the Bylaw
- Vehicle-related uses (sales, service and repair, towing companies, taxi or limousine service, etc.).

NB District Summary. . .

- ▣ Limited expansion of existing businesses allowed
- ▣ Small new businesses allowed
- ▣ designed to protect existing neighborhood

Why is the Planning Board considering changes?

- ▣ Zoning has made re-development of existing buildings difficult
- ▣ Some properties split between districts

760 Pleasant Street

11 Hankey Street





760 Pleasant Street

760 Pleasant

- ▣ 7,647 square foot commercial facility on 9.5 acres
- ▣ Property split between NB and Suburban Agriculture (SA) zoning districts
- ▣ Redevelopment has been constrained by size limit and limited range of uses allowed in NB



11 Hankey Street

11 Hankey Street

- ▣ 51,800 square foot industrial building
- ▣ Property split between NB, Residential 2 (R2), and Suburban Agriculture (SA) zoning districts
- ▣ The building is in the R2 District, acreage to the rear is in SA

11 Hankey Street

- ▣ Industrial uses are “grandfathered” in the existing building
- ▣ Re-development more likely with wider range of uses allowed

11 Hankey Street



- The WorcShop's existing operation as a “makerspace” would be allowed in the Hankey Street facility without a Zoning Bylaw amendment
- Wider range of uses (such as brewery) would require amendment

What is a “Makerspace”?



- A makerspace is a physical place where people can create real-world things
- A shared workshop with tools and equipment most people don't own
- A community of makers, builders, inventors, tinkerers and learners

Questions to consider. . .

- ▣ What additional uses should be allowed?
- ▣ Boundary changes and/or creation of an overlay district to address large existing commercial buildings?
- ▣ What other improvements or changes to NB district should be considered?

Potential uses for discussion:

- ▣ Businesses exceeding 6,000 square ft
- ▣ Makerspaces
- ▣ Research labs
- ▣ Studio apartments
- ▣ Self-Storage facilities
- ▣ Breweries or distilleries
- ▣ Automobile-related uses
- ▣ Senior housing
- ▣ Other?

Next Steps...

- ▣ Continued discussion at future Planning Board meetings
- ▣ Draft amendments
- ▣ Public Hearing
- ▣ Town Meeting Vote May 5, 2020

Updates will be on the Planning Board's web page at
leicesterma.org

(see link for [Greenville Village-Pleasant Street Zoning](#))

Greenville Village Neighborhood Business District

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