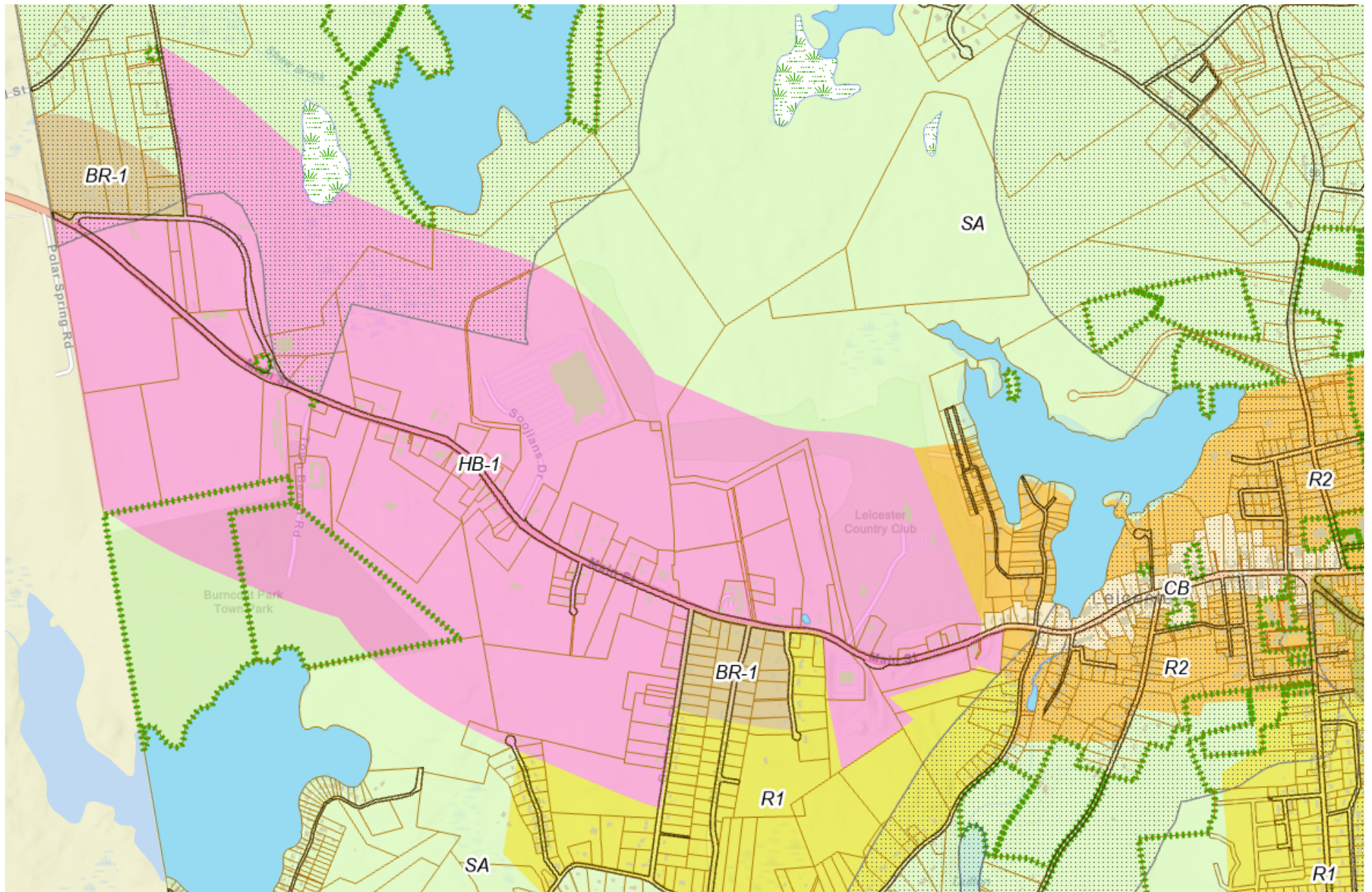


Rezoning HB-, BR-1, & R1



Current HB-1 & BR1 Zones

Current Dimensional Regulations

HB-1	Minimum Area	Frontage	Front	Side	Rear	Max Height	# of stories	Max Coverage
	60,000	200	50	50	50	55'	5.5	40%

BR-1	Minimum Area	Frontage	Front	Side	Rear	Max Height	# of stories	Max Coverage
Single Family	50,000	200	40	40	40	55'	5.5	30%
Structure	20,000	150	50	40	40	55'	5.5	30%

R1	Minimum Area	Frontage	Front	Side	Rear	Max Height	# of stories	Max Coverage
	50,000	150	25	15	25	35'	2.5	30%

Parcels Affected by Change- 27

	Parcel ID	Current Zone	New Zone			Parcel ID	Current Zone	New Zone
1	18-B12-0	HB-1	BR-1		16	19A-A5-0	HB-1	BR-1
2	18-B12.1-0	HB-1	BR-1		17	19A-A6-0	HB-1	BR-1
3	17-B9-0	HB-1/SA	BR-1/SA		18	26A-B28.1-0	HB-1	BR-1
4	19-A1.1-0	HB-1	BR-1		19	26A-B28-0	HB-1	BR-1
5	19-A1-0	HB-1	BR-1		20	26B-A2-0	HB-1	BR-1
6	18-B13-0	HB-1	BR-1		21	18B-B12-0	HB-1	R1
7	19-A2-0	HB-1	BR-1		22	18B-B13-0	HB-1	R1
8	19-A3-0	HB-1	BR-1		23	18B-B14-0	HB-1	R1
9	19-A4-0	HB-1	BR-1		24	18B-B16-0	HB-1	R1
10	19-A5-0	HB-1	BR-1		25	18B-B17-0	HB-1	R1
11	19-A6-0	HB-1	BR-1		26	18B-B18-0	HB-1	R1
12	19-A7-0	HB-1	BR-1		27	27B-A22-0	HB-1/R1	R1
13	19A-A1-0	HB-1	BR-1					
14	19A-A2-0	HB-1	BR-1					
15	19A-A4.0	HB-1	BR-1					

Conformity Differences

Parcel ID	Current Zone	New Zone	Meets Dimensional Req for current zone	Meets Dimensional Req for New Zone	Use Current Zone	Use New Zone
18-B12-0	HB-1	BR-1	yes	Yes	Unknown	Unknown
18-B12.1-0	HB-1	BR-1	dirt road access to rt9	Yes	broadcasting	
17-B9-0	HB-1/SA	BR-1/SA	yes		Leicester Country Club	Yes-SP
19-A1.1-0	HB-1	BR-1			Broadcasting	
19-A1-0	HB-1	BR-1	yes	Yes	SFH-no (PENC)	SFH Yes
18-B13-0	HB-1	BR-1	yes	Yes	Self storage SP	Yes-SP
19-A2-0	HB-1	BR-1	yes	Yes	SFH– No-PENC	Y
19-A3-0	HB-1	BR-1	No	Yes	SFH-No-PENC	Y
19-A4-0	HB-1	BR-1	No	no	SFH-No-PENC	Y
19-A5-0	HB-1	BR-1	Yes	Yes	SFH-No-PENC	Y
19-A6-0	HB-1	BR-1	No	No	SFH-No-PENC	Y
19-A7-0	HB-1	BR-1	Yes	Yes	Leicester CC N- PENC	Yes-SP
19A-A1-0	HB-1	BR-1	No	Yes	N –Multi-PENC	No mention
19A-A2-0	HB-1	BR-1	No	Yes	L. Water Supply	-
19A-A4.0	HB-1	BR-1	No	No	SFH-No-PENC	Yes

Parcel ID	Current Zone	New Zone	Meets Dimensional Req for current zone	Meets Dimensional Req for New Zone	Use Current Zone	Use New Zone
19A-A5-0	HB-1	BR-1	No	No	SFH-No-PENC	Yes
19A-A6-0	HB-1	BR-1	No	No	SFH-No-PENC	Yes
19A-A7-0	HB-1	BR-1	No	No	SFH-No-PENC	Yes
26A-B28.1-0	HB-1	BR-1	Yes	Yes	Tractor Supply Retail	Yes
26A-B28-0	HB-1	BR-1	Yes	Yes	Unknown	Unknown
26B-A2-0	HB-1	BR-1	Yes	Yes	Tractor Supply- Retail-Yes	Yes-SP
18B-B12-0	HB-1	R1	Yes	Yes	Unknown	Unknown
18B-B13-0	HB-1	R1	No	No	SFH-No-PENC	Yes
18B-B14-0	HB-1	R1	No	No	SFH-No-PENC	Yes
18B-B16-0	HB-1	R1	Yes	Yes	SFH-No-PENC	Yes
18B-B17-0	HB-1	R1	Yes	Yes	SFH-No-PENC	Yes
18B-B17.1-0	HB-1	R1	No	No	SFH-No-PENC	Yes
18B-B18-0	HB-1	R1	No	No	SFH-No-PENC	Yes
27B-A22-0	HB-1/R1	R1	Yes	Yes	Unknown	Unknown

Proposed Additional Uses HB-1

Large Scale Retail with Outside Storage
Large Scale Retail without Outside Storage

Large Scale Retail Example: 'big box' stores, full service grocery Stores

Small Scale Retail with Outside Storage
Small Scale Retail without Outside Storage

Small Scale Retail Example: gift shops, clothing stores, small specialty stores, convenience stores (without fuel sales)

HB-1 Mixed Use Development Standards (to be added to Definitions & Section 2.11)

HB-1 Mixed Use development in HB-1 is subject to Site Plan Review.

Fire suppression?

**Site Development Standards shall follow 2.11.2, 2.11.3,
2.11.4, 2.44.5, 2.11.6, 2.11.7**

Definition

HB-1 Mixed Use– (Horizontal Mix) - Mixed use developments shall have both a residential and a commercial component, Regardless of the composition of uses, all mixed use projects shall be scaled to ensure consistency with the surrounding neighborhoods. Mixed use projects can utilize “horizontal” mixed use where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.

HB-1 Mixed Use Density Requirements

Residential Density	
Units/Acre (max)	25
Units/Acre (minimum)	5
Residential Density Bonus	

Density bonus for 10% affordable housing units?

Minimum Commercial Requirements ^{1, 2}	
Overall Project Size	Minimum Commercial Building Area Required
Up to 3 Acres	1,500 square feet
3-5 Acres	2,500 square feet
5-7.5 Acres	3,500 square feet
7.5-10 Acres	4,500 square feet
10-15 Acres	5,500 square feet
15-20 Acres	6,500 square feet
20+ Acres	7,500 square feet

¹ The Planning Board may authorize a reduction in the amount of minimum commercial building area if the Board can make findings supported by substantial evidence, including market analysis submitted by the applicant, demonstrating that the goals and intent of the HB-1 zone are being achieved with the project as designed.

² The Planning Board may authorize a reduction in the minimum amount of commercial building area if the amount of mandatory land set aside 20% Open Space and 10% useable outdoor space.

Design Guidelines

1. Newly constructed buildings should not overwhelm or disregard the adjacent context with regard to building location, scale, bulk, massing, material, color, texture and fenestration.
2. Contemporary designs should respect the traditional character of their context and maintain the front setback established by neighboring buildings.
3. Distinguishing features, historic elements and examples of craftsmanship should not be removed or covered during the alteration of existing older structures. Where damaged, they should be restored or recreated.
4. Signage, awnings, light fixtures and other applied elements should not cover architectural details, and should be in scale with the building facade and its immediate context. Generally, materials that have been applied to cover older traditional facade elements should be removed and not replaced.
5. Materials used should be of high quality and durability, and should complement existing contextual materials.
6. Consider the effect of small-scale details on visual appeal for pedestrians.
7. Consider the effect of overall forms, materials and colors on visual appeal for drivers.
8. All service entrances, dumpsters and loading facilities should be located at the rear of buildings. They should be screened from view with solid wood fencing, a masonry wall and/ or landscaping from public streets and parking areas.
9. Equipment (such as air conditioner units or exhaust fans) should be screened from view, and located either in the rear of the building or on the roof. No equipment should be mounted on street facade(s), or be visible from the street or customer parking areas.
10. Break up long expanses of blank wall with pilasters to suggest structural bays, or vary massing and/ or roofline to provide visual interest.
11. Break up vertical massing with materials or trim that define a distinct base, middle and top
12. Colors should be complementary and harmonic, and not clash on any given facade. Developer should not use the entire building as a brand identity package in such a way that it becomes an “attractive nuisance.”
13. Applied elements - Such as railings, awnings, signage and light fixtures - Should coordinate with, rather than overwhelm the proportions of the building.
14. If equipment is mounted behind louvered panels or other visual screen, screening should be oriented to conceal the equipment from view from any public way or private residence and finished to obscure.
15. Visible roof vents, and other roof elements and penetrations, should be finished to match adjacent roof color
16. Windows and Doors should reflect the style of the building itself in scale, proportion and construction. Storefront windows and doors can utilize modern framing systems, but it is preferred that glazing not extend to the ground.
17. Appropriately scaled lighting fixtures are recommended
18. Free-standing fixtures should be coordinated in appearance with building-mounted light fixtures
19. Landscape lighting is encouraged
20. Expanses of blank wall should be softened through the use of landscape treatments such as foundation plantings or trellises.
21. Chain link fencing is discouraged.
22. Landscaping should be designed with consideration of nearby building, walkways and parking areas.
23. Parking lots should be designed with landscaped islands, and islands between buildings, roads and walkways should be abundantly planned to create a strong horticulture character throughout the year
24. All landscaping shall be scaled appropriately for pedestrian traffic and properly maintained in a healthy condition

WHAT IS DENSITY?

Density is one way we can compare how much housing is concentrated or spread out in an area.



A simple illustration of UPA.

NUMBER OF UNITS

16 units, 1,000 sq. ft. each

LOT SIZE

1 acre | 43,560 sq. ft.

DENSITY

$$\frac{16 \text{ units}}{1 \text{ acre}} = 16 \text{ Units per Acre (UPA)}$$

Density Examples



Avalon, Sudbury– 15 Units per Acre, 250 Units, 17 Acres



Mayflower Manor– 29 Units per Acre, 44 units, 1.5 acres



The Rockwell-Berlin MA, 13.14 Units per Acre, 106 Units,
8.07 acres



Edgemere Crossing-Shrewsbury 6.04 Units Per Acre, 260 Units,
43.07 Acres