

2020 Annual Town Meeting

Article #TBD

Creation of New Zoning Bylaw Subsection to Establish Town Center District

March 5, 2020

Updated: March 27, 2020

Article

To see if the Town will vote to amend Section VII – Development of Sites and Location of Buildings and Structures, of the Zoning Bylaw of the Town of Shrewsbury or to take any other action in relation thereto.

Motion

I move that the Town vote to amend the Zoning Bylaw of the Town of Shrewsbury relative to Section VII – Development of Sites and Location of Buildings and Structures, as follows:

- (1) *Insert the following **underlined** and **bolded** language as a new Section VII.B.6 to allow for zero side yard setbacks and adjust the numbering for the remainder of Section VII.B accordingly.*

In the Town Center District, when more than one (1) principal structure is built upon a single lot or on adjacent lots, and where they are separated by less than twenty (20) feet, a sprinkler system shall be required and other life safety systems shall be in conformance with local, state and federal statute.

- (2) *Insert the following **underlined** and **bolded** language as a new Section VII.D.1 and adjust the numbering for the remainder of Section VII.D accordingly, establishing no minimum parking and a reference to the Parking Report requirement in the newly created Section VII.U - Town Center District.*

a. The following provisions for the minimum number of parking spaces related to individual uses shall not apply to new development or new uses in the Town Center District. Upon submission of an application to the Shrewsbury Planning Board, adequate parking within the Town Center District shall be determined through the submission of a Parking Report pursuant to Section U. Where a new use is proposed in an existing building in the Town Center District, but where there are no proposed physical changes to the building, an updated parking report shall be submitted to the Planning Department and Engineering at the time of submission of a change in use building permit to determine the adequacy of the amended parking report.

- (3) *Insert the following **underlined** and **bolded** language in Section D.2.d(2) that provides greater flexibility with side and rear yard buffers.*

Along other property lines, there shall be provided a landscaped strip at least five (5) feet in width, planted with grass, low shrubs, and shade trees with a minimum 2” diameter caliper, with one tree planted for every fifty (50) feet of perimeter length. **This requirement shall not apply to development proposals that contain multiple lots**

developed in a coordinated fashion, where site circulation, the development of utilities, or other site design issues would be made impractical by such buffers.

- (4) *Insert the following **underlined** and **bolded** language in Section VII.E.2 to add the Town Center district to the appropriate signage allowances.*

Additional signs are permitted in the Multi-Family Residential Districts, Apartment, Limited Business Districts, **Town Center District**, and Neighborhood Business District, as follows:

- (5) *Insert the following **underlined** and **bolded** language as a new Section VII.E.3 and adjust the numbering for the remainder of Section VII.E accordingly.*

Additional signage in the Town Center District shall be governed by the signage standards and guidelines in Section VII.U

- (6) *Insert the following **underlined** and **bolded** language in Section VII.F.1 – For Site Plan Review, to incorporate the Town Center District into Site Plan Review*

1. For **Administrative** Site Plan Review:

- a. All the uses for which off-street parking areas are mandatory except one and two-family dwellings.
- b. All structures, off-street parking and loading areas permitted in Multi-Family Residential, Apartment, Limited Business, Commercial-Business, Limited Commercial-Business, **Town Center District**, or Limited Industrial Districts.
- c. **Three (3) Ten (10) paper** copies **and one digital copy** of the site plan shall be submitted to the Building Inspector, who shall give the applicant a dated receipt and act upon said plan after forwarding it to the Planning Board for its review and comments. A written decision will be rendered **by the Building Inspector** within thirty-five (35) days from the date of receipt.

- (7) *Insert the following **underlined** and **bolded** language in Section VII.F.3.a – For Site Plan Approval by the Planning Board, and adjust the numbering for the remainder of the Section VII.F.3.a accordingly:*

- a. The following are subject to Site Plan Approval by the Planning Board
 - 1) All Multi-family developments/buildings
 - 2) Any two family dwellings
 - 3) Any drive-up window
 - 4) Any outdoor display
 - 5) **Any vertical or horizontal mixed-use**

- 6) **Any proposed development that contains buildings or structures with combined gross floor areas (old and new) exceeding 7,500 square feet in the Town Center District.**
- 7) Any non-residential use which requires twenty (20) or more parking spaces in accordance with Section VII.D, or if the proposed development contains buildings/structures with gross floor areas exceeding ten thousand (10,000) square feet, or the expansion of existing structures and uses exceeding in total (old and new) twenty (20) parking spaces or ten thousand (10,000) square feet of floor area (amended 5/17/2017)
- 8) A Large Scale Ground Mounted Solar Photovoltaic Installation is subject to Site Plan Review in accordance with Section VII.F.3 and Section VII.R (added 5/24/12) (amended 5/20/2015, 5/18/2016)
- 9) Any Marijuana Establishment (added 4/23/2018)

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