TOWN OF AMHERST
ARTICLE 24 & 25, VILLAGE CENTER FORM-BASED REZONING
CONTENTS

Page 1. ATTACHMENT A. **Amends the Zoning Bylaw by adding a new Article 16.0 – Form Based Zoning, establishing new form-based zoning districts and accompanying form-based design standards and regulations, as well as coordinating new regulations with corresponding existing sections of the Zoning Bylaw:**

ARTICLE 16.0 FORM-BASED ZONING

Page 1	***16.0***	***Form-Based Districts (FBD)* – Establishes and describes the public purposes of new form-based districts.**
Page 3	***16.1***	***Base Zoning Districts and Overlay Districts* – Lists the new districts within which form-based regulations will apply.**
Page 4	***16.2***	***Street Types* – Establishes street design types and accompanying design regulations.**
Page 13	***16.3***	***Building Types and Site Dimensional Standards* – Establishes building and site design types and accompanying design regulations.**
Page 24	***16.4***	***Development Standards for Sites and Buildings* – Establishes specific form-based design and development standards for buildings and sites, including for specific village center districts.**
Page 30	***16.5***	***Public and Private Open Space Types* – Establishes open space design types and accompanying design regulations.**
Page 36	***16.6***	***Non-Conforming Lots, Uses and Structures* – Establishes design regulations governing changes to existing non-conforming uses and structures.**
Page 39	***16.7***	***Off-Street Parking and Access Standards* – Establishes distinct requirements for parking in new form-based districts.**
Page 43	***16.8***	***Landscaping, Screening and Lighting Standards* – Establishes specific design requirements for these aspects of site design, and establishes new requirements for sustainable design and development standards in form-based districts.**
Page 48	***16.9***	***Administration* – Describes how form-based regulations are administered and establishes procedure for alternative compliance.**

.

Page 52. ATTACHMENT B. **Amends Section 2.04 – Special Districts, by adding two new form-based underlying districts (AC and NAVC) and two new overlay districts (R-VF and ED-F) and establishing the purposes of those new districts:**

- **Atkins Corners (AC) District**
- **North Amherst Village Center (NAVC) District**
- **Village Form Residence Overlay District (R-VF), and**
- **Educational Form Overlay District (ED-F).**

Page 56. ATTACHMENT C1.A. **Amends Section 3.21 – Educational District (ED) to reference the regulations of the new Educational Form (ED-F) overlay district boundary.**

<u>Page 57. ATTACHMENT C1.B.</u> Amends Section 3.01 – Prohibited Uses – All Districts to add a reference to the new Article 16, Form-Based Zoning.

<u>Page 58. ATTACHMENT C2.</u> Amends Section 3.3 – Use and Classifications Standards (Use Chart) by:

- **Adding permit requirements for all existing land uses in the new AC and NAVC Districts**
- **Amending Standards and Conditions for existing land uses in the AC and NAVC Districts**
- **Adding a new Live-Work Use category.**

<u>Page 73. ATTACHMENT D.</u> Amends Article 5 – Accessory Uses by adding references to the AC and NAVC districts and selected amendments in those sections applying to:

- **Home occupations (5.013)**
- **Seasonal outdoor dining (5.041)**
- **Live or pre-recorded entertainment (5.042)**
- **Drive-through facilities (5.0430)**
- **Recreation ways/trails (5.061)**
- **Accessory limited manufacturing (5.071)**
- **Licensed day care facilities (5.081)**
- **Farm conference centers (5.090)**
- **Farm stand restaurant (5.091).**

<u>Page 83. ATTACHMENT E.</u> Amends Section 6.1, Table 3 – Dimensional Regulations by adding new dimensional standards for the AC and NAVC Districts, amending footnote n. regarding maximum height, and adding a new footnote p. (with chart) establishing, for building and site types in all form-based districts, new requirements for: 1) minimum frontage, 2) minimum occupation of frontage by building façade, and 3) minimum open space by lot.

<u>Page 85. ATTACHMENT F.</u> Amends Article 7 – Parking Regulations, by adding a reference to new Section 16.7 in existing Section 7.90 regarding waivers and modifications.

<u>Page 86. ATTACHMENT G.</u> Amends Article 8 – Sign Regulations, by amendments and adding references to new form-based districts or overlay districts in the following existing sections on sign regulation:

- **Numbers of Signs and Dimensions (8.101)**
- **Business and Industrial/Research Park Districts (8.2)**
- **Additional signs (8.24)**
- **Signs in National Historic Register Districts (8.25).**

<u>Page 91. ATTACHMENT H.</u> Amends Article 12 – Definitions, to adding forty-six (46) new definitions:

- **Identifying aspects or types of buildings and landscapes specific to form-based design regulations, and**
- **Amending existing definitions to include reference to the new Article 16, Form-Based Zoning.**

<u>Page 100. ATTACHMENT I.</u> Amend Official Zoning Map (Section 2.1) by adding the new form-based districts and overlay districts, and by amending existing and new zoning district boundaries, as shown in Attachment I. – Figures 1A and 1B.