

ARTICLE 12 DEPOT CENTER REZONING

Proposed Neighborhood Business (B-N) District in context with General Residence (R-G), Commercial (COM), Limited Business (B-L), Village Center Business (B-VC)

Comparison of Zoning Regulations

Key: Y = Yes (allowed by right)
 N = No (not permitted)
 SPR = Site Plan Review approval by the Planning Board
 SP = Special Permit by Zoning Board of Appeals
 () = Permit requirement in the Aquifer Recharge Protection (ARP) District

| <u>Use Category</u> | <u>Current</u> | <u>Current</u> | <u>Proposed</u> | <u>Proposed</u> | ↓ <u>Proposed</u> |
|--|----------------|----------------|-----------------|-----------------|----------------------|
| | <u>R-G</u> | <u>COM</u> | <u>B-L</u> | <u>B-VC</u> | <u>B-N</u> |
| 3.31 EXTENSIVE USES | | | | | |
| 3.310 Forestry | Y | Y | Y | Y | Y |
| 3.311 Orchard, nursery | Y | Y | Y | Y | Y |
| 3.312 Farm stand | | | | | |
| Class I | SPR | SPR | SPR | SPR | SPR |
| Class II | SP | SPR | SPR | SPR | SPR |
| 3.313 Commercial poultry/livestock | N | N | N | N | N |
| 3.314 Private conservation/preserve | Y | Y | Y | Y | Y |
| 3.315 Outdoor recreation (commercial) | N | SP | SP | SP | N |
| 3.316 Impoundment or pond | SP | SP | SP | SP | SP |
| 3.317 Commercial greenhouse | N | SP | SP | SP | N |
| 3.32 RESIDENTIAL USES | | | | | |
| 3.320 Single family house | Y | N | N | N | N |
| 3.321 Duplex | SPR | N | N | N | SPR |
| 3.322 Town House | SP | N | SP | SP | SP |
| 3.323 Apartments | SP | N | SP | SP | SP |
| 3.324 Subdividable/Converted dwellings | | | | | |
| 3.3240 Subdividable dwelling | SP | N | SP | SP | SP |
| 3.3241 Converted dwelling | SP | N | SP | SP | SP |
| 3.325 Mixed res./comm. use | N | SPR | SPR | SPR | SPR |
| 3.326 Fraternity/sorority | N | N | N | N | N |
| 3.327 Overnight Lodging | | | | | |
| 3.3270 Hotel/motel | N | SP | SP | SP | SP |
| 3.3271 Inn | N | SP | SP | SP | SPR |
| 3.3272 Hostel | SP | SPR | SP | SP | SPR |
| 3.328 Congregate housing | SP | SP | N | SP | SP |
| 3.329 Lodging/boarding house | N | SP | SP | SP | SP |
| 3.33 INSTITUTIONAL USES | | | | | |
| 3.330 Non-profit educational | SPR | SPR | SPR | SPR | SPR |
| 3.331 Kindergarten/day care | SPR | SPR | SPR | SPR | SPR |
| 3.332 For-profit educational | SPR | SPR | SPR | SPR | SPR |
| 3.333 Church/house of worship | SPR | SPR | SPR | SPR | SPR |
| 3.334 Non-profit library/museum | SPR | SPR | SPR | SPR | SPR |
| 3.335 Public park/playground | SPR | SPR | SPR | SPR | SPR |

| <u>Use Category</u> | <u>R-G</u> | <u>COM</u> | <u>B-L</u> | <u>B-VC</u> | <u>B-N</u> |
|--|------------|------------|------------|-------------|------------|
| 3.336 Medical/residential facilities | | | | | |
| 3.3360 For-profit | SP | N | SP | SP | SP |
| 3.3361 Charitable/non-profit | SPR | SPR | SPR | SPR | SPR |
| 3.337 Cemetery | N | N | N | N | N |
| 3.338 Private lodge or club | SP | N | SPR | SPR | SP |
| 3.339 Univ./college service building | SPR | SPR | SPR | SPR | SPR |
| 3.34 GOVT./PUBLIC USES | | | | | |
| 3.340 Utility uses | | | | | |
| 3.3400 Energy facility | SP | SPR | SP | SP | SP |
| 3.3401 Communication | SP | SPR | SPR | SPR | SP |
| 3.3402 Wireless facility | SP | SP | SP | SP | SP |
| 3.3403 Transportation facility | | | | | |
| - Rail or bus depot | SP | SPR | SP | SP | SP |
| - Taxi or limousine | N | SPR | SP | SPR | SP |
| 3.341 Airport/heliport | N | SPR | SP | N | N |
| 3.342 Govt. admin., fire, police | SPR | SPR | SPR | SPR | SPR |
| 3.343 Water or sewer facility | SPR | SPR | SPR | SPR | SPR |
| 3.344 Other govt. use not specified | SP | SPR | SPR | SPR | SPR |
| 3.35 RETAIL BUSINESS & CONSUMER SERVICE USES | | | | | |
| 3.350 Retail establishments | | | | | |
| 3.3500 Retail stores | N | SPR | SPR | SPR | SP |
| 3.3501 Convenience stores | N | SPR | SPR | SPR | SP |
| 3.3502 Grocery, bakery, deli, caterer | N | SPR | SPR | SPR | SPR |
| 3.351 Personal care establishments | | | | | |
| 3.3510 Barber, beauty salon | N | SPR | SPR | SPR | SPR |
| 3.3502 Laundry/dry cleaning | N | SPR | SPR | SPR | SPR |
| 3.3503 Tailor, cobbler, etc. | N | SPR | SPR | SPR | SPR |
| 3.352 Food & drink establishments | | | | | |
| 3.3520 Class I restaurant/café | N | SPR | SPR | SPR | SPR |
| 3.3521 Class II bar/restaurant | N | SP | SP | SP | N |
| 3.3522 Class III drive-up | N | SP | N | N | N |
| 3.353 Theater, motion picture house, bowling alley, dance hall, arcade or or other indoor amusement or assembly use | N | SP | SP | SP | N |
| 3.354 Funeral home | SP | SPR | SP | SP | SP |
| 3.355 Studio/repair | | | | | |
| 3.3550 Photography studio | N | SPR | SPR | SPR | SPR |
| 3.3551 Appliance repair | N | SPR | SPR | SPR | SPR |
| 3.356 Trades/repair shop | N | SPR | SP | SP | SPR |
| 3.357 Veterinarian, kennel | N | SPR | SP | N | SP |
| 3.358 Office Uses | | | | | |
| 3.350.0 Bank, loan agency, real estate, insurance or other business or professional office providing services to the public in person on the premises | N | SPR | SPR | SPR | SP |

| <u>Use Category</u> | <u>R-G</u> | <u>COM</u> | <u>B-L</u> | <u>B-VC</u> | <u>B-N</u> |
|--|------------|------------|--------------|-------------|------------|
| 3.358.1 Technical or professional office providing services predominantly by appointment to the public in person on the premises | N | SPR | SPR | SPR | SPR |
| 3.358.2 Administrative business office or similar business or professional office not providing services to the public on the premises | N | SPR | SPR | SPR | SPR |
| 3.359 Medical/dental laboratory | N | SPR | SPR | SPR | SP |
| 3.360 Medical Facilities | | | | | |
| 3.360.0 Medical offices | N | SPR | SPR | SPR | SP |
| 3.360.1 Medical group practice | N | SPR | SPR | SPR | N |
| 3.360.2 Medical center | N | SPR | SPR | SPR | N |
| 3.360.3 Clinic/emergency care | N | SPR | SPR | SPR | N |
| 3.361 Auction gallery | N | SPR | SPR | N | N |
| 3.362 Artisan/craft shop | N | SPR | SPR | SPR | SPR |
| 3.37 RESEARCH & INDUSTRIAL USES | | | | | |
| 3.370 Warehouse, storage building | N | SPR | N | N | N |
| 3.371 Lumber yard, other open-air storage | N | SP | N | N | N |
| 3.372 Research/Industrial | | | | | |
| 3.372.0 Research/testing facility | N | SPR | SP/SPR (R&D) | SP | SP |
| 3.372.1 Light manufacturing, assembly, processing | N | SPR | SP/SPR (R&D) | SP | SP |
| 3.373 Manufacturing, assembly, processing | N | N | N | N | N |
| 3.374 Quarrying rock or earth | N | N | N | N | N |
| 3.375 Processing rock or earth | N | N | N | N | N |
| 3.376 Radioactive waste storage & disposal | N | N | N | N | N |
| 3.38 MOTOR VEHICLE RELATED USES | | | | | |
| 3.380 Auto/truck rental | N | SPR | SP | N | N |
| 3.381 Filling station w/ sales | N | SPR | SP | SP | N |
| 3.382 Salvage yard w/ sales | N | SP | N | N | N |
| 3.383 Car wash | N | SPR | N | N | N |
| 3.384 Parking facilities | | | | | |
| 3.3840 Commercial lot or garage | N | SP | SP | SP | N |
| 3.3841 Public lot or garage | N | SPR | SPR | SPR | SP |
| 3.385 Vehicle repair shop | N | SPR | SP | SP | N |
| 3.386 Vehicle sales | N | SPR | SP | N | N |
| 3.387 Vehicle parts store; no installation/repairs | N | SPR | SPR | SPR | SP |
| 3.388 Vehicle parts store; installation & repairs | N | SPR | SP | N | N |
| 3.389 Truck terminal | N | SP | N | N | N |

Proposed Dimensional Regulations for the Neighborhood Business (B-N) District, in context:

| | <u>B-N</u> | <u>B-VC</u> | <u>B-L/COM</u> | <u>R-G</u> |
|---------------------------------|----------------------------|---------------------|-----------------------|---------------------|
| Basic Min. Lot Area | 15,000^{ab} | 15,000 ^b | 20,000 ^b | 12,000 ^m |
| Add'l Lot Area/Family | 1,500^{ab} | 2,500 ^{ab} | 4,000 | 2,500 ^{am} |
| Min. Frontage | 100^b | 100 ^b | 125 ^b | 100 |
| Min. Front Setback ^a | 10 | 10 ^a | 20 | 15 |
| Min. Side/Rear Yards | 10^{ae} | 10 ^a | 25 ^a | 10 ^d |
| Max. Building Coverage (%) | 35^a | 35 | 35 | 25 ^a |
| Max. Lot Coverage (%) | 65^a | 70 | 70/85 ^j | 40 |
| Max. Floors ^a | 3 | 3 | 3 | 3 |
| Max. Height ⁿ | 40 | 40 | 35 | 40 |

Footnotes cited

a. Requirement may be modified under a Special Permit, issued by the Special Permit Granting Authority authorized to act under the applicable section of this bylaw. In applying the criteria established in Section 10.395, the Special Permit Granting Authority shall consider the proposed modified dimensional requirement in the context of the pattern(s) of the same dimensions established by existing buildings and landscape features in the surrounding neighborhood.

b. Applies to Residence Uses only (Section 3.32). In the B-G, B-VC and B-N districts, the Basic Minimum Lot Area shall apply only to the first dwelling unit on the ground floor of subdividable dwellings and converted dwellings. For townhouses, apartments, buildings containing dwelling units in combination with stores or other permitted commercial uses, and other permitted multi-unit residential uses in these districts, the Basic Minimum Lot Area, Additional Lot Area/Family, and Basic Minimum Lot Frontage requirements shall not apply.

e. Rear and side yards shall be at least 20 feet when the affected property is adjoining a Residence District. Otherwise, rear and side yards are not required, but if provided, shall be at least 10 feet.

j. 85% in any B-L District adjacent to the B-G District, and along University Drive; 70% in any other B-L District and in the COM District.

n. See Section 6.19 for interpretation.