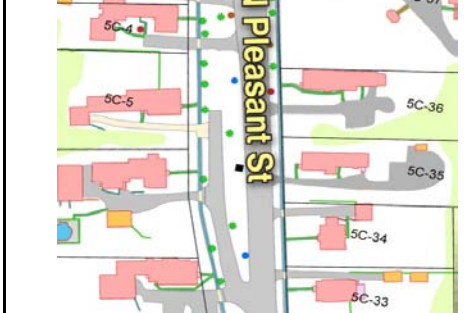






NORTH AMHERST VILLAGE CENTER - LAND USE TRANSECT

Common Characteristics	Civic Core	Commercial	Traditional Village Residential	Planned Residential Development	Rural and Agricultural
Land Use Patterns					
Images					
Applicable Zoning	B-VC: Village Center Business (3 properties and 5 acres north side of intersection)	COM: Commercial (23 properties and 52.5 acres along Sunderland Road)	R-O: Outlying Residential (2 properties and 25.5 acres in north section of NAVC Planning Area)	R-N PURD: Planned residential development (Co-housing) north of the Planning Area	R-LD: Low Density Residential with Farmland Conservation Overlay
	North Amherst Center National Historic Register District centers on Pine/Meadow/N. Pleasant Intersection.	B-VC: Village Center Business (4 properties and 5 acres north side of intersection).	R-N: (Neighborhood Residential (117 properties and 120.7 acres along Montague, Meadow, Pine, Summer, Harris and Fisher St)	R-N PURD: Planned residential development (student housing) south of the Planning Area.	FPC: Flood Prone Conservation which extends out 200 feet from the center line of the Mill River.
			R-VC: Village Center Residential (9 properties and 8.6 acres along N. Pleasant Street)	R-VC Planned Development (market rate apartments) near intersection	
Use Characteristics	Small scale civic, institutional and public uses including religious, school and library use typically associated with small and historic village center and serving primarily the surrounding community.	A variety of commercial uses including retail, food, pub, professional and personal service, auto services primarily serving the surrounding area.	Large traditional single family homes with have been slowly converted into 2 to 4 unit rental housing units primarily for students.	Large scale planned residential development serving student housing needs, local resident market (but not age restricted) and alternative housing styles such as co-housing.	Large level fields with rich soils for crop production and dairy operations. Community Supported Agriculture. Innovative agricultural techniques such as hydroponics using greenhouse structures.
Form Characteristics	Traditional civic and institutional architectural styles and building placement in prominent central location set back slightly and elevated above the sidewalk.	A wide variety of forms including traditional architectural storefronts from the late 1800 to strip plaza types from the 1960s and 1970s. Newer buildings are typically setback from the public road with parking located in front.	Traditional village home architectural styles with long side and reaching deep into the lot; often with attached and detached carriage house to the rear; front porches near the sidewalks; and narrow frontages and front yards.	A variety of building forms including traditional rural residential vernacular and contemporary multifamily styles from the 1960s and 1970s	Traditional farmhomes and barns with other agricultural structures such as greenhouses, sawmills, and historic tobacco drying barns.
Local Models and Examples	North Amherst Public Library	Black Walnut Inn	Montague Road Homes	Riverside Apartments	Swartz Family Farm
	Former Elementary School	Kendrick Properties	Summer Street Homes	Pioneer Cohousing	North Amherst Community Farm
	North Congregational Church and Parrish Hall	House of Teryaki	N. Pleasant Street Homes	Brandywine Apartments	
		Former Ernie's Garage	Pine Street Homes	New Puffton Village	
		Watroba's Store	Meadow Street Homes	Townhouse Apartments	
	Riverside Plaza				