

**FORM-BASED ZONING AMENDMENT OUTLINE – OCTOBER 6, 2011  
FOR NORTH AMHERST AND ATKINS CORNERS VILLAGE CENTERS**

**ARTICLE \_\_ FORM-BASED ZONING AMENDMENT**

To see if the Town will amend the Official Zoning Map for North Amherst Village and Atkins Corners, and amend the Zoning Bylaw, including Articles 2, 3, 5, 6, 7, 8, and 12, as well as Section 3.3, Use Classification and Standards (the Use Chart) and Table 3, Dimensional Regulations, and its footnotes, and to add a new Article 16, Form-Based Zoning. Pagination and enumeration shall be adjusted as needed. Deleted language is shown as ~~lined out~~, with new language in ***bold italics***, as follows:

**A. Amend the Zoning Bylaw by adding a new Article 16.0 – Form Based Zoning, as follows:**

*ARTICLE 16.0 FORM-BASED ZONING*

16.0 *Statement of Public Purpose*

16.1 *Base Zoning Districts and Overlay Districts*

16.2 *Street Types*

16.3 *Building Types and Site Dimensional Standards*

16.4 *Development Standards for Sites and Buildings*

16.5 *Public and Private Open Space Types*

16.6 *Nonconforming Lots, Uses and Structures*

16.7 *Off-Street Parking and Access Standards*

16.8 *Landscaping, Screening and Lighting Standards*

16.9 *Administration*

**See ATTACHMENT A – New Article 16 – Form-Based Zoning**

**B. Amend Section 2.04 – Special Districts, by adding the North Amherst Village Center (NAVC) District and the Atkins Corners (AC) District, Village Form Residence Overlay District (R-VF), and Educational Form Overlay District (ED-F), as follows:**

**NAVC**      ***North Amherst Village Center***

*AC Atkins Corners*

*R-VF Village Form Residence Overlay District*

*ED-F Educational Form Overlay District\**

*\*Note: This area in the AC District has not yet been rezoned to Education District.*

See ATTACHMENT B – Amendments to Article 2 – Zoning Districts (Section 2.04 Special Districts)

**C1.A Amend Section 3.21 – Educational District (ED) to establish form overlay district boundary as follows:**

See ATTACHMENT C1A – Amendments to Article 3 – Use Regulations (Section 3.21 – Education District)

**C1.B Amend Section 3.01 – Prohibited Uses – All Districts as follows:**

See ATTACHMENT C1B – Amendments to Article 3 – Use Regulations (Section 3.01 – Prohibited Uses – All Districts)

**C2. Amend Section 3.3 – Use and Classifications Standards by adding the NAVC and AC Districts and establishing allowable uses for each land use category, as follows:**

See ATTACHMENT C2 – Amendments to Article 3 – Use Regulations (Section 3.3 – Use and Classification Standards)

**D. Amend Article 5 – Accessory Uses in the following sections:**

Section 5.0111 regarding Supplemental Apartment

Section 5.013 regarding Home Occupation

Section 5.041 regarding Seasonal Outdoor Dining, etc.

Section 5.042 regarding Live or Pre-Recorded Entertainment, etc.

Section 5.0430 regarding Drive-Through Facilities

Section 5.061 regarding Recreation Ways

Section 5.070 regarding Limited Manufacturing Activity

Section 5.081 regarding Licensed Day Care Facility

Section 5.090 regarding Farm Conference Center

Section 5.091 regarding Farm Stand Restaurant

See ATTACHMENT D – Amendments to Article 5 – Accessory Uses

- E. Amend Section 6.1, Table 3 – Dimensional Regulations by adding new dimensional standards for the NAVC and AC Districts, as follows:**

See ATTACHMENT E – Amendments to Article 6 – Dimensional Regulations (Table 3)

- F. Amend Article 7 – Parking Regulations for the NAVC and AC Districts, as follows:**

See ATTACHMENT F – Amendments Article 7 – Parking Regulations (Section 7.9 Waivers)

- G. Amend Article 8 – Sign Regulations for the NAVC and AC Districts, as follows:**

Section 8.101 regarding Numbers of Signs and Dimensions in the R-VF

Section 8.2 regarding signs in the AC and NAVC Districts

Section 8.24 regarding additional signs in the AC and NAVC Districts

Section 8.25 regarding additional signs in a National Historic Register District

See ATTACHMENT G – Amendments to Article 8 – Sign Regulations

- H. Amend Section 12.0 – Definitions**

See ATTACHMENT H – Amendments to Article 12 – Definitions (Additional definitions related to Form-Based Zoning)

- I. Amend Official Zoning Map (Section 2.1) by adding the following districts and overlay districts as shown on Attachment I – Figures 1A and 1B.**

*NAVC North Amherst Village Center*

*AC Atkins Corners*

*R-VF Village Form Residence Overlay District*

*ED-F Educational Form Overlay District*

See ATTACHMENT I – Amendments to the Official Zoning Map (Section 2.1)