

ZONING BYLAW AUDIT

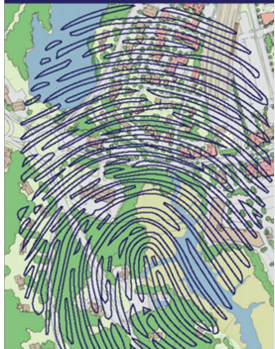
Town of Winchendon, MA

Winchendon Planning Board

Winchendon Planning & Community
Development Department

Planning Board Meeting
December 7, 2021

DISCOVERING COMMUNITY
IDENTITY AND OPPORTUNITY



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<https://www.facebook.com/BrovitzCPD/>

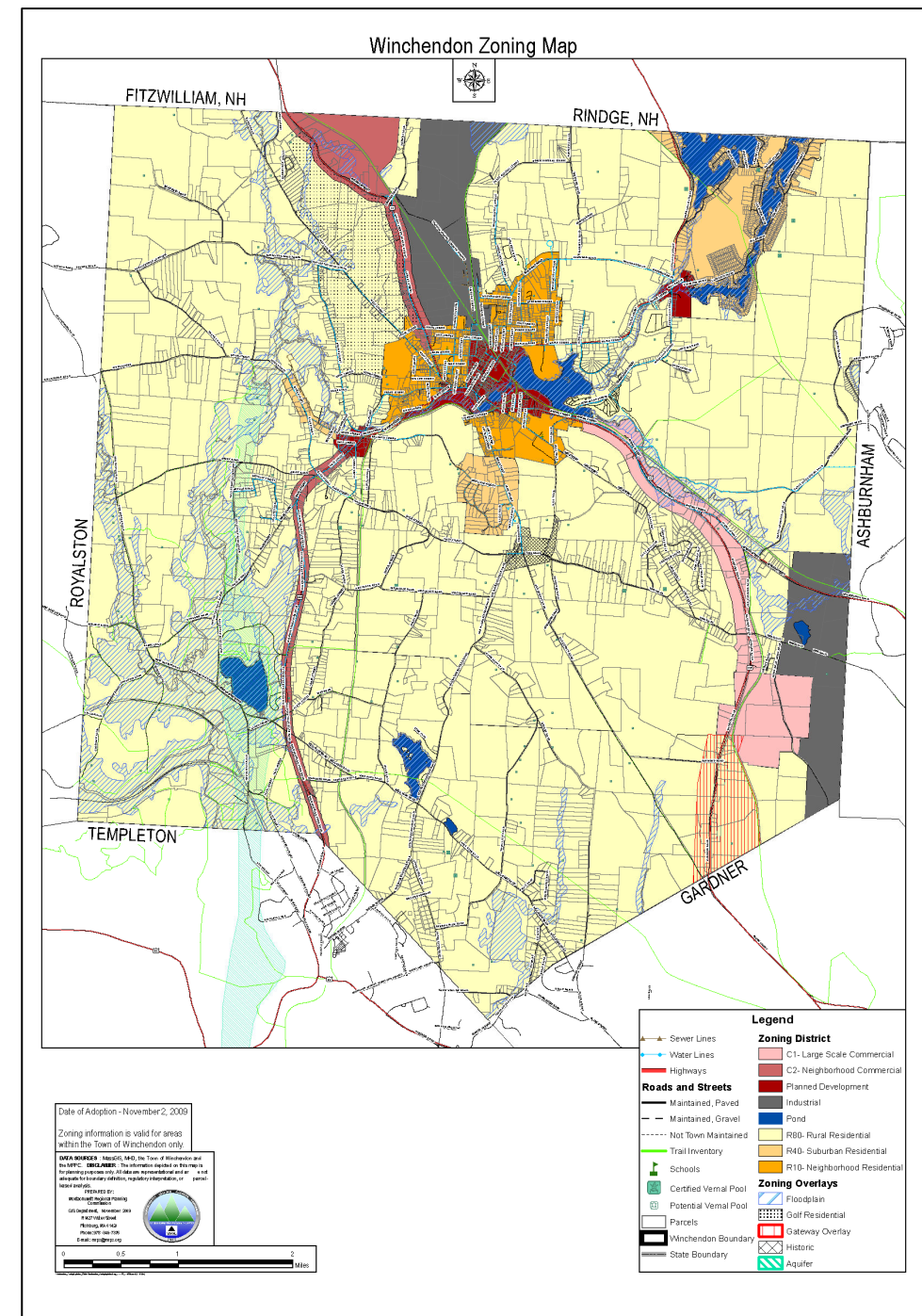


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WINCHENDON ZONING BYLAW AUDIT

PROJECT OBJECTIVES

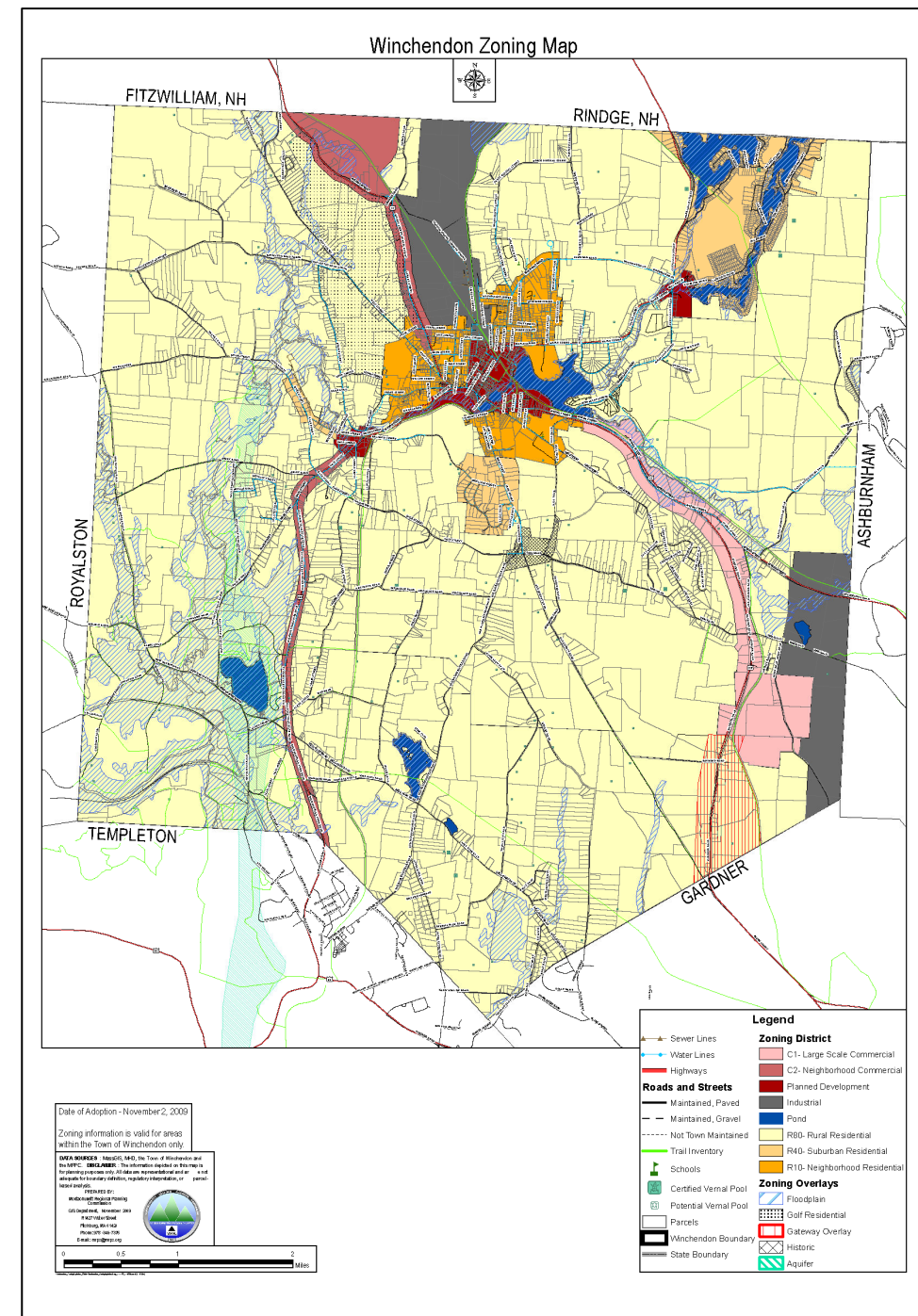
- ❑ **Evaluation:** Conduct an evaluation of the current Zoning Bylaw and Appendices.
- ❑ **Address Planning Objectives:** Identify revisions and new regulations and guidelines that could provide better economic development opportunities and housing choices in targeted districts.
- ❑ **Clarity and Consistency:** Recodify, update, and revise the Zoning Bylaw to be clearer, internally consistent, reflective of the Master Plan, and in compliance with M.G.L. Chapter 40A and current case law.
- ❑ Make the Zoning Bylaw and Appendices **more user-friendly.**



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PROJECT SCOPE

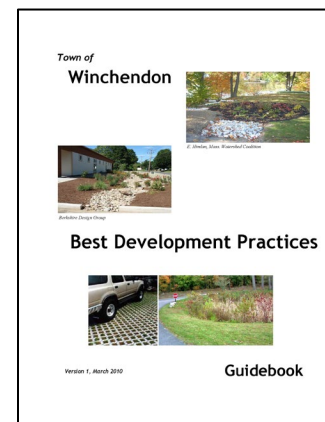
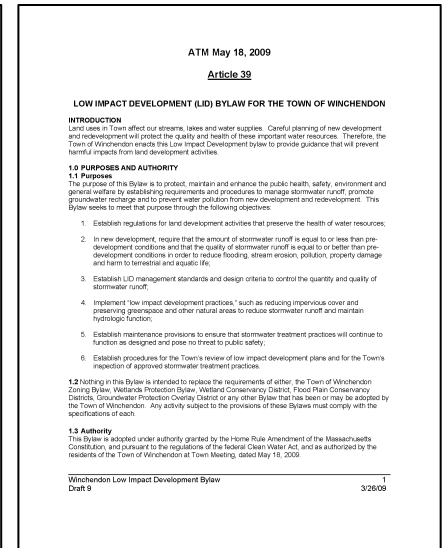
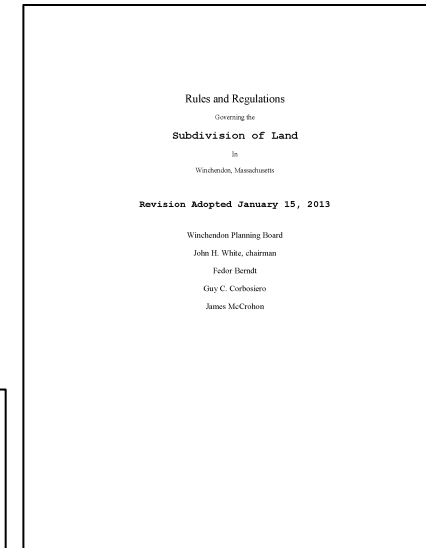
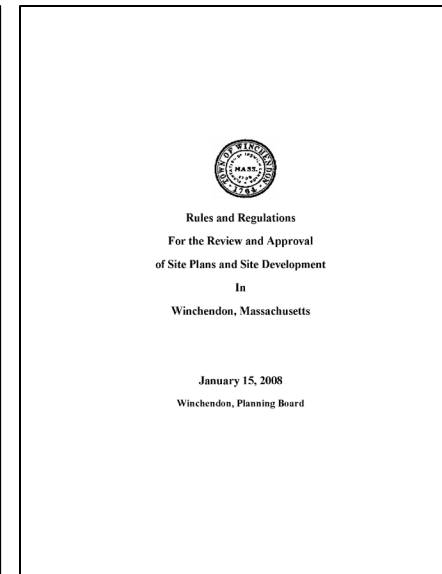
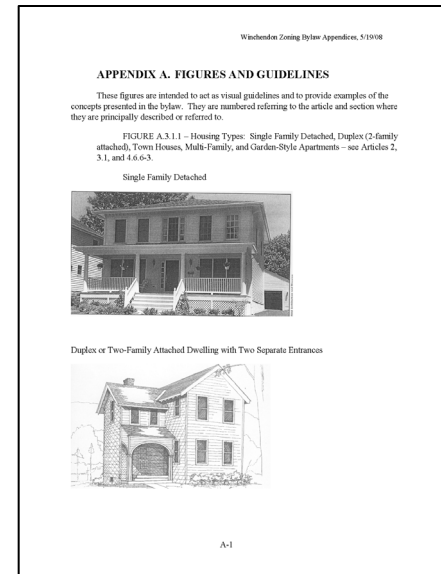
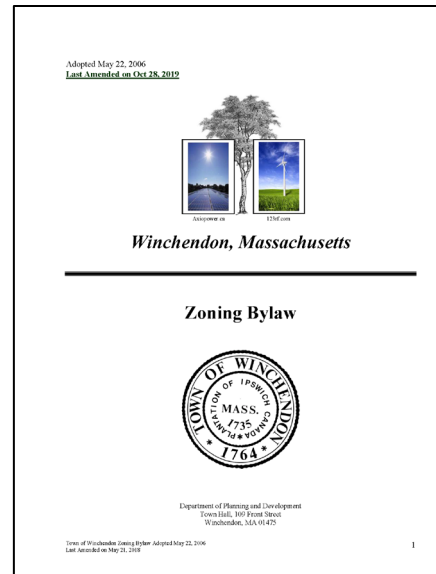
- ❑ **Reformatting/Reorganize:** Work with the Planning Board and Planning Department on reformatting and reorganizing the Zoning Bylaw making it easier for the public, town boards, staff, and applicants to understand and access.
- ❑ **Upgrade Graphics:** Replace dated diagrams, photos, figures, and illustrations in the Zoning Bylaw and Appendices as determined to be necessary by the Town in consultation with BCPD.
- ❑ **Revisions and Updates:** Make revisions and updates to the procedures for site plans, environmental design review, special permits, variances, appeals, rezoning, and other provisions as determined to be necessary by the Town in consultation with BCPD.
- ❑ **Model Bylaws and Case Studies:** Provide concepts, ideas, and models for amendments to the Zoning Bylaw and provide applicable development case studies to implement key Master Plan recommendations.
- ❑ **Public Participation:** Work with town staff to carry out the public participation process



WINCHENDON ZONING BYLAW AUDIT

GENERAL RECOMMENDATIONS

- **Reformat the Entire Zoning bylaw:** for consistency in numbering hierarchy and structure.
- **Update the Table of Contents:** Add all tables, exhibits, examples, diagrams, and figures.
- **Update the Zoning Bylaw Appendices** including all diagrams, examples, tables, and photos. and examples directly into the Zoning Bylaw, Planning Board Rules and Regulations, and Subdivision Regulations as appropriate.
- **Integrate Updated Appendices:** Into the Planning Board Rules and Regulations, Subdivision Regulations, and LID Standards, as appropriate.



GENERAL RECOMMENDATIONS

Most Used Numbering Hierarchy

ARTICLE 1 – TITLE (14 Pts)

1.1 Header (12 Pts)

1.1.1 Sub-header 1 (10 Points)

1. Sub-header 2

A. Sub-header 3

1. Sub-Header 4

Recommended Numbering Hierarchy

ARTICLE 1 – TITLE (14 Pts)

1.1 Header (12 Pts)

1.1.1 Sub-Header 1 (10 Pts)

1. Sub-Header 2

A. Sub-Header 3

1). Sub-Header 4

Notes:

- Inconsistency in numbering hierarchy in some sections
- Lack of paragraph indents, bold, and underline making it difficult to see headers and sub-headers
- Some sections are right justified, and others are not.
- References to figures and appendices that are not in the text.
- Times New Roman is the most commonly used font.

WINCHENDON ZONING BYLAW AUDIT

PRELIMINARY RECOMMENDATIONS

Article 1: Introduction

- Rewrite the Purpose and Spirit of the Bylaw

Article 2: Definitions

- Add Definitions to match all use terms on Table 5.2 – Use Regulations.
- Revise some definitions such as Big Box Retail, Business Center, and Gas Station.

Article 3: Establishment of Zoning Districts

- Add descriptions of each of the base zoning districts and overlay zoning districts.
- Update the Zoning Map: Be consistent with all of the base and overlay districts in the Bylaw.
- Eliminate Historic District from the map or add applicable regulations.

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PRELIMINARY RECOMMENDATIONS

TABLE 3.1. Zoning District Designations


Designation	Table 3.1 Title	Article 4 Title (Special Zoning Districts)	On Zoning Map
R80	Rural Residential		YES
R40	Rural Suburban Residential		YES
R10	Neighborhood Residential		YES
C1	Highway Commercial		YES
C2	Neighborhood Business		YES
PD	Planned Development	Planned Development District	YES
I	Industrial		YES
IR	Ice Racing District (overlay)	Ice Racing District	NO
MCOD	Mill Conversion Overlay District	Mill Conversion Overlay District (MCOD)	NO
LMOD	Lake Monomac Overlay District	Lake Monomac Overlay District (LMOD)	NO
GAOD	Gateway Overlay District	Gateway Overlay District	YES
WF	Wetlands and Flood Conservancy (superimposed)	Wetlands Conservancy District	NO
Rt. 140 COD	Route 140 Corridor Overlay District	Route 140 Corridor Overlay District (Rt. 140 COD)	NO
		Flood Plain Conservancy Districts (not on table)	YES
		Groundwater Protection Overlay District (" Aquifer ")	YES
		Golf Course Overlay District (not in Bylaw)	YES
		Historic Properties (Not on table)	YES
		Med./Adult Use Marijuana Retail Overlay District (not on Table/Map/Bylaw)	NO


WINCHENDON ZONING BYLAW AUDIT


ZONING MAP

District	Title	On Zoning Map
R80	Rural Residential	YES
R40	Rural Suburban Residential	YES
R10	Neighborhood Residential	YES
C1	Highway Commercial	YES
C2	Neighborhood Business	YES
PD	Planned Development District	YES
I	Industrial	YES
IR	Ice Racing District (overlay)	NO
MCOD	Mill Conversion Overlay District	NO
LMOD	Lake Monomonac Overlay District	NO
GAOD	Gateway Overlay District	YES
WF	Wetlands and Flood Conservancy	NO
Rt. 140 COD	Route 140 Corridor Overlay District	NO
	Flood Plain Conservancy Districts	YES
	Groundwater Protection Overlay District	YES
	Golf Course Overlay District	YES
	Winchendon Town Centre Historic District	YES
	Med./Adult Use Marijuana Retail Overlay District	NO


Legend


 Sewer Lines


 Water Lines


 Highways


Roads and Streets


 Maintained, Paved


 Maintained, Gravel


 Not Town Maintained


 Trail Inventory


 Schools

 Certified Vernal Pool


 Potential Vernal Pool


 Parcels


 Winchendon Boundary


 State Boundary


Zoning District


 C1- Large Scale Commercial


 C2- Neighborhood Commercial


 Planned Development

 Industrial


 Pond


 R80- Rural Residential


 R40- Suburban Residential


 R10- Neighborhood Residential


Zoning Overlays

 Floodplain

 Golf Residential

 Gateway Overlay

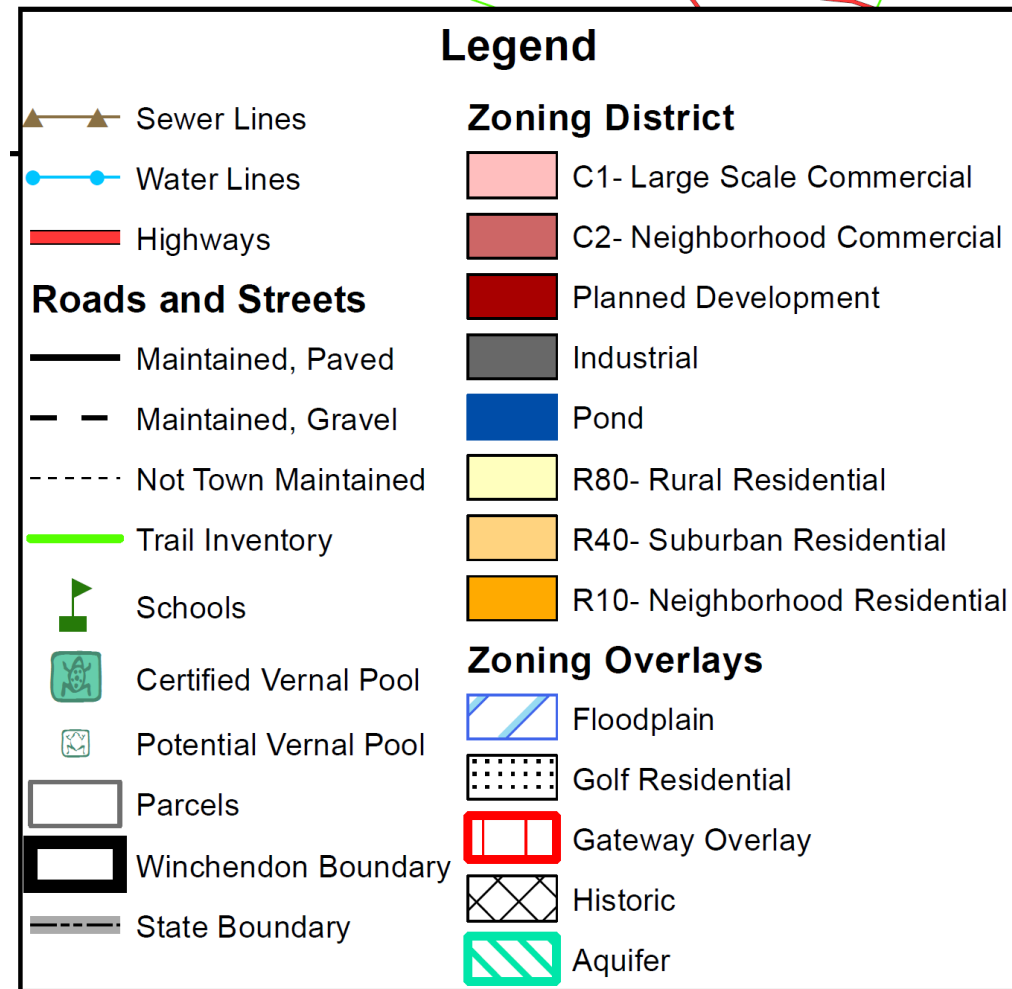
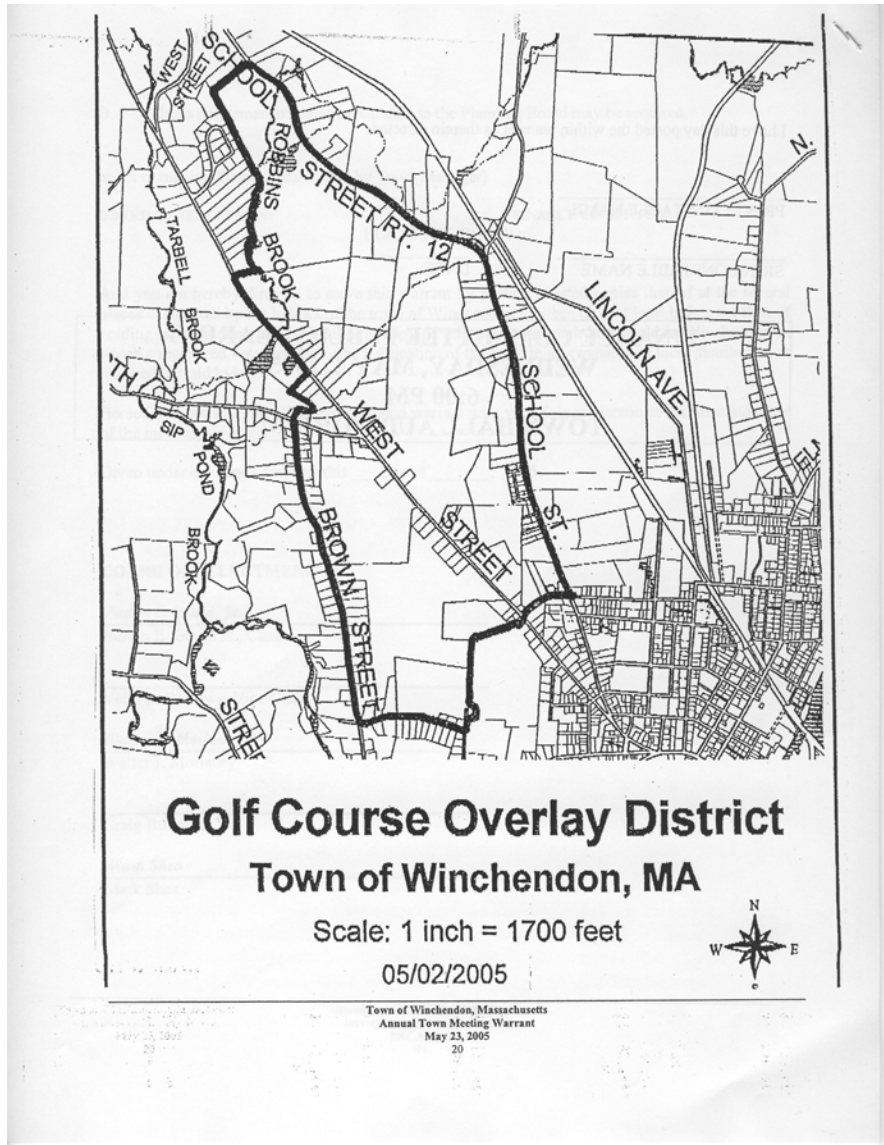
 Historic

 Aquifer

The legend on the Zoning Map does not match the district titles and acronyms on Table 3.1 in the Zoning Bylaw

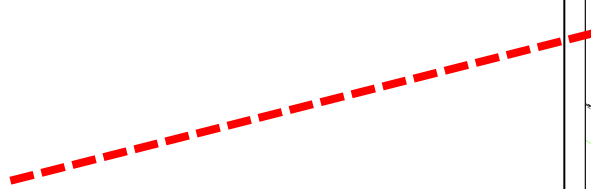
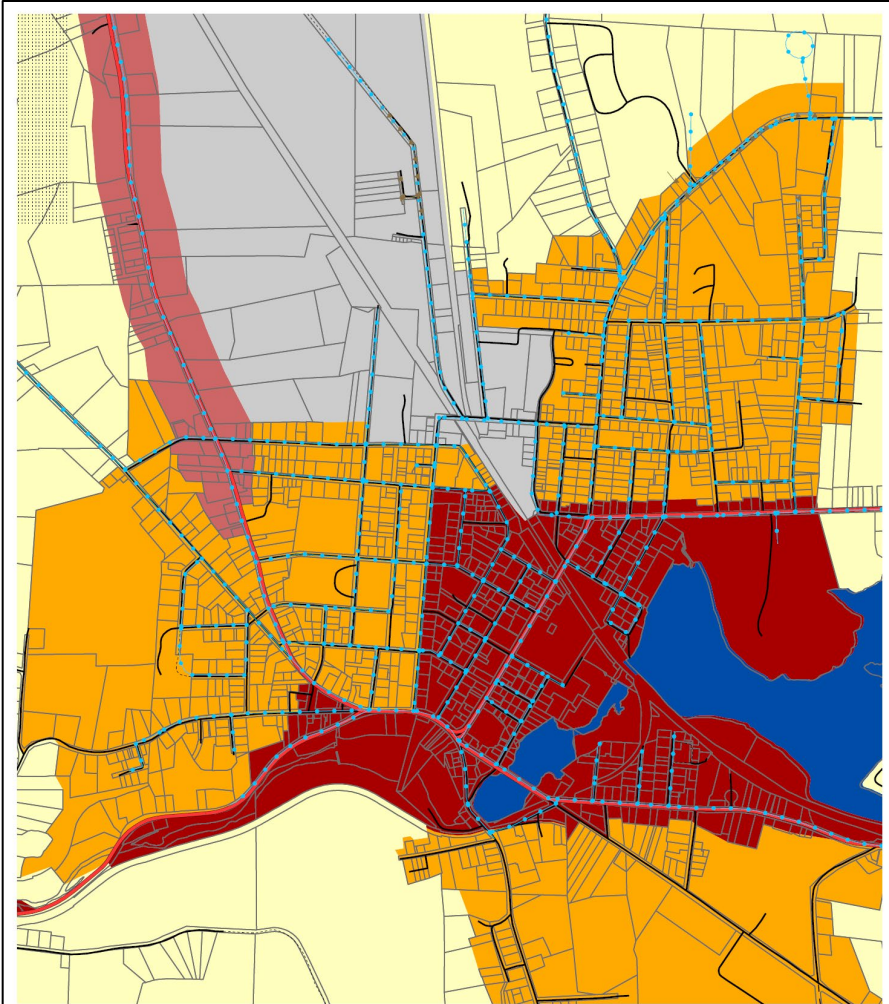
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ZONING MAP

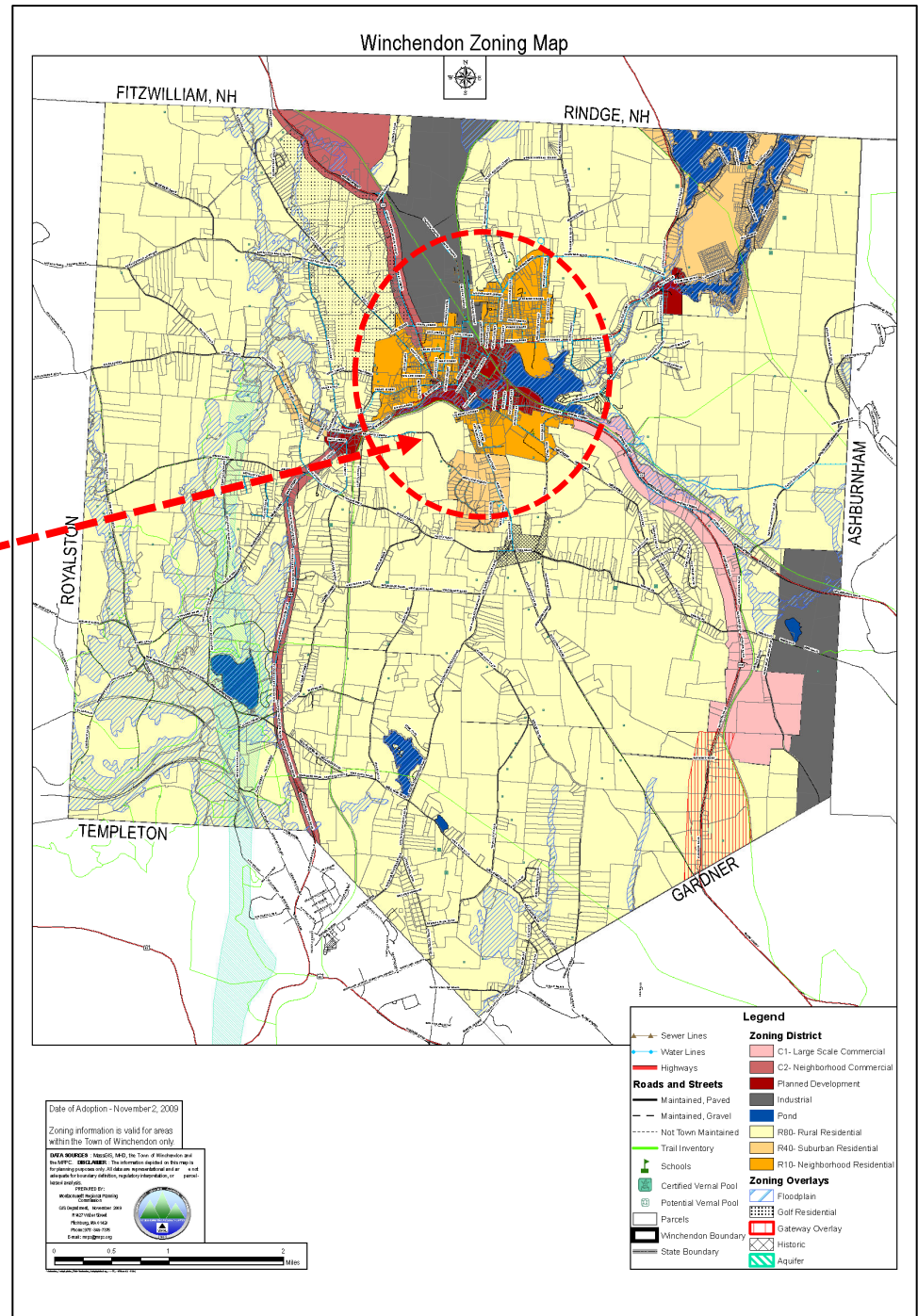


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ZONING MAP

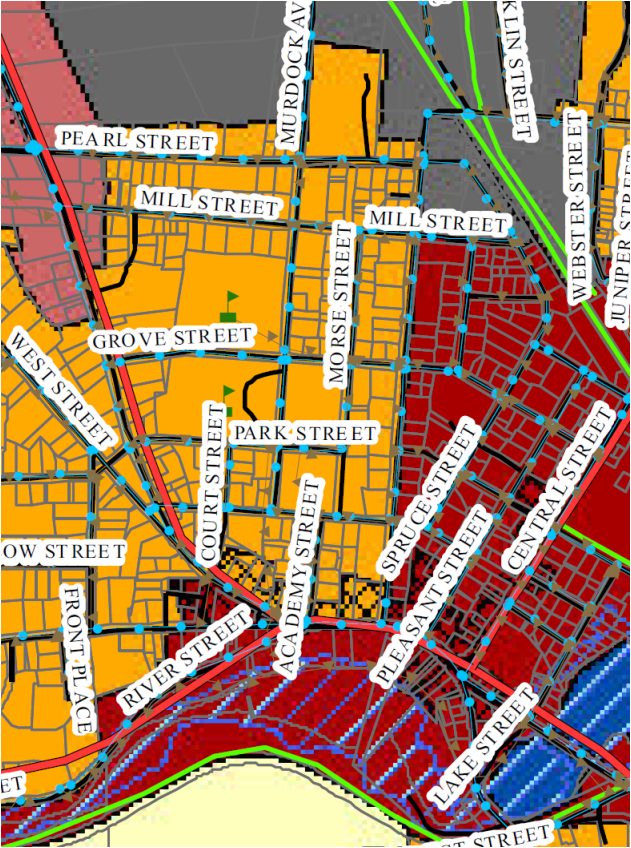


The Insert Zoning Map is not identified on the town-wide Zoning Map and has to legend, scale, or street names.

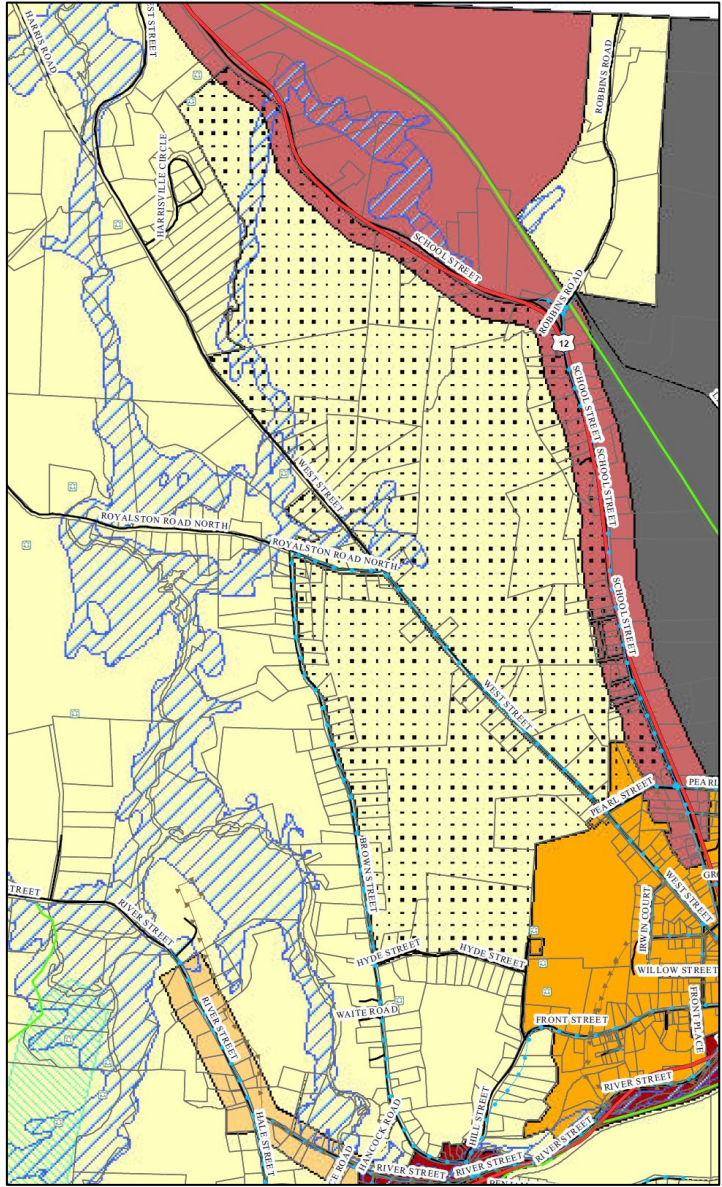
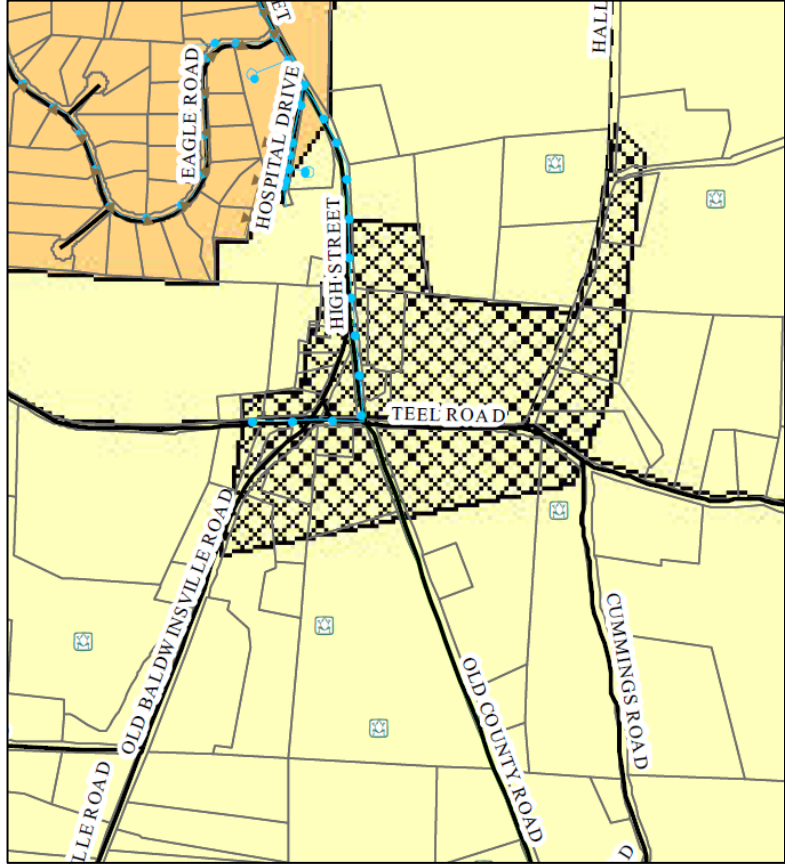


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ZONING MAP



Historic District Parcels



Golf Overlay District

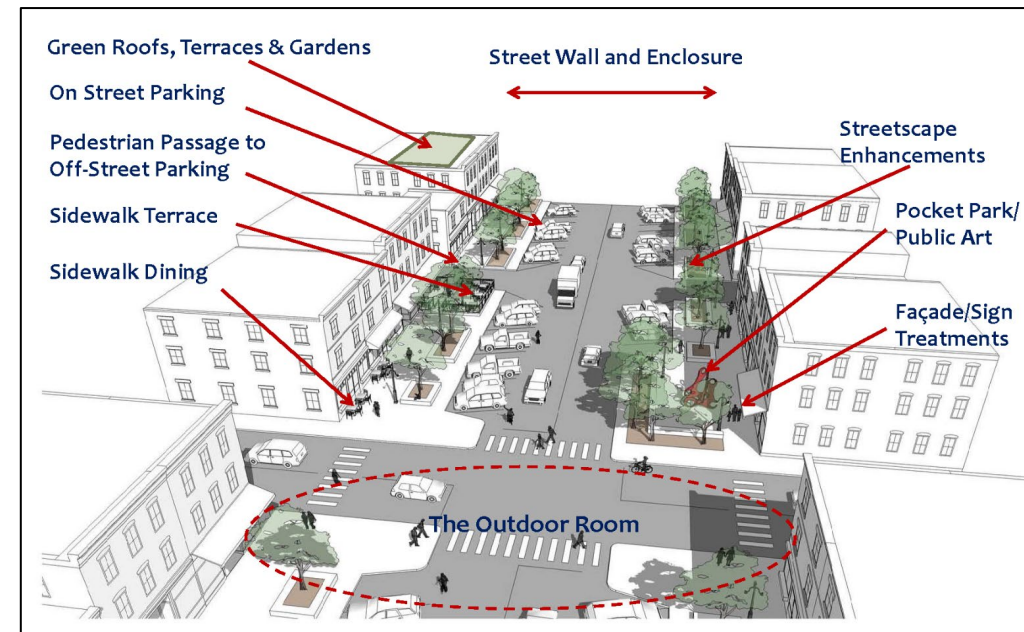
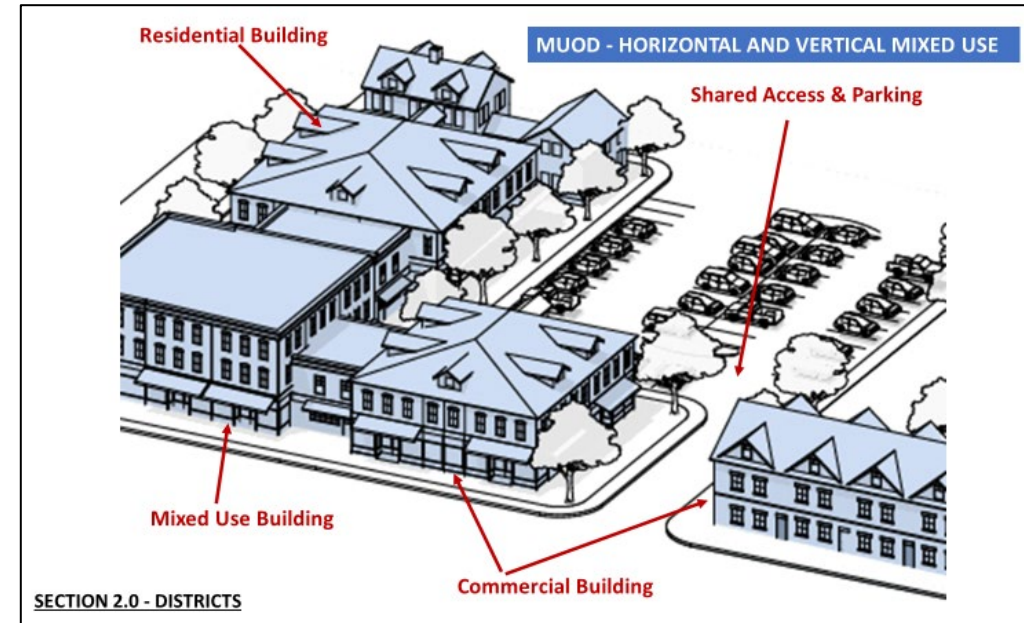
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PRELIMINARY RECOMMENDATIONS

Article 4: Special Zoning Districts

- Mill Conversion Overlay District (MCOB): Expand the types of uses; provide more flexibility in dimensional standards and parking requirements; ensure usable open spaces.
- Planned Development District (PB): Allow a broad range of uses in a traditional New England village pattern of development with pedestrian oriented streetscapes and purposeful active/passive open spaces.
 - Consider revisions to dimensional and density standards for village context.
 - Facilitate more mixed use development.
 - Update/Add standards for parking and pedestrian access, streetscapes, purposeful open space, and sign regulations.

Clarify and revised the Gateway Overlay District and Route 140 Corridor Overlay District. Possibly revise or consolidate C1, GOD and COD districts into 1 districts for the Route 140 Corridor that emphasizes infill development and sprawl repair.



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PRELIMINARY RECOMMENDATIONS

Article 5: Use Regulations

- Revise the table format to landscape so that it's easier to read.
- Uses on the table should be coordinated with definitions and performance standards from Article 6).
- Expand the uses to reflect current terminology and new uses that have emerged over the past 15 years. For example, the following list was provided for consideration:

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Arts & Creative Enterprise													
Artisinal Production	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.a
Arts Exhibition	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.2.b
Arts Sales or Services	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.c
Co-Working	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.2.d
Design Services	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.e
Shared Workspaces or Arts Education	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.f
Work/Live Creative Studio	N	N	N	N	N	N	N	SP	N	N	N	N	§9.2.2.g
Auto-Oriented													
Commercial Vehicle Repair or Maintenance	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.a
Dispatch Service (except as follows)	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.3.b
Towing Service	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.b.i
Gasoline Station	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.3.c
Motor Vehicle Parking (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.3.d
Off-Site Accessory Parking	SP	SP	N	N	N	N	N	N	N	P	P	N	§9.2.3.d.i
Personal Vehicle Repair or Maintenance	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.e
Vehicle Sales	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.f
Cannabis Establishment													
Cannabis Cultivation	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	§9.2.4.b
Cannabis Product Manufacturing	N	N	N	N	N	N	N	P	N	P	N	N	§9.2.4.c
Cannabis Retail Sales	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.4.d
Cannabis Research & Development	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.4.e
Cannabis Testing Laboratory	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.4.f

P - Permitted SP - Special Permit Required N - Not Permitted

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PRELIMINARY RECOMMENDATIONS

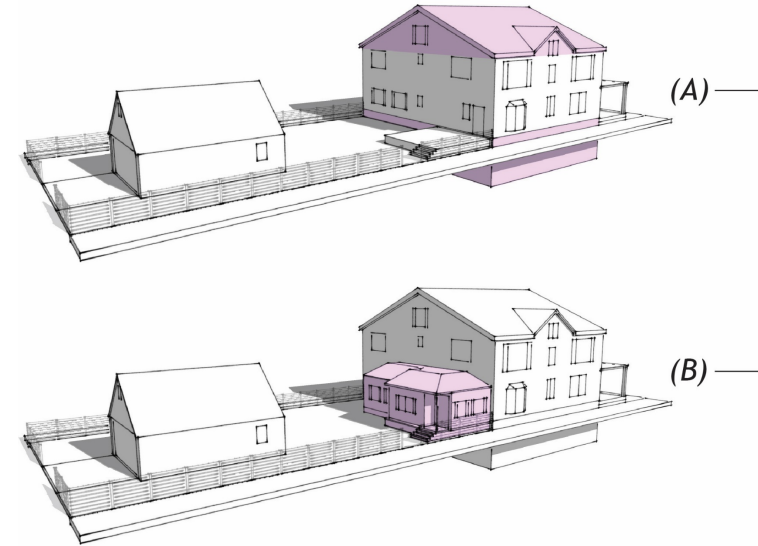
Article 6: Non-Conforming and Special Buildings and Uses

- The Special Buildings and Uses should be relocated to Article 5 and become Performance Standards for uses on Table 5.2
- Consider adding additional accessory uses and standards to reflect current terminology and more complete table of accessory uses:

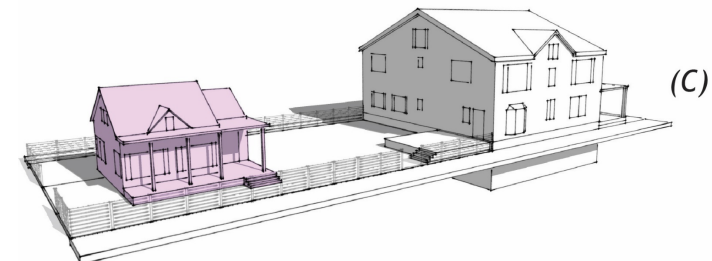
RECENTLY ADOPTED ACCESSORY USE TABLE			
ACCESSORY RESIDENTIAL	ACCESSORY COMMERCIAL		
Accessory Dwelling Unit	Off-Site Accessory Parking Facility		
	Car Share Parking Facility		
HOME OCCUPATIONS	Moving Vehicle Share Parking Facility		
Home Office	Drive Thru Facility		
Home-Based Business	Food Hall or Public Market		
Hobby Kennel	Farmers Market, Vendors Court, and Mobile Food Markets		
	Motorized Single-User Shared-Transport Station (Bike/Scooter/Moped)		
ACCESSORY LODGING	Parklet		
Short Term Rental of a Dwelling Unit	Outdoor Merchandise Display		
Tourist Home	Outdoor Café Seating		
	Temporary Mobile Storage Unit		
ACCESSORY AGRICULTURE			
Apiculture			
Aviculture			
Farm Stand (EXEMPT)			
Farm Stand (NONEXEMPT)			
Community Garden Plots			

- Update the Accessory Dwelling Unit (ADU) regulations to allow more flexibility in creating small and affordable units with revised designed guidelines.

1. Attached Accessory Dwelling Unit (ADU)



2. Detached Accessory Dwelling Unit (ADU)



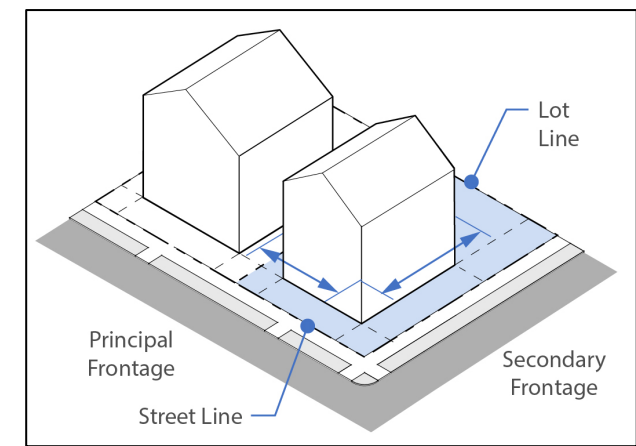
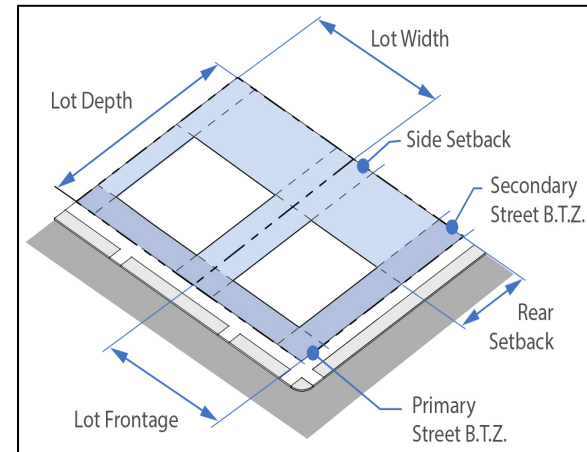
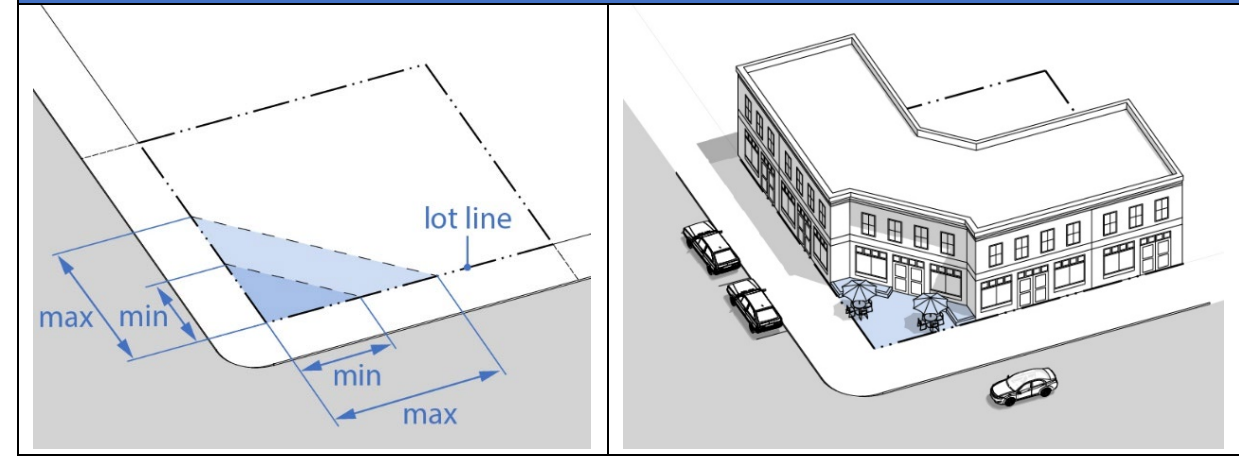
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PRELIMINARY RECOMMENDATIONS

Article 7: Site Considerations-Dimensional and Density Regulations

- Consider revisions to Table 7.2 - Table of Dimensional & Density Regulations to allow for greater density where appropriate such as in the Planned Development (PD)
- As an alternative to Notes to Table 7.2, a new subsection could cover special exceptions and conditions for building height, lot size, frontage, setbacks, open space, mixed use, buffer zones, impervious surfaces, temporary or accessory buildings, and other variation of the dimensional standards. New diagrams should illustrate the dimensional standards and variations allowed for in the notes.

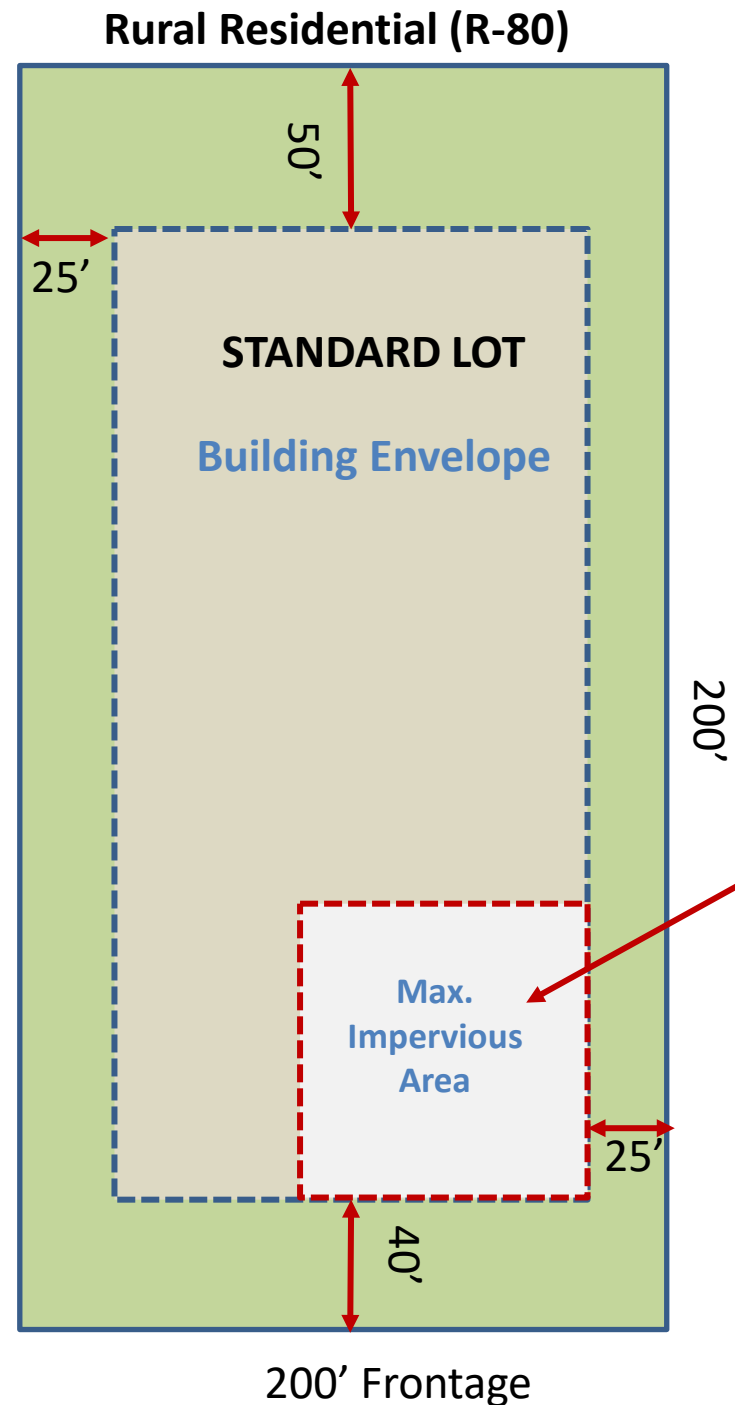
FIGURE 12.5 - FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



WINCHENDON ZONING BYLAW AUDIT

DIMENSIONAL STDS, LAND USE & DENSITY

Zoning District	Rural Residential (R-80)
General Lot Standards and Notes	
Minimum Lot Area (Sq. Ft.)	80,000
Frontage (Ft.) (Note 6)	200
Front Setback (Ft.) (Note 7, 8)	40
Side Setback (Ft.) (Note 7, 8)	25
Rear Setback (Ft.) (Note 7, 8)	50
Max. Structure Height (Floors)	2 1/2
Max. Man Made Structure Height (Ft.)	35'
Max Impervious Area as % of Lot (Note 1)	10%
Effective Requirements (Based on Application of Gen. Req.)	
Effective Lot Depth = M.L.S./Frontage	400 FT
Effective Building Envelope	46,500 SF
Effective Max. Lot Coverage by Bldgs/Parking	8,000
Effective Max. Buildings and Parking Footprint	90x90 FT
Effective Land Area Dedicated to Yard/Setback (SF)	33,500 FT
Effective Open Space Area (MLS - Max Lot Coverage)	72,000
Effective Open Space Area % of Total Lot Area	90%
Effective Floor Area Ratio (FAR)	0.25



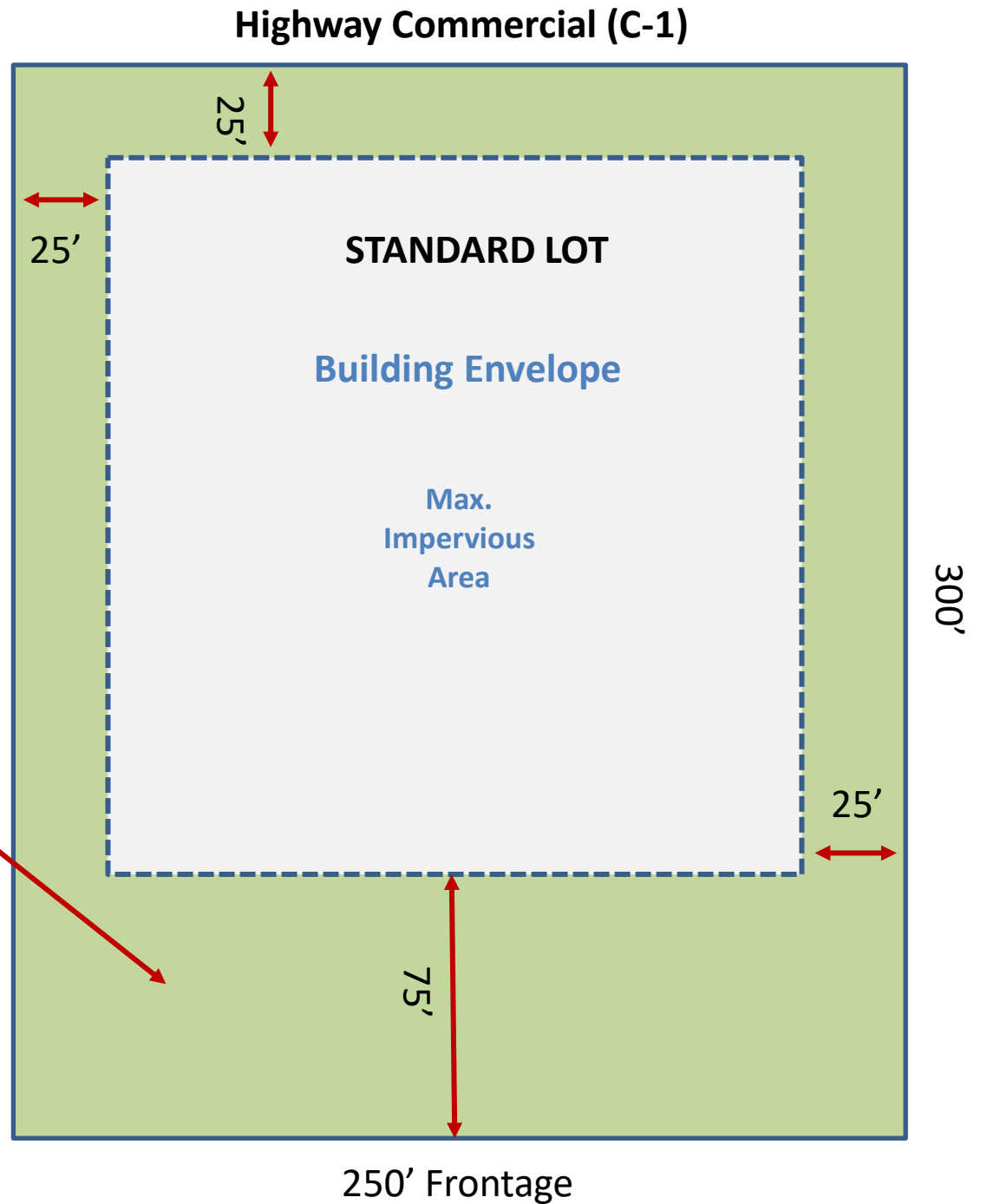
Large lot size and long frontage but small area for the house, driveway and parking

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DIMENSIONAL STDS, LAND USE & DENSITY

Zoning District	Highway Commercial (C-1)
General Lot Standards and Notes	
Minimum Lot Area (Sq. Ft.)	75,000
Frontage (Ft.) (Note 6)	250
Front Setback (Ft.) (Note 7, 8)	75
Side Setback (Ft.) (Note 7, 8)	25
Rear Setback (Ft.) (Note 7, 8)	25
Max. Structure Height (Floors)	3
Max. Man Made Structure Height (Ft.)	45'
Max Impervious Area as % of Lot (Note 1)	45%
Effective Requirements (Based on Application of Gen. Req.)	
Effective Lot Depth = M.L.S./Frontage	300
Effective Building Envelope	40,000
Effective Max. Lot Coverage by Bldgs/Parking	33,750
Effective Max. Buildings and Parking Footprint	50x50
Effective Land Area Dedicated to Yard/Setback (SF)	35,000
Effective Open Space Area (MLS - Max Lot Coverage)	41,250
Effective Open Space Area % of Total Lot Area	55%
Effective Floor Area Ratio (FAR)	1.125

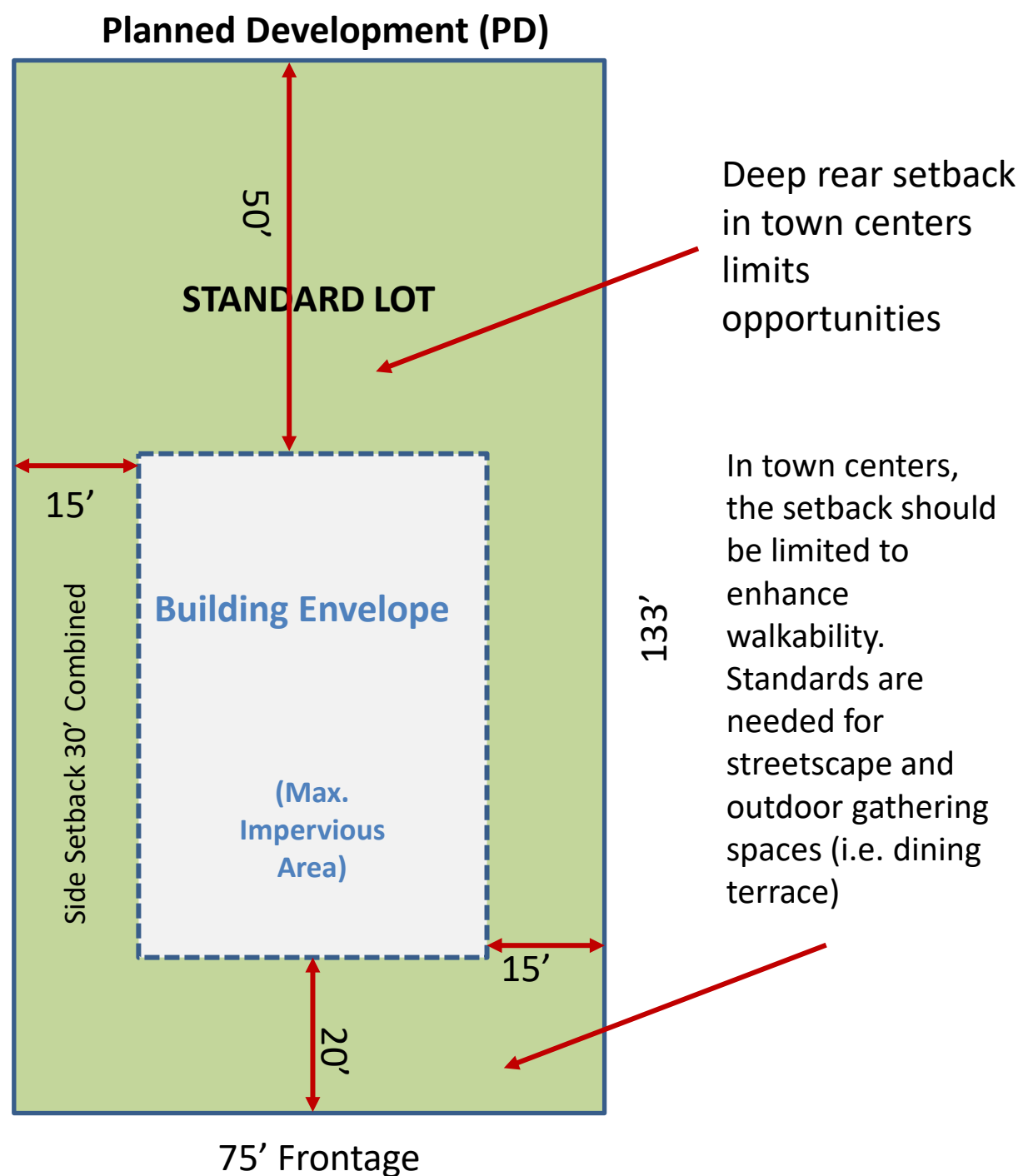
Large lot size, long frontage, deep front setback may contribute to sprawl, poor visibility, and limit opportunities of smaller business development



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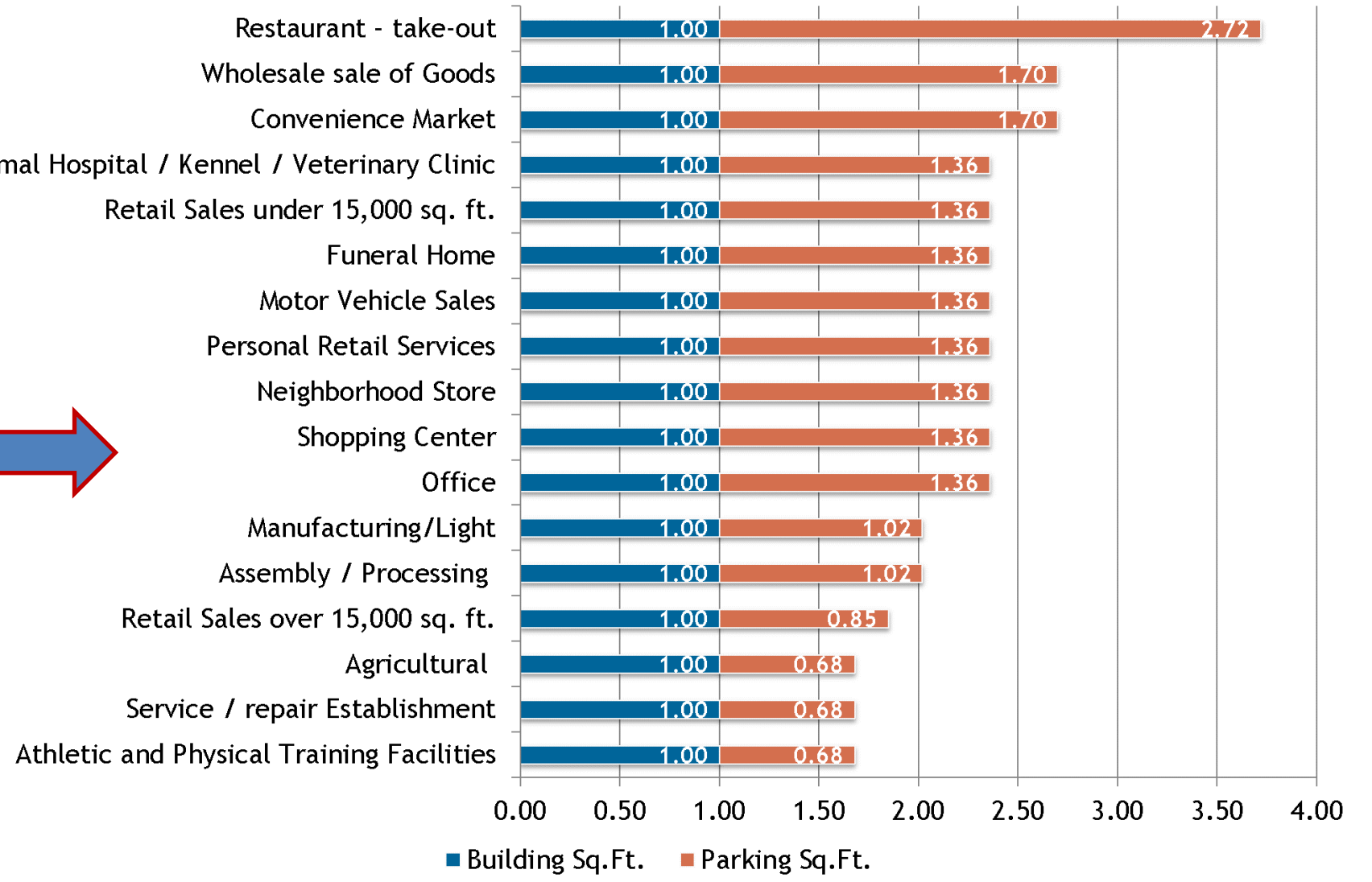
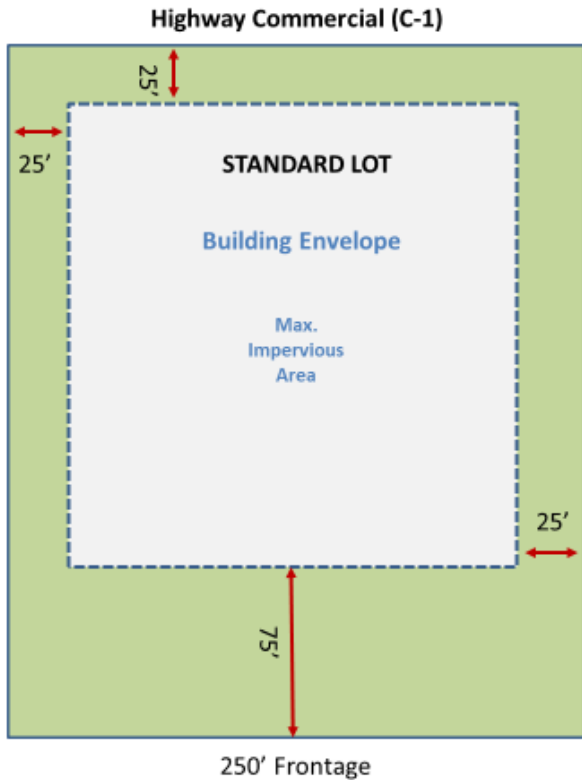
DIMENSIONAL STDS, LAND USE & DENSITY

Zoning District	Planned Development (PD) - Other Residential
General Lot Standards and Notes	
Minimum Lot Area (Sq. Ft.)	10,000
Frontage (Ft.) (Note 6)	75
Front Setback (Ft.) (Note 7, 8)	20
Side Setback (Ft.) (Note 7, 8)	15
Rear Setback (Ft.) (Note 7, 8)	50
Max. Structure Height (Floors)	3
Max. Man Made Structure Height (Ft.)	45
Max Impervious Area as % of Lot (Note 1)	70%
Effective Requirements (Based on Application of Gen. Req.)	
Effective Lot Depth = M.L.S./Frontage	133
Effective Building Envelope	2,850
Effective Max. Lot Coverage by Bldgs/Parking	7,000
Effective Max. Buildings and Parking Footprint	84x84
Effective Land Area Dedicated to Yard/Setback (SF)	7,150
Effective Open Space Area (MLS - Max Lot Coverage)	3,000
Effective Open Space Area % of Total Lot Area	30%
Effective Floor Area Ratio (FAR)	1.75



WINCHENDON ZONING BYLAW AUDIT

PRELIMINARY RECOMMENDATIONS



This diagram shows the relationship of building S.F. to parking S.F. under different uses. Generally, the lot coverage is approximately 1.5 x Building S.F. with on-site parking provided.

WINCHENDON ZONING BYLAW AUDIT

Article 8 – Traffic, Parking and Circulation Regulations

- Reorganize and update this section.
- Use the current ULI, SmartCode, and/or ITE standards for on-site parking and shared parking.
- New standards should be provided for electric vehicle parking, handicapped spaces, internal access, and shared access, driveways, and drive-thru.
- Parking placement standards should be revised to ensure that most parking is located to the side and rear of the building to enhance the streetscape and building visibility. In the PD district, no parking should be allowed between the sidewalk and the building.

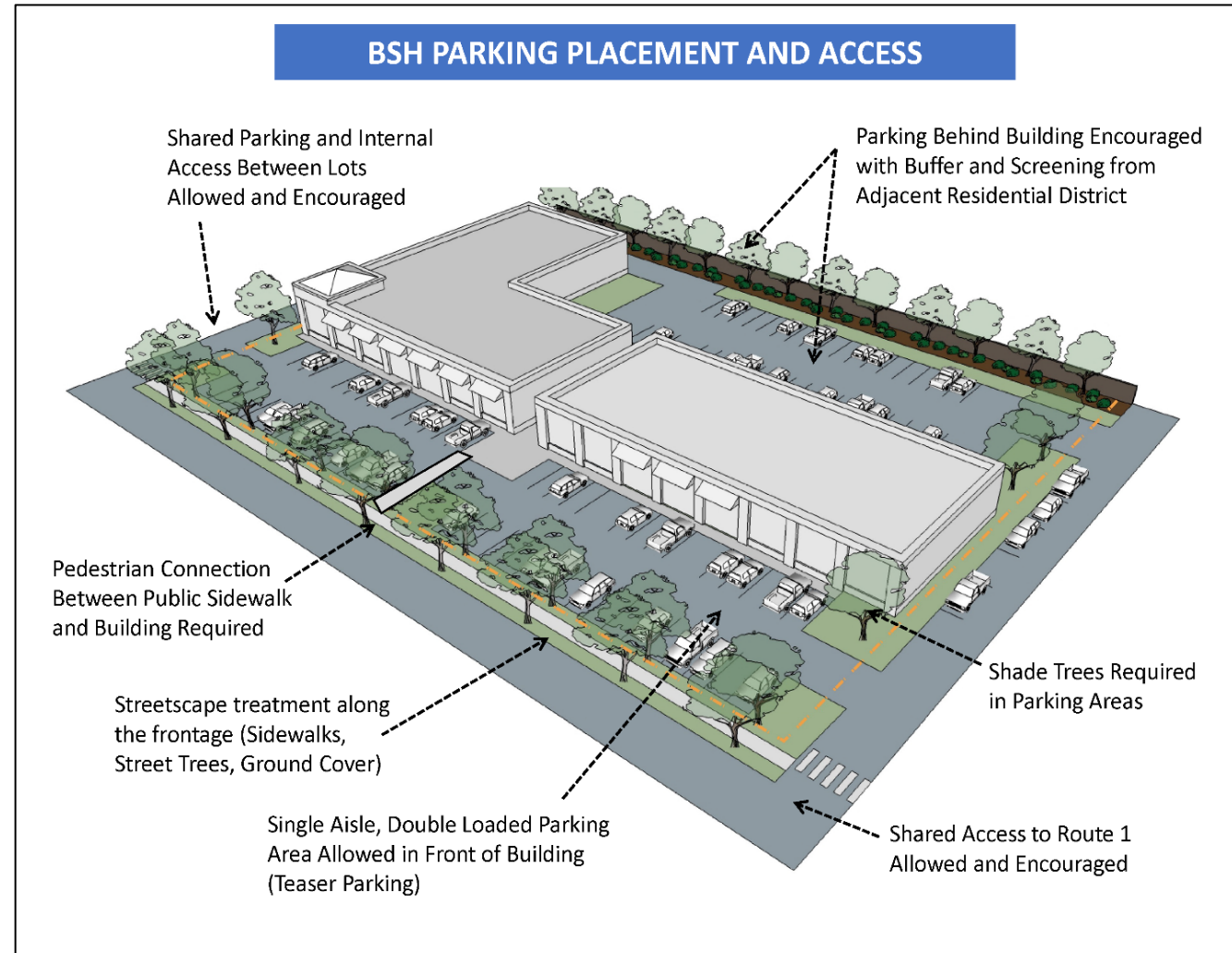
ITE Parking Requirements 4th Edition Compared to Winchendon Zoning Bylaw				
Use	Amount of Use	Winchendon Parking Std	ITE Rates	Above/Below
SF Home/Duplex	1 Unit	2 spaces	1.83 spaces	Above
Accessory Dwelling Unit	All Bedrooms	2 space	1.23 spaces	Above
Multi-Family Units	1 unit	1.52 spaces	1.23 spaces	Above
Lodging House, Motel or Hotel	1 Room	1.21 spaces	1.2 spaces	Same
Retail	1,000 GFA	3.55 spaces	2.14 spaces	Above
Medical offices and clinics	1 doctor	6.51 spaces	3.2 spaces	-
General office building	1,000 GFA	3.55 spaces	2.84 spaces	Above
Wholesale Establishment	500 SF	NA	2.3 spaces	UND
Manufacturing or industrial establishment	1000 sf	2.7 space	1.02 spaces	Above
Auditorium, theater, church, or other place of assemblage	Per seat	.68 spaces	0.2 spaces	Above
Public housing for elderly	1 unit	NA	0.59 spaces	UND
School (junior or elementary)	1 classroom	2 spaces	0.17 per student	-
School (high)	1 classroom	UND	0.09 per student	UND
	Assembly area	UND	-	UND
Community facility	300 SF	UND	0.96 spaces	UND
	Assembly area	UND	-	UND
Restaurants, night clubs or eating places	3 seats	UND	1.47 spaces	UND
	1000 sf	20.6 spaces	UND	Above
Bowling alley	1 lane	UND	3.13 spaces	UND
Barber shop, beauty parlor	1 chair	UND	UND	UND
	2 Employees	UND	UND	UND
Self service dry cleaners and self service laundries	2 machines	UND	1.4 per GFA	UND
Gasoline and service stations	1 service bay	UND	0.75 spaces	UND
Hospitals, extended care facilities or homes	1 Bed	2 spaces	3.47 spaces	Below
Day-care facility for children	1 FTE or equivalent	UND	1.38 spaces	UND
	300 SF classroom	UND	0.95 spaces	UND
Bed-and-breakfast	1 Bedroom	UND	1.2 spaces	UND
	Owner Occupant	UND	1.83 spaces	UND

Winchendon Zoning Bylaw applies the ITE Parking Generate Rates, Edition 2 from 2005

WINCHENDON ZONING BYLAW AUDIT

Article 8 – Traffic, Parking and Circulation Regulations

- Reorganize and update this section.
- Use the current ULI, SmartCode, and/or ITE standards for on-site parking and shared parking.
- New standards should be provided for electric vehicle parking, handicapped spaces, internal access, and shared access, driveways, and drive-thru.
- Parking placement standards should be revised to ensure that most parking is located to the side and rear of the building to enhance the streetscape and building visibility. In the PD district, no parking should be allowed between the sidewalk and the building.

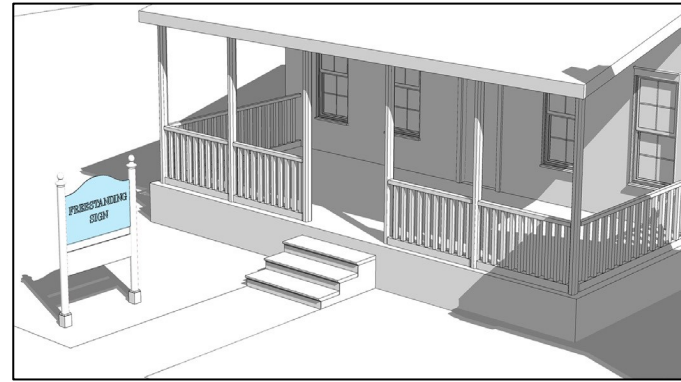


WINCHENDON ZONING BYLAW AUDIT

PRELIMINARY RECOMMENDATIONS

Article 9: Signs

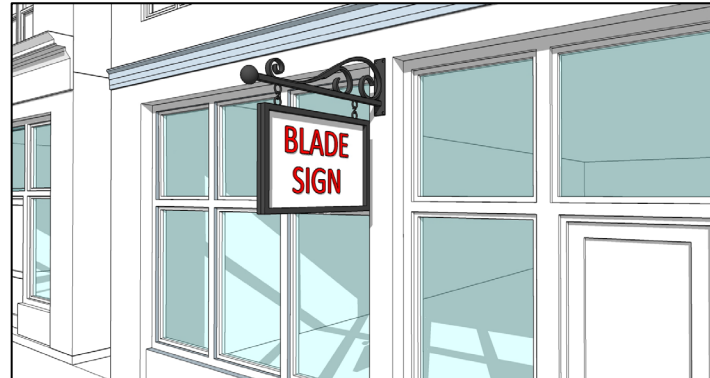
- Add new diagrams and photos for different sign types.
- Revise design and placement standards for projecting signs, neon signs, wall signs, and subdivision signs.
- Revised/New signs for consideration: Marquee signs, Monument signs, Window Signs, Vertical Banner Sign, Yard/Bracket Signs, Awning/Canopy Sign, Suspended Signs, Business Park Gateway Sign, Display Case, Painted Wall/Mural Sign, Neon Sign, Roof Sign.



FREESTANDING/ YARD SIGN



WALL SIGN



PROJECTING SIGN



AWNING SIGN



WINDOW SIGN



BANNER SIGN

WINCHENDON ZONING BYLAW AUDIT

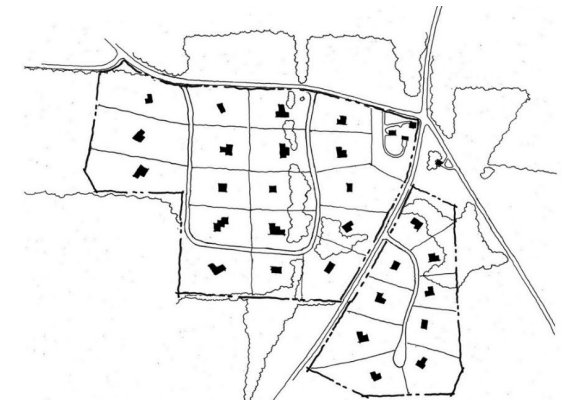
PRELIMINARY RECOMMENDATIONS

Article 11: Residential Development

- Residential Development is not defined but it appears to be for cluster developments.
- Add open space standards require a large amount of the development tract (50%) and is primary focused on conservation of natural resources vs useable active open spaces that benefit residents.
- Consider design standards for active and passive recreation such as parks, pocket parks, ball courts, picnic pavilion, ballfields, pools, trails, playgrounds, certain indoor recreational facilities, etc.
- Limitations on residential density and multi-family make limits the potential for this bylaw to expand housing diversity and affordability.
- Consider more types of residential developments types. For example, Open Space Residential Development (OSRD), Traditional Neighborhood Development (TND), Pocket Neighborhood (i.e. Housing Coop, Cottage Court), Mixed Use Development (MUD).
- Consider more residential building types: SF Dwelling, Duplex, Triplex, Multi-Family, Apartment, Condo, Townhouse, Rowhouse, Live/Work Unit, Cottage/Bungalow, Loft, Penthouse, etc.

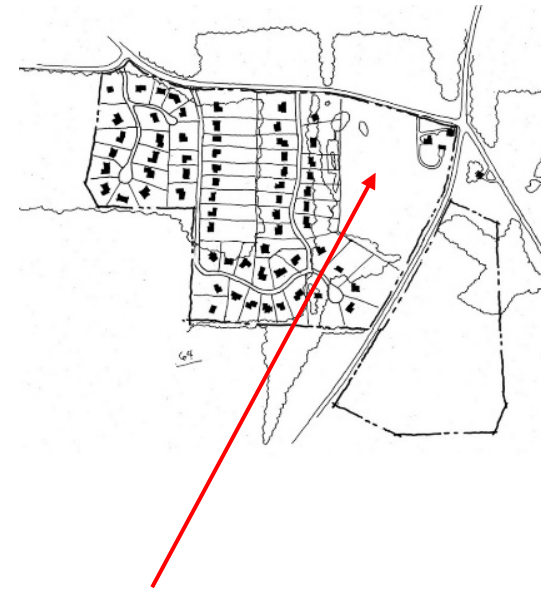


EXISTING FARM
57 ACRES



CONVENTIONAL DEVELOPMENT

- 27 APPROXIMATELY 2-ACRE LOTS
- SPRAWL CONDITIONS
- LOSS OF RURAL CHARACTER
- NO OPEN SPACE

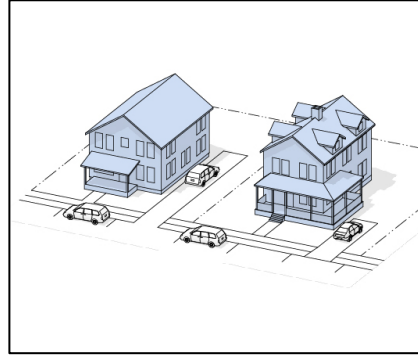


OSRD/Save
The Farm



TND/Purposeful
Open Space

EXAMPLE BUILDING TYPES AND DESIGN STANDARDS



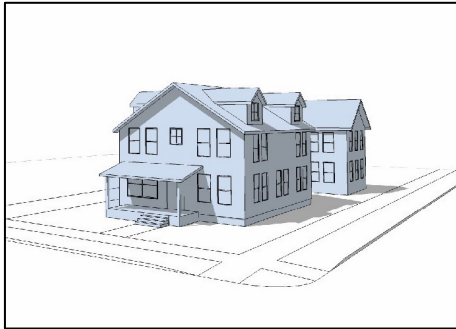
SF HOUSE



COTTAGE COURT



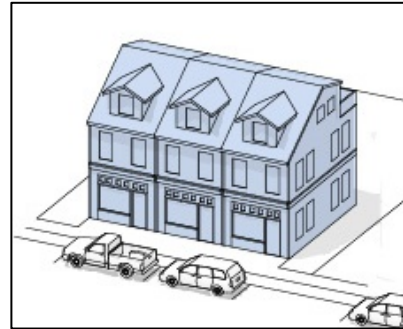
ROWHOUSE AND TOWNHOUSE



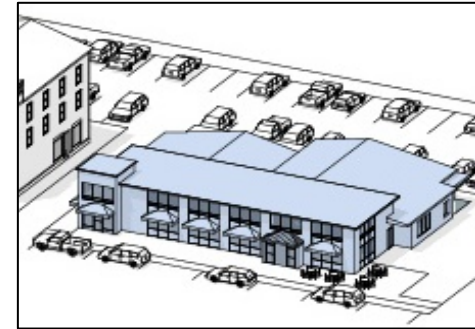
PAIRED HOUSE



MULTI-FAMILY BUILDING



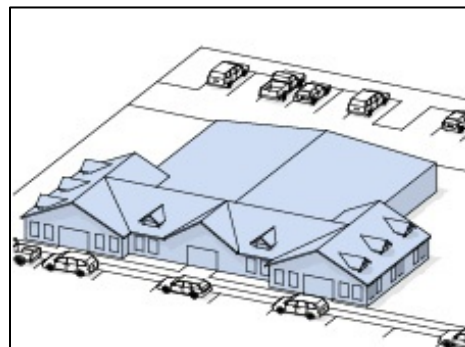
LIVE/WORK BUILDING



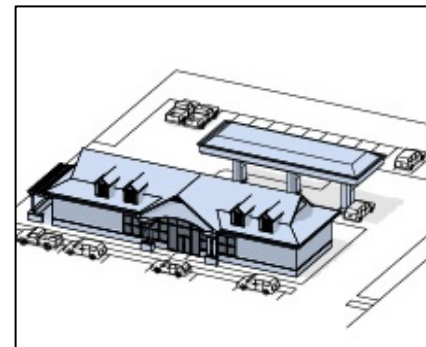
GEN. COMMERCIAL BUILDING



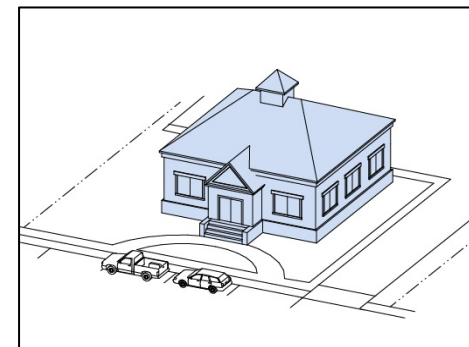
MIXED USE BUILDING



FLEX/FABRICATION BUILDING

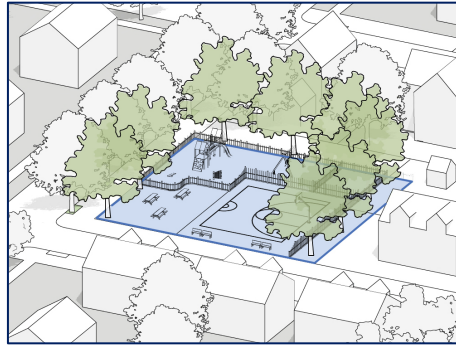


GAS BACKWARDS

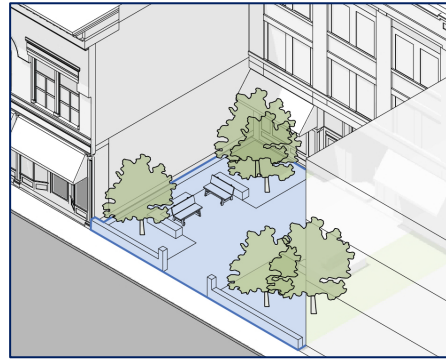


CIVIC BUILDING

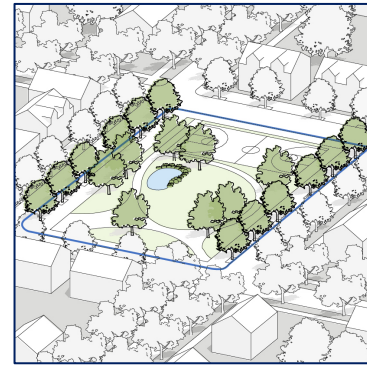
EXAMPLE OPEN SPACE TYPES AND DESIGN STANDARDS



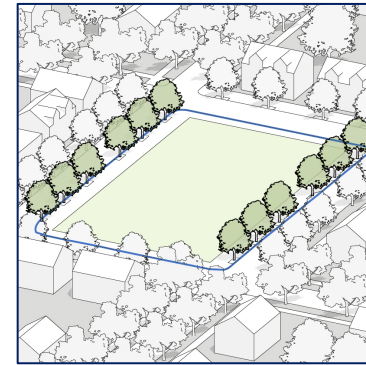
POCKET PARK/PLAYGROUND



FORECOURT



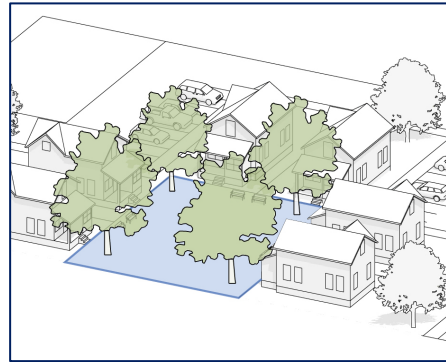
NEIGHBORHOOD PARK



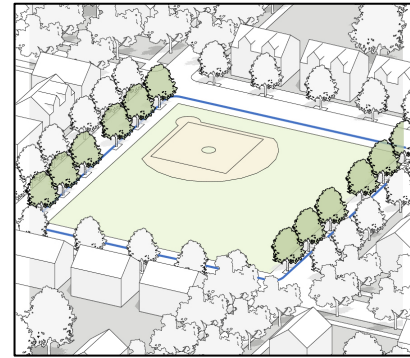
GREEN/Common



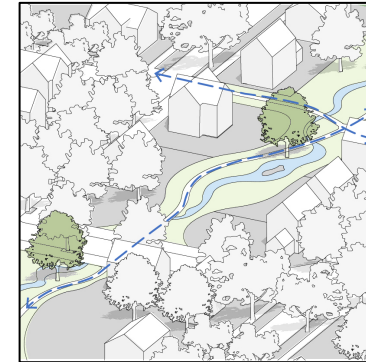
OUTDOOR TERRACE



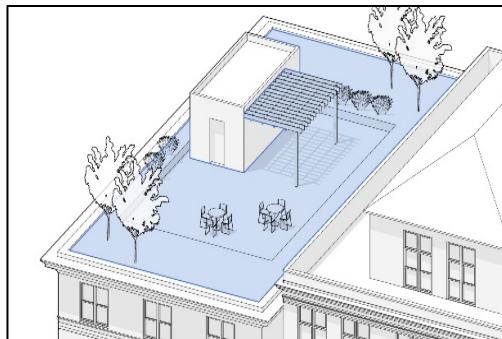
COURTYARD



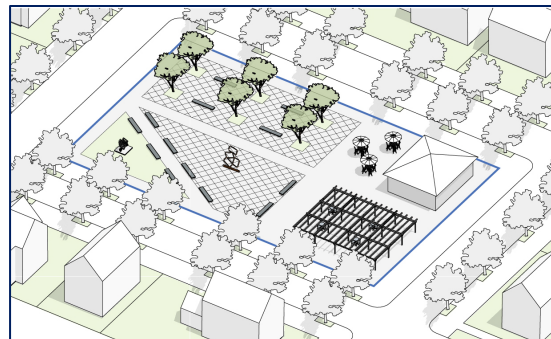
ATHLETIC FIELD/COURT



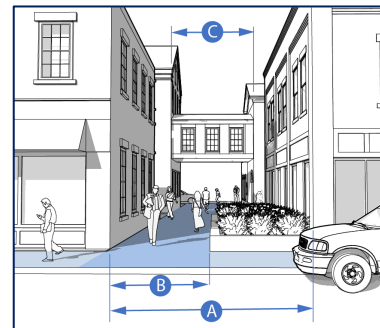
PATHWAY



ROOFTOP TERRACE



PLAZA/SQUARE



PEDESTRIAN PASSAGE



COMMUNITY GARDEN

WINCHENDON ZONING BYLAW AUDIT

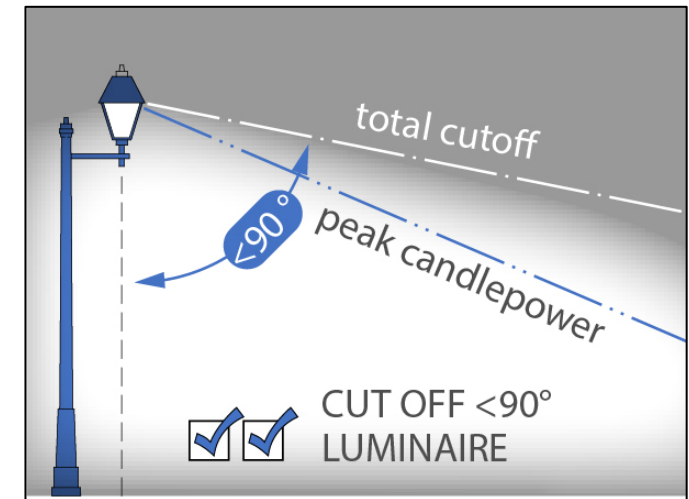
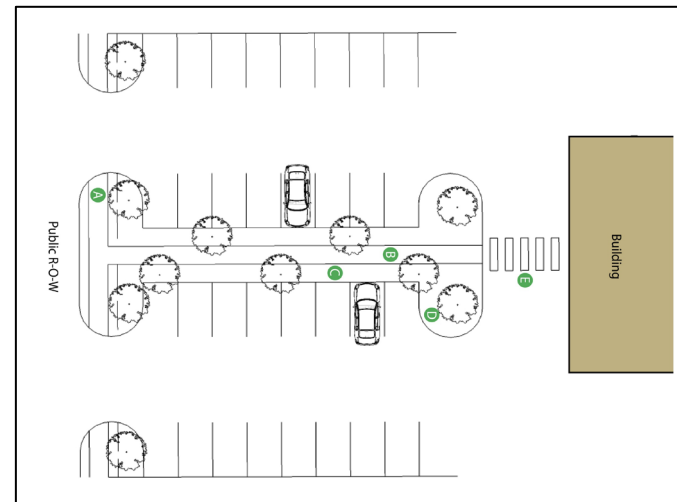
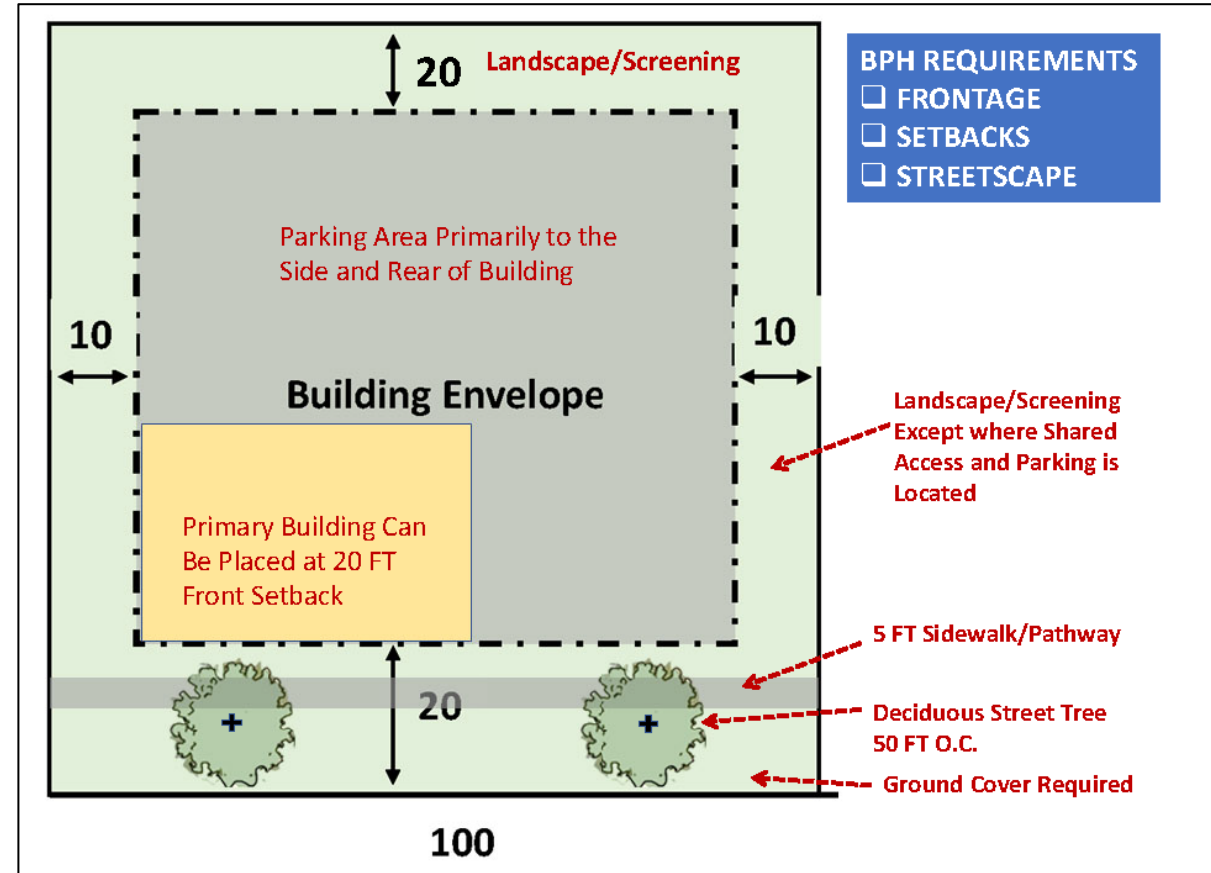
PRELIMINARY RECOMMENDATIONS

Article 12: Site Plan Review

- Add landscaping requirements to the Zoning Bylaw with standards for parking, utilities, screening, and streetscape frontage.
- Add lighting standards in the Zoning Bylaw to control light pollution and intrusion.

Article 13: Administration, Enforcement and Amendment

- Phased Growth requirements under Section 13.7. Are they still in effect? If not, they should be removed.

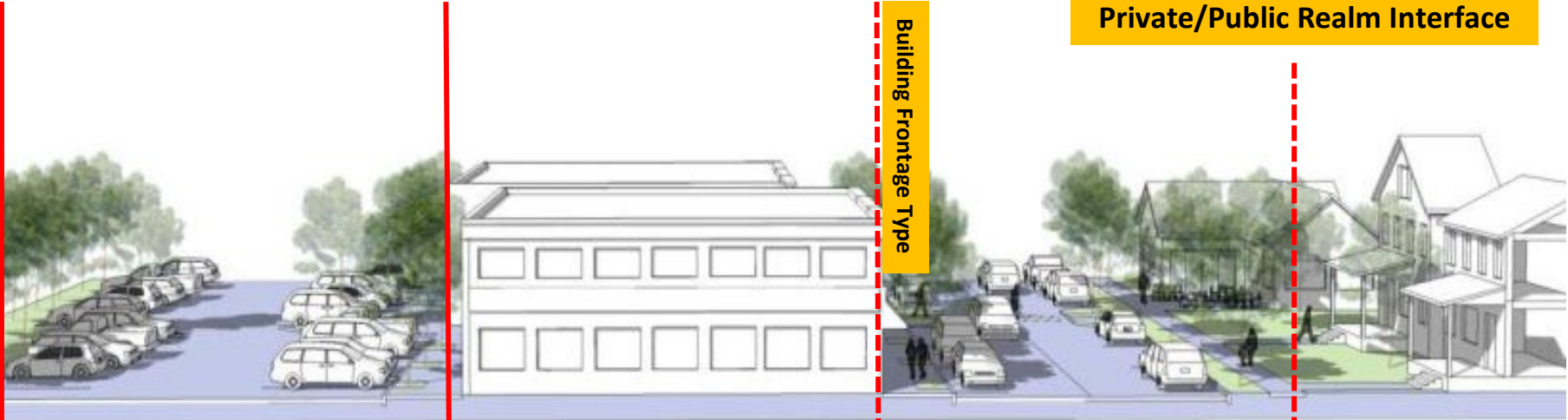


CONTEXT-BASED ZONING STANDARDS

ZONING STANDARDS FOR PUBLIC AND PRIVATE REALMS

OUTDOOR ROOM

Private/Public Realm Interface



Site Standards

- Parking Placement
- Ped/Vehicle Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds
- Buffer/Screening

Building Standards

- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds

Street Standards

- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- On-Street Parking/Parklets
- Intermodal Facilities
- Utilities
- LID/Sustainability Stds

Open Space & Rec Types

- Parks, Playgrounds, Commons

Outdoor Amenity Spaces

- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

PRIVATE REALM

PUBLIC REALM

POPS