

Tewksbury Town Center Overlay District



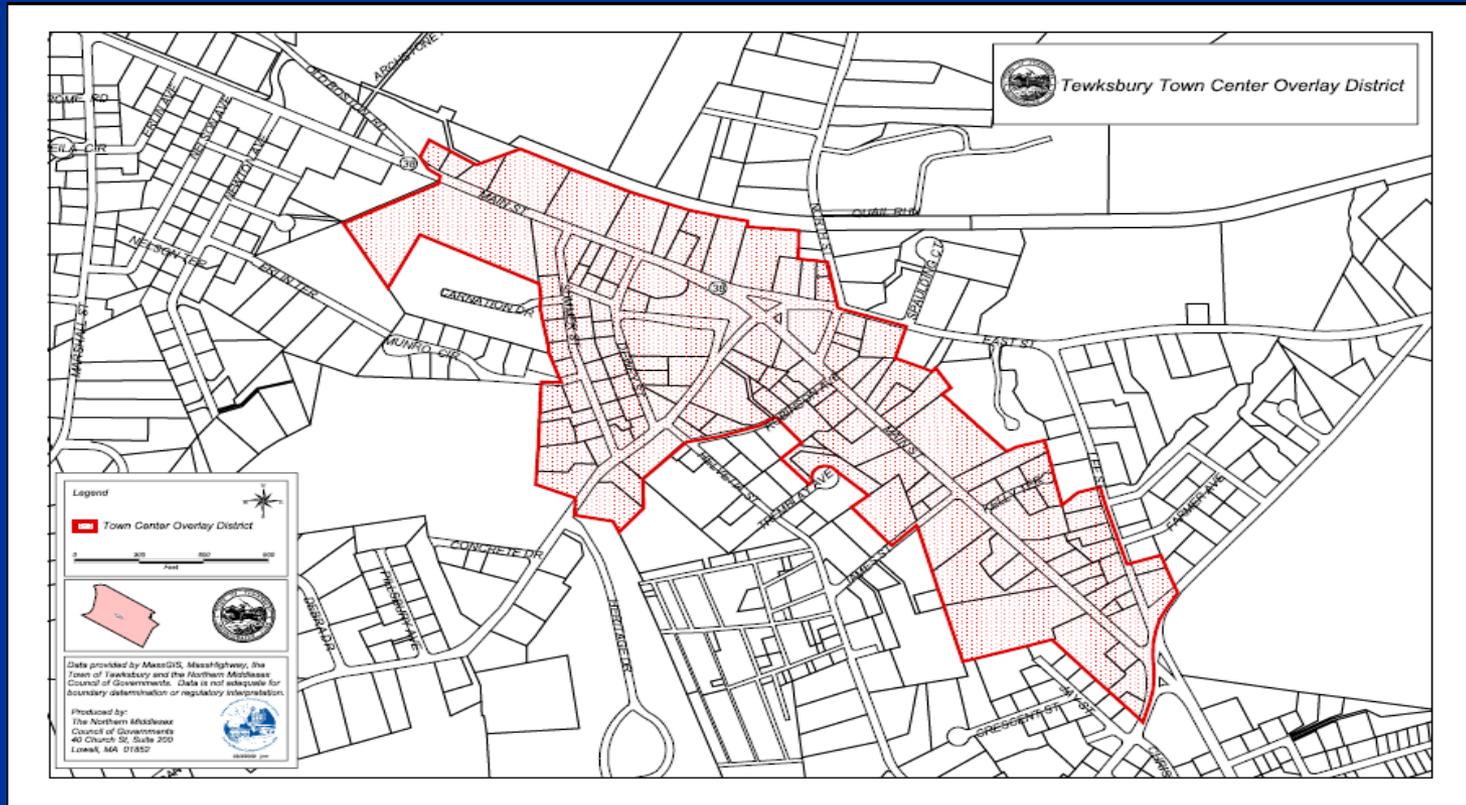
Town Center Overlay District Bylaw

Purposes:

- Encourage a mix of business, residential, cultural, educational and civic uses;
- Promote compact development that is pedestrian-oriented and preserves the historic value and character of the area;
- Increase the town's tax base by creating a thriving small business environment, attracting new investment and promoting economic development;
- Encourage the reuse of existing underutilized or vacant properties

Town Center Overlay District Bylaw

- Boundaries.



Town Center Overlay District Bylaw

- **Relationship to Existing Zoning**
 - Underlying Zoning remains intact.

- **Use Regulations and Definitions.**
 - Residential Uses (as a component of a mixed-use development):
 - Multifamily
 - Artist Lofts: Assisted living facilities

Town Center Overlay District Bylaw

- Business Uses
 - Retail Store
 - Professional Offices
 - Financial Services/Bank
 - Restaurant
 - Hotel, Inn
 - Bed and Breakfast
 - Lodge or Club
 - Personal Services

Town Center Overlay District Bylaw

- Business Uses Continued
 - Artist or Craftsman Studio
 - Commercial Recreation, Indoor
 - Parking Facility
 - Day Care Facility
 - Performance Theater:
 - Museum:
 - Art Gallery

Town Center Overlay District Bylaw

- **Mixed use development:**
 - A single building with the ground floor used primarily for retail, commercial, service or office and the upper floor(s) used for residential use.
- **Site Plan Special Permit**
 - All uses and structures in the TCOOD are subject to a Special Permit and Site Plan Special Permit from the Planning Board.

Town Center Overlay District Bylaw

- All design criteria of the TCOD shall apply as described in the Town Center Design Guidelines.
- **Concept Plan.**
 - Prior to the application for approval of any special permit for a TCOD, a preliminary plan called for purposes of this Section 8600 a "Concept Plan", shall be filed for review with the Planning Board.

Town Center Overlay District Bylaw

■ Dimensional Requirements.

- Minimum Lot Area 10,000 square feet
- Minimum Frontage 50 feet
- Minimum Front Yard Setback 10 feet
- Minimum Side Yard Setbacks Combined- 10 feet
- Minimum Side Yard Setback
when abutting a residential district 50 feet
- Minimum Rear Setback 15 feet
- Minimum Rear Setback
when abutting a residential district 50 feet
- Maximum Building Height 3 stories or 45 feet

The Planning Board may waive these requirements, except the Building height, if the Board finds this will result in an improved design.

Town Center Overlay District Bylaw

- Site access is preferred to be provided via Main Street, East Street or Pleasant Street in a fashion that is acceptable to the Planning Board and by means that are not primarily residential in nature.
- Site access by only; Dewey Street, Summer Street, Town Hall Avenue, Cross Street, Robinson Avenue, Cross Street, Kelley Terrace, and Lee Streets may be allowed by the Planning Board if it finds that said access does not unreasonably impact residential neighborhoods with consideration given for properly mitigated noise, traffic, visual and environmental impacts attributable to the project.

Town Center Overlay District Bylaw

- **Criteria for Granting TCOD Special Permit.** In addition to the Criteria and considerations for actions by the Planning Board in Sections 9300 and 9400 of the Zoning Bylaw, the Planning Board shall determine that the site proposal and density of uses on the proposal shall promote the Purposes of this TCOD bylaw.
- **Special Permit Conditions** - The Planning Board may impose such conditions, safeguards and limitations as it deems appropriate to protect the neighborhood or the Town

Town Center Design Guidelines



Town Center Design Guidelines

■ *Overview*

- A revitalized and vibrant Town Center has the potential to produce many benefits, including the efficient use of infrastructure, an increased tax base, historic preservation, the fostering of civic spirit and engagement, and the creation of a thriving small business community. The Town Center Overlay District was created to promote the development of a pedestrian-oriented Town Center consisting of a diverse mix of residential, business, commercial, office, institutional, educational and cultural uses.

Town Center Design Guidelines

■ Purpose:

- The purpose of creating Town Center Design Guidelines is to create a distinct focal point that provides an authentic identity for the community. Tewksbury's Master Plan provides goals, calling for a well designed, pedestrian friendly and community-oriented Town Center.

The Tewksbury Town Center

Design Guidelines

*should promote a sense of place
by creating an identifiable
village center with pedestrian activities,
traditional building form,
mixed uses,
and greater coherence of
architectural treatment and design.*

Town Center Design Guidelines

- These design guidelines should foster and encourage the following:
 - Traditional building form;
 - Subordination of parking in relation to buildings;
 - New standards of signage and overall aesthetics;
 - High quality landscaping and pedestrian amenities;
 - On-site lighting in traditional and pedestrian scale;
 - An improved “sense of entry” to the Town Center; and
 - Protection of older buildings that contribute to the Town Center’s image.

Town Center Design Guidelines

- *Main Design Elements*
- The Design Guidelines cover the following design elements for the Town Center:
 - Building Design Guidelines
 - Storefronts
 - Doorways and Entrances
 - Windows
 - Materials and Color
 - Utility and Building Structures
 - Signage
 - Lighting
 - Parking and Access

Continued

Town Center Design Guidelines

- Sidewalks
- Crosswalk
- Bicycle Circulation and Racks
- Landscaping Plantings
- Landscape and Open Space
- Landscape Material Suggestion
- Bollards
- Fences
- Seating and Benches
- Trash Receptacles
- Screening of Utilities and Service Areas
- Traffic Signals

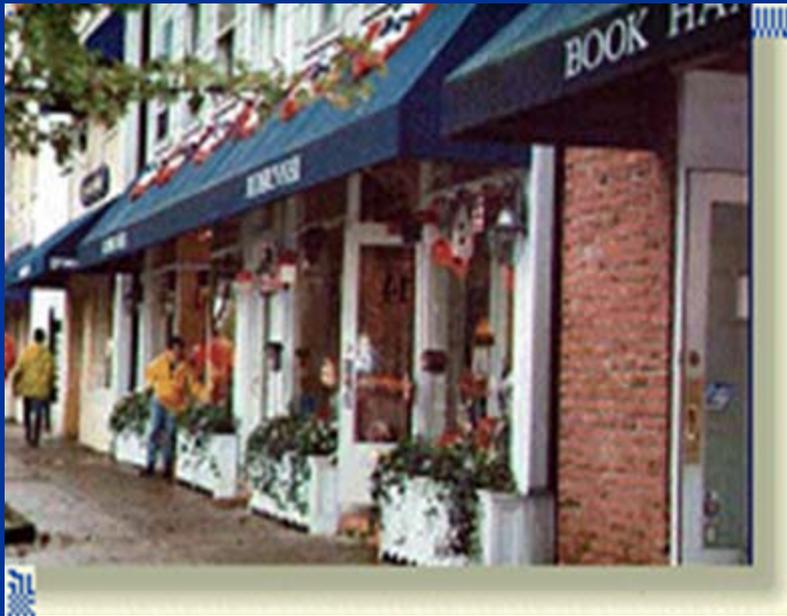
Town Center Design Guidelines

■ *Lighting*



Town Center Design Guidelines

■ *Landscape and Open Space*



Town Center Design Guidelines

■ *Seating and Benches*



Examples



Examples

