

Zoning Bylaw Public Workshop

November 14, 2017

Zoning Bylaw Committee & Consultants

Committee:

- Todd Johnson
- Edward Johnson
- Robert Fowler
- Richard Cuoco
- Erin Wortman

Consultants:

- Judi Barrett, RKG Associates
- Robert Mitchell, FAICP

Staff:

Steve Sadwick, Asst. TM

Kyle Boyd, Town Planner

Status of Zoning Project

- Committee meetings on 6/23/16, 1/30/17, 4/18/17, 6/27/17, 10/10/17
- Public Input Meeting on 6/27/17
- Consultants have conducted individual interviews
- Planning Board has been invited to attend meetings

Zoning Diagnostic Report

- Result of interviews
- Consultants expert review of Tewksbury Zoning Bylaw
- Discussions at the Committee level

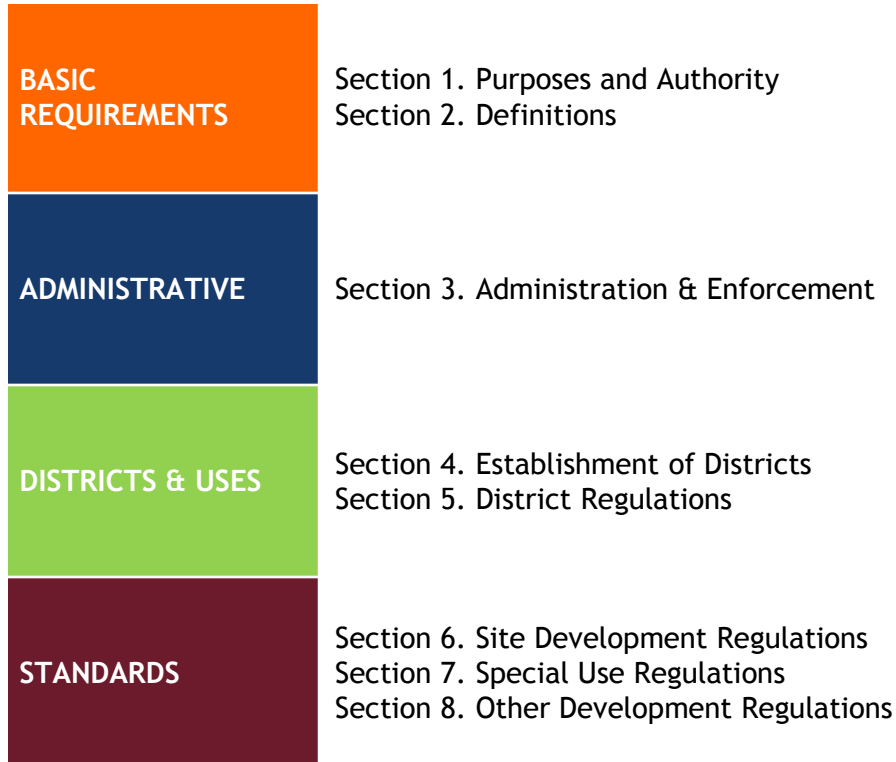
Draft 1st Reading

- New format
- Clean-up of inconsistent language
- Use and Dimensions integrated into one section for ease of use
- New policy shifts moving to a site plan review process

Not included in 1st Reading

- Revised definition section
- Revised sign section of bylaw
- Comments provided committee members

Sample of Overall Structure



Introduction of Site Plan Review

- Site Plan Review
- Minor Site Plan Review
- Site Plan Review with a Special Permit

Use Districts

PROPOSED DISTRICTS (16)

- Residential
 - Residence 40 District (R40)
 - Village Residential
 - Multiple Residence District (MR)
- Business
 - Town Center (TC)
 - Village Mixed Use (VMU)
 - South Business (SB)
 - West Side Neighborhood (WSN)
 - General Business (GB)
 - Limited Business (LB)
- Office-Industrial
 - Office-Research (OR)
 - Industrial 1 (I1)
 - Industrial 2 (I2)
- Other Districts
 - Transitional (TD)
 - Farming (FA)
 - Municipal (M)
 - Park (P)

OVERLAY DISTRICTS (4)

- Wireless Communications Facilities
- Flood Plain District
- Ground Water Protection District
- Marijuana Dispensary

EXISTING BYLAW DISTRICTS (14)

Residence 40 District	(R40)
Farming District	(FA)
Limited Business District	(LB)
Commercial District	(COM)
Transitional District	(TR)
Park District	(P)
Municipal District	(MN)
Multiple Family District	(MFD)
Multiple Family Dwelling/55	(MFD/55)
Community Development District	(CDD)
Heavy Industrial District	(HI)
Heavy Industrial District 1	(HI1)
Office/Research District	(OR)
Westside Neighborhood Business District	(WNB)

OVERLAY DISTRICTS (11)

Wireless Communications Facilities
Multiple Family Dwellings in the Senior Village District/55 (SVD/55)
Flood Plain District
Ground Water Protection District
Interstate Overlay District
Highway Corridor Overlay District
Town Center Overlay District
Village Residential Overlay District
Village Mixed-Use Overlay District
South Village Overlay District
Community Village Overlay District

5.4 RESIDENTIAL DISTRICTS

5.4.1. Districts and Purposes

DISTRICT	Minimum Lot Area	Minimum Frontage (Ft)	Minimum/Maximum Front Setback (Ft)	Minimum Side & Rear Setbacks (Ft)
FA	1.5 acres	150	50/NA	15
R-40	1.0 acre	150	25/NA	15
MR	1.0 acre 4.0 acres for MF housing	150 ^A	25 ^B NA	15
VR	7,500 sq. ft.	50	20/NA	Combined 10
DISTRICT	Maximum Height (Stories)	Maximum Height (Ft)	Minimum Open Space (% Lot Area)	Maximum Building Coverage (% Lot Area)
FA	2.5	35	N/A	20%
R-40	2.5	35	N/A	15% ^C
MR	3.0	45	20%	N/A
VR	2.5	35	15%	30%

NOTES:
^A May be reduced to 40 feet by special permit.
^B Does not apply to multifamily dwellings by special permit.
^C For a lawfully preexisting lot with at least 15,000 sq. ft. of land, the maximum building coverage shall be 20%.

Use Regulations for Residential Districts

LEGEND FOR TABLE

Y Permitted

Y/SP Permitted if conforms to all standards for the allowed use; otherwise requires a Special Permit from the Board of Appeals

SP Special Permit, Board of Appeals

PB Special Permit, Planning Board

BOS Special Permit, Board of Selectmen

N Prohibited

CLASS OF USE	FA	R-40	MR	VR
CONSERVATION, RECREATION				
Commercial agriculture, non-exempt, including farm stand	Y	N	N	N
Forestry management	Y	Y	N	N
Non-profit outdoor recreation, e.g., swimming, hiking, picnicking, fishing	Y	SP	N	N
Camp, day camp only, e.g., summer camp for children	Y	SP	N	N
RESIDENTIAL				
Residential: Principal				
Single-family dwelling, detached	Y	Y	Y	Y
Single-family dwelling, attached	N	N	SP	PB
Two-family dwelling	N	N	Y	Y
Multifamily dwelling, up to 8 units	N	N	PB	Y
Multifamily dwelling, 9 or more units	N	N	PB	PB
Dwelling units above the ground floor of a commercial building	N	N	N	Y
Artist loft or live/work units	N	N	PB	Y
Open Space Residential Development (OSRD)	PB	PB	PB	N
Congregate dwelling	N	N	Y	Y
Assisted living residence	PB	PB	Y	Y

Standards Section of the Bylaw

- 6. SITE DEVELOPMENT STANDARDS 6-1
 - 6.1 Off-Street Parking and Loading Area Requirements 6-1
 - 6.2 Signs 6-12
- 7. SPECIAL USE REGULATIONS 7-1
 - 7.1 Family Suite 7-1
 - 7.2 Home Occupation 7-2
 - 7.3 Adult Use Establishments 7-3
 - 7.4 Large-Scale Ground Mounted Solar Photovoltaic Facilities 7-6
 - 7.5 Removal of Sand, Gravel, Quarry or Other Earth Materials..... 7-10
- 8. OTHER DEVELOPMENT REGULATIONS 8-1
 - 8.1 Nonconforming Uses and Structures 8-1
 - 8.2 Multifamily Dwellings 8-3
 - 8.3 Affordable Housing Requirements..... 8-6
 - 8.4 Open Space Residential Development 8-8

Next Steps

- Consultants to take comments from Committee discussions and individuals and release Draft 2nd Reading within 1 to 2 weeks
- Phase II (Design Guidelines) to begin at within 2 weeks

Contact Information

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Comments on first draft must be submitted on comment form to above email address by 12/1/17.