

Medway Oak Grove Zoning Task Force
Wednesday, November 7, 2018 at 7:00 pm
Medway Senior Center
76 Oakland Street
Medway, MA 02053

Members	Jessica Chabot	Andy Rodenhiser	Paul Yorkis	Matthew Hayes	Matt Buckley	Anthony Varrichione	Brian Cowan
Attendance	X	X	X	X	X	Absent with notice	Absent with Notice

ALSO PRESENT:

Barbara J. Saint Andre, Director Community & Economic Development (arrived at 8:30 pm)
Susy Affleck Childs, Planning and Economic Development
Amy Sutherland, Recording Secretary

Ted Brovitz, Project Leader from Brovitz Community Planning and Design

The meeting of the Medway Oak Grove Zoning Task Force was called to order at 7:03 pm. by Chair Jessica Chabot

Approval of Minutes:

October 22, 2018:

On a motion made by Andy Rodenhiser and seconded to Matt Hayes, the Grove Task Force voted unanimously to approve the minutes from the October 22, 2018 Task Force meeting.

Review and discussion of feedback from October 22, 2018 Community Forum

The Chairman provided an overview of the issues brought up by the residents at the community forum which was held on October 22, 2018. The items noted below were discussion items and concerns from the residents:

The existing streets are used as cut-through streets by employees in the industrial park.

- Alder Street should not be an access road to the area. A suggestion was made to block the road with a gate to prevent through traffic. Member Rodenhiser reported that he had spoken with the Town Administrator about the idea of a gate. It was also communicated by the Town's safety officer has indicated that the residents in the area are using this as a cut through themselves. The traffic is not exclusively from employees in the industrial park.
- There was to be a traffic light at Milford and Trotter Drive, but the paperwork was not submitted to the State. It was suggested that there be follow-up with Selectmen Trindade about the traffic light. Member Yorkis noted that there may be a possibility of some

funding in a new transportation bill; he will follow-up with the State Representative Carolyn Dykema. It was also recommended that Jeff Watson be contacted to put out traffic meters. There was initial traffic analysis completed during the beginning of the development of the concept plan. The members discussed that if one signal can be put in at Trotter Drive, another could be put in by a developer (at Clark Street) if the site is developed.

- A suggestion was made to look at a roundabout at West and Milford Streets.
- Another concern was that the natural buffers be maintained and that the site is not clear cut by a developer.
- The water quality was also noted as a concern.

Review of draft zoning bylaw amendments for Oak Grove:

The members are in receipt of draft of the Form-Based Zoning Amendment Package dated October 2018. (See Attached)

The first section of the document included the establishment of the districts which would be:

- Oak Grove Business Park
- Oak Grove Village Center
- Oak Grove Neighborhood

Section 9: Form Based Districts covers all the general standards for the buildings and lots. This section breaks down the standards into the following:

- Building Placement and Orientation
- Building Height
- Building Proportions and Façade Composition
- Roof Types and Design
- Exterior Treatments

The document also includes maps, tables and figures.

The Table of Uses would be amended to reflect the new districts and this would include three new columns. The inclusion of these districts would then eliminate the existing zoning for the area (West Industrial and AR-II). The language of the document includes building setback, step backs and street enclosure with the distances noted from the street to right of way line. The Task Force does not want the language of the surface relief of the architectural features to be overly prescriptive. It was suggested that the dimensional requirements should not be attached to the district but to building types. The reasoning behind the building setback is so that a canyon effect regarding the placement of buildings does not take place.

The following comments were noted about page 10, Figure 9.8 - Façade Components and Architectural Features, more specifically building transparency.

- Windows shall be evenly spaced on the façade (recommend to rework language)
- Suggestion to show pedestrian on visual to illustrate proportion of building to person.
- Make sure the sides and backs of buildings are designed

- Rework Section c. façade transparency of a ground story façade is measured between feet and twelve feet above the adjacent public realm.
- Make sure the aesthetic quality is on all sides of building.
- Be sure to not allow for fake windows.
- Page 13 Residential Building Types and Design Standards was referenced and it was recommended to change “Worker Cottage” to “Cottage Court”

The Table 9.2A – Residential Building Types and Design Standards was referenced.

The following was suggested:

- Page 14 remove the column which relates to Attached Single Family Dwelling.
- Page 17 look at the gas stations – Do we have to allow in Oak Grove?
- Outdoor amenity space coverage is the same as open space coverage
- Include allowance for electrical charging stations.

The development block standards with a diagram was noted. This standard established a maximum block length along public or private streets within a development site as a method to ensure that access and walkability are integrated into the placement of buildings, outdoor amenity spaces and site utility areas. There was discussion about pages 22-23 regarding where a new building is being constructed on a lot or site. Would existing non-conforming provisions which would apply. The Task Force would like the consultant to review this section.

The next section reviewed was Table 9.4 – Off Street Parking Standards. The parking requirements should be conservative. It was suggested to have modest parking and possibly parking structures and decks. The parking which would be allowed includes stacked parking, tandem, street side parking, and teaser parking. There was a recommendation to include parking for motorcycles and scooters. The zoning bylaw is silent on whether parking structures and deck are allowed. The Task Force also discussed dumpster spaces for the trash. The trash at sites will need to be screened and the level of screening should be determined. It was also suggested that trash should be inside of the building and not outside. This needs to be discussed further.

The Task Force referenced Section 9.5 Sign and Encroachments and in particular sandwich board signs. They are currently not allowed within town. These are signs which are displayed on a public sidewalk but should not interfere with pedestrian travel and need to leave a clear and accessible walkway area. There was a suggestion to look at the Town of Hyannis standards for outside storage and displays.

Other Suggestions:

- Address a bus shelter – add bus stations
- Include bike share standards
- Include a better photo in the public realm design standards.
- Include crosswalks (stripped, stamped concrete, pavers)
- Page 42 and 43 numbers do not correspond with frontage.
- Add language on page 33 about water features.

There was a suggestion that the members review the document and send their marked-up copy to Consultant Ted Brovitz and Barbara Saint Andre prior to November 21, 2018.

Future Meeting:

- Thursday, December 6, 2018. Location to be determined.

Adjourn:

On a motion made by Paul Yorkis, and seconded by Matt Buckley, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:35 pm.

Respectfully Submitted,

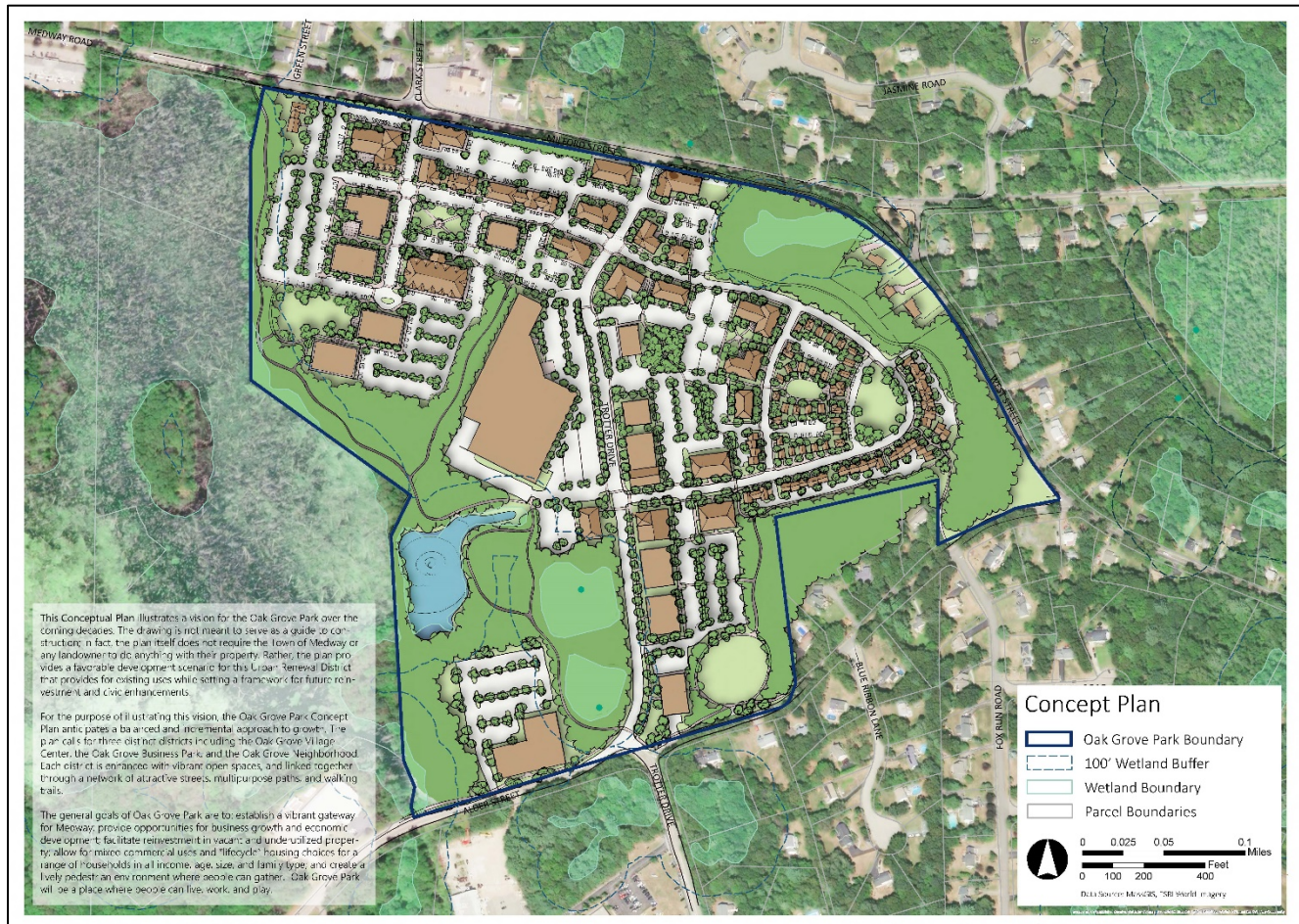
Amy Sutherland
Recording Secretary

OAK GROVE PARK FORM-BASED ZONING AMENDMENTS PACKAGE

TOWN OF MEDWAY, MA

Version 1.0

October 2018



Brovitz Community Planning & Design
Dodson & Flinker Associates

SECTION 9. FORM-BASED DISTRICTS

9.1. GENERAL STANDARDS FOR ALL BUILDINGS AND LOTS

A. Building Placement and Orientation

1. Building Lots
2. Number of Buildings
3. Building Placement
4. Build-To-Zones (BTZ)
5. Build-To-Zone Occupancy (BTZO)
6. Facade Orientation

B. Building Height

1. Minimum and Maximum Height
2. Height Measurement and Roof Pitch
3. Half-Stories
4. Attics
5. Building Height Exceptions
6. Building Stepback and Street Enclosure

C. Building Proportions and Façade Composition

1. Vertical Modulation and Articulation:
2. Horizontal Modulation and Articulation
3. Surface Relief with Architectural Features
4. Building Transparency

D. Roof Types and Design

1. Roof Shapes and Pitch
2. Parapet Wall
3. Roof Materials

E. Exterior Treatments

9.2 BUILDING TYPES, USE AND DESIGN STANDARDS

- A. Principal Building Types**
- B. Accessory Buildings**
- C. Building Types Allowed By District**
- D. Allowable Uses**
- E. Determination of Building Type**

9.3 DEVELOPMENT SITE STANDARDS

A. Development Site

- 1. Definition
- 2. Site Area
- 3. Permitted Building Types
- 4. Street Frontage

B. Development Site Types

- 1. General Commercial Development
- 2. General Residential Development
- 3. Pocket Neighborhood Development
- 4. General Industrial Development
- 5. Mixed Use Development

C. Development Block Standards

- 1. Size and Dimension
- 2. Access and Utilities

D. Pre-Existing Building and Lot Standards

- 1. Purpose
- 2. Non-Conforming Building Additions
- 3. New Buildings

E. Parking Requirements

- 1. Purpose

2. Applicability
3. Off-Street Parking Requirements
4. Parking Reduction Methods
5. Special Parking Types and Standards
6. Structured Parking
7. Parking Design Standards
8. Parking Lot Landscaping and Screening
9. Parking Special Permit

F. Site Landscaping

G. Utilities

1. Public Utilities
2. Trash and Service Areas

H. Sustainable Site Design Standards

1. Purpose
2. Stormwater Management
3. Sustainable Landscaping and Open Space
4. Local Food Production

I. Site Improvement Guidelines

9.4 OUTDOOR AMENITY SPACE

- A. General Standards**
- B. Permitted Outdoor Amenity Spaces**
- C. Building Frontage Zones**

9.5 SIGN AND BUILDING ENCROACHMENTS

- A. Signs**
- B. Building Activation Encroachments**

9.6 PUBLIC REALM STANDARDS

- A. Purpose**
- B. Standards for All Traveled Ways**
- C. Public Realm Design Standards**

1. Street Design
2. Vehicle Travel Lanes
3. On-Street Parking Lanes
4. Bike Lanes
5. Sidewalks.
6. Curb Extensions (Bulb-Outs)
7. Street Trees.
8. Driveway and Sidewalk Crossings.
9. Pedestrian Crosswalks.
10. Pedestrian Passages
11. Multipurpose Pathways and Walking Trails

9.7 DENSITY AND BULK STANDARDS

A. Base Residential Density

B. Bulk Standards

1. Dwelling Unit Size.

C. Density Bonus Requirements

1. General Requirement
2. Eligible Public Benefit Improvements
3. Approval of Density Bonus Improvements

9.8 FORM-BASED DISTRICTS

A. Oak Grove Village Center

B. Oak Grove Business Park

C. Oak Grove Neighborhood

MAPS, TABLES, AND FIGURES

FIGURE 9.1 - BUILDING PLACEMENT ON THE LOT

FIGURE 9.2 - PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)

FIGURE 9.3 - FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE

FIGURE 9.4 - BUILDING HEIGHT WITH A FLAT ROOF AND PITCHED ROOF

FIGURE 9.5 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE

FIGURE 9.6 - VERTICAL STREET-FACING FACADE MODULATION

FIGURE 9.7 - HORIZONTAL MODULATION

FIGURE 9.8 - FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES

FIGURE 9.9 - GROUND AND UPPER FLOOR TRANSPARENCY

TABLE 9.1 - ROOF FORMS

TABLE 9.2 - PRINCIPAL BUILDING TYPES AND DESIGN STANDARDS

FIGURE 9.10 - DEVELOPMENT SITE ENVELOPE STANDARDS

TABLE 9.3 – DEVELOPMENT TYPES AND STANDARDS

FIGURE 9.11 - DEVELOPMENT BLOCK STANDARDS

FIGURE 9.12 - NON-CONFORMING BUILDING ADDITION STANDARDS

FIGURE 9.13 - TANDEM AND STACKED PARKING

FIGURE 9.14 - STREET SIDE PARKING (ON FRONT PROPERTY LINE)

FIGURE 9.15 – TEASER PARKING (IN FRONT OF PRIMARY BUILDING)

TABLE 9.4 - OFF-STREET PARKING STANDARDS

FIGURE 9.15 - INFILTRATION PARKS AND PLAZAS

TABLE 9.5 - OUTDOOR AMENITY SPACE

FIGURE 9.16 – BUILDING FRONTAGE ZONES

FIGURE 9.17 - BUILDING ACTIVATION ENCROACHMENTS

TABLE 9.6 – PUBLIC REALM DESIGN STANDARDS

FIGURE 9.18 - CURB EXTENSIONS

FIGURE 9.19 - DRIVEWAYS AND ALLEY CROSSINGS

FIGURE 9.20 - PEDESTRIAN CROSSWALK

FIGURE 9.21 - PEDESTRIAN PASSAGE

TABLE 9.7 - RESIDENTIAL DENSITY BY FORM-BASED ZONING DISTRICT

TABLE 9.8 - MINIMUM DWELLING UNIT SIZE

OAK GROVE PARK DISTRICT (OGP) FORM-BASED ZONING STANDARDS

SECTION 4. ESTABLISHMENT OF DISTRICTS

4.1. DISTRICTS

C. Form-Based Districts

The purpose of Form-Based Districts is to facilitate building renovation and new development that is compatible with the historic character and settlement patterns of Medway and fulfills the opportunities for residential, commercial, light industrial, civic, and mixed uses in specific areas targeted for revitalization and reinvestment. Form-Based Districts are regulated under Section 9 of the Town of Medway Zoning Bylaw.

1. Oak Grove Park (OGP)

Oak Grove Park (OGP) incorporates the Oak Grove Urban Renewal District and is a major gateway into Medway with access to State Route 109 and Interstate 495. OGP is identified in the Medway Master Plan and the Oak Grove Urban Renewal Plan as an area targeted for development and reinvestment.

a. Intent: The standards set forth herein are intended to:

- 1) Promote development that is consistent with the Oak Grove Urban Renewal Plan to facilitate reinvestment and create vibrant, authentic, diverse, connected and resilient district.
- 2) Guide the physical character of development by providing context-based building and site development standards that reflect scale, design characteristics, and development patterns existing or envisioned for the district.
- 3) Create a public realm with high quality streetscape, enhanced outdoor recreation areas, and active public and publicly-oriented gathering spaces that enhance development and reinforce pedestrian orientation and multi-modal transportation in the district.
- 4) Encourage high quality housing production for a variety of age groups, household types, and income ranges.
- 5) Encourage a range of business development opportunities using the advantages of access to Route 109 and Interstate 495.

- b. Subdistricts. Oak Grove Park (OGP) contains three (3) subdistricts identified on the OGP Zoning District Map and included as an insert on the Town of Medway Zoning Map. The OGP Subdistricts include the following:
- 1) Oak Grove Business Park (OGBP): The purpose of this district is to create an attractive gateway along State Route 109 by encouraging a broad range of commercial uses and a limited amount of residential and institutional uses at moderate densities supported by attractive streetscape treatments and multi-modal transportation facilities including bus transit, sidewalks, and multipurpose trails along the corridor and connecting to other subdistricts in Oak Grove Park.
 - 2) Oak Grove Village Center (OGVC): The purpose of this district is to facilitate the redevelopment of underutilized parcels by promoting opportunities for small to large-scale businesses including a broad range of commercial office, service, light industrial, and institutional uses that benefit from proximity to the Route 109 and Interstate 495, surrounding natural amenities, and neighborhoods. The district is envisioned to service a wide range of economic development from an incubator for business start-ups and entrepreneurial activities to large corporations.
 - 3) Oak Grove Neighborhood (OGN): The purpose of this district is to facilitate the redevelopment of a limited number of underutilized parcels by promoting opportunities for alternative residential housing forms and patterns that take advantage of the natural attributes, proximity to primary travel corridors, and nearby village centers. This district is intended to include residential development that produces affordable housing units to a broad range of age, income, and household types.
- c. Civic Zones. The Oak Grove Park District Zoning Map identifies Civic Zones which are areas within the district that are intended to be used as a Public Outdoor Amenity Space under Section 9.4.
- d. Thoroughfares. The Oak Grove Park District Zoning Map identifies a hierarchy of thoroughfares including publicly-accessible streets, walking trails, and multi-purpose pathways that connect the three subdistricts and are subject to design standards under Section 9.6 - Public Realm Standards.
- e. Transitional Buffer Zones.
- 1) Purpose: The Transitional Buffer Zones identifies certain subdistrict boundaries where buildings and uses must be buffered to create a compatible transition with the surrounding neighborhoods and other land uses. Transitional Buffer Zones are identified on the OGP District Zoning Map which is integrated into the Town of Medway Zoning Map.
 - 2) Buffer Requirements: Where required, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight (8) feet above the ground. Buildings and associated

accessory uses shall be setback a minimum of 75 feet from the property on which the Transitional Buffer Zone is located. The PEDB may waive the buffering requirements in part or in whole if they determine that such application is not necessary to create a compatible transition with the surrounding neighborhood.

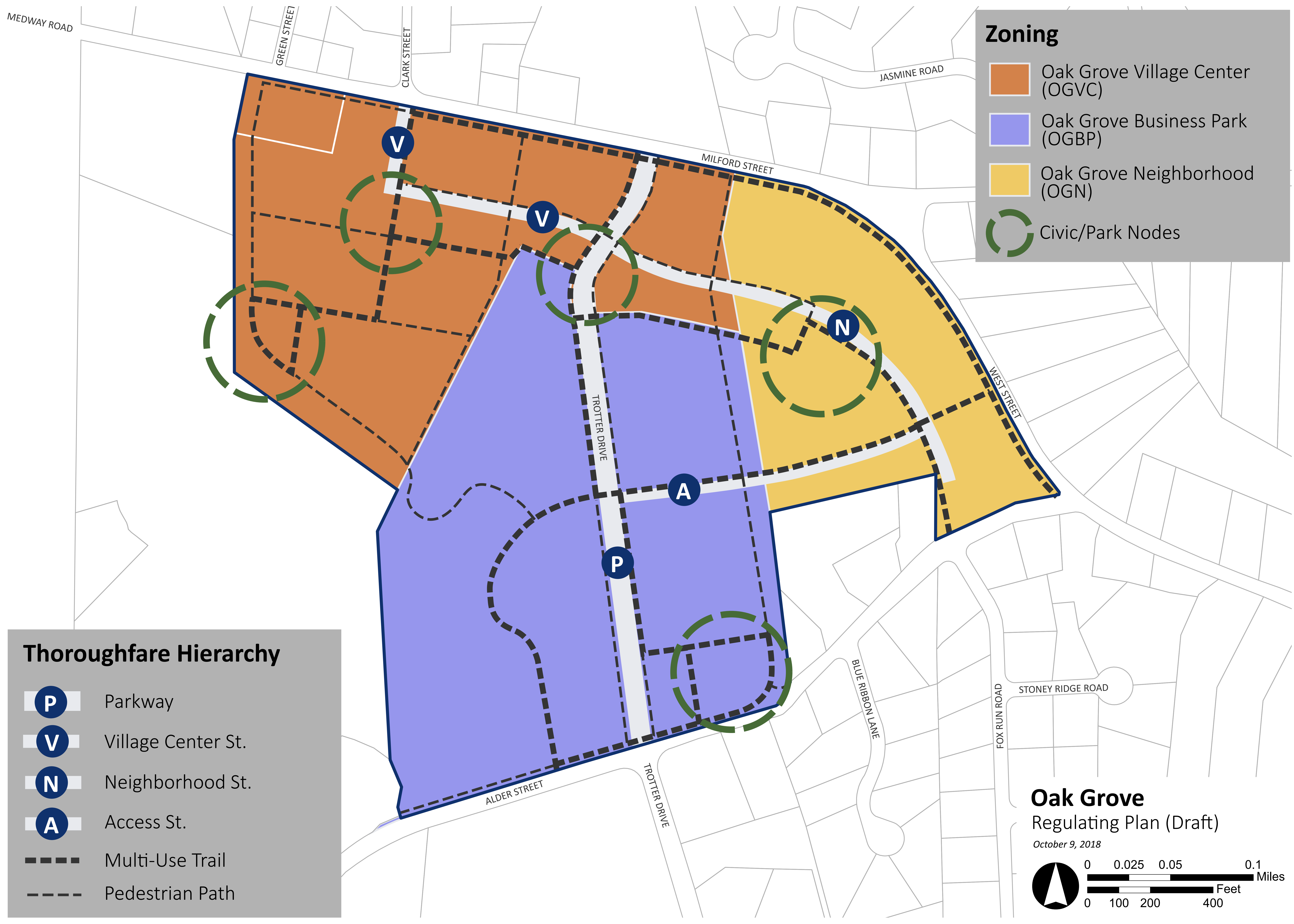
4.2. ZONING MAP

SEE OAK GROVE PARK REGULATING PLAN

SECTION 5. USE REGULATIONS

5.4. SCHEDULE OF USES


SEE AMENDED TABLE OF USES



Zoning

-  Oak Grove Village Center (OGVC)
-  Oak Grove Business Park (OGBP)
-  Oak Grove Neighborhood (OGN)
-  Civic/Park Nodes

Thoroughfare Hierarchy

-  Parkway
-  Village Center St.
-  Neighborhood St.
-  Access St.
-  Multi-Use Trail
-  Pedestrian Path

Oak Grove
Regulating Plan (Draft)

October 9, 2018

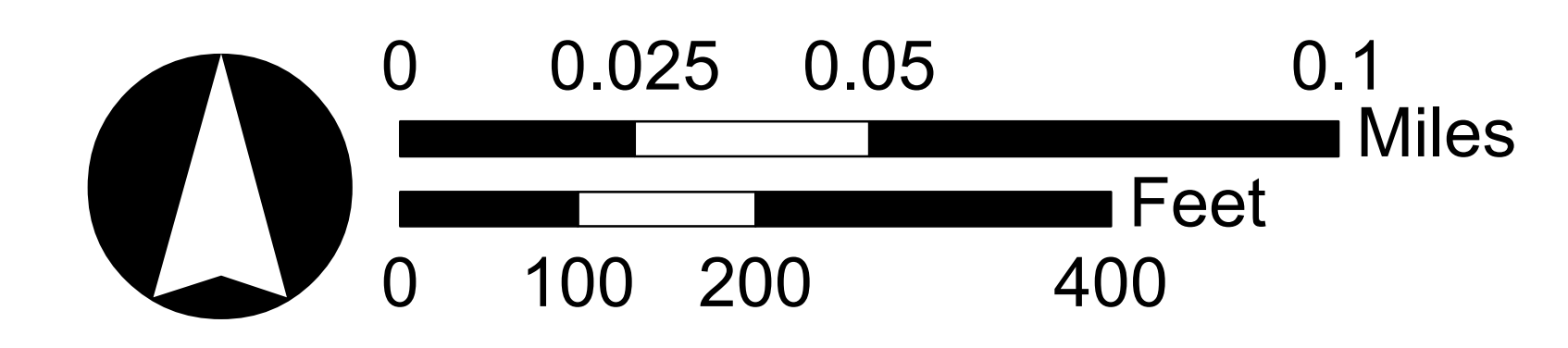


TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
A. AGRICULTURE, CONSERVATION, RECREATION USES													
Agriculture, excluding piggeries and tur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land.	Y	Y	N	N	N	N	N	N	N	N	N	N	Y
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations.	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N	N	Y	N
Nursery	SP	SP	N	N	N	Y	Y	N	N	N	N	N	PB
Recreational facility	SP	SP	N	N	N	N	Y	Y	N	N	Y	Y	PB
Ski Area	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Golf course	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Livery riding stable	Y	Y	N	N	N	N	N	N	N	N	N	PB	PB
B. PUBLIC SERVICE													
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB
Public utility	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	PB	PB	PB
C. RESIDENTIAL USES													
Detached single-family house (Amended 5-7-17)	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N
Two-family house/duplex, provided that the exterior of the dwelling has the appearance of a single-family dwelling. (Amended 5-7-17)	N	SP	SP	N	N	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	PB	PB	N	N	N	N	N	N	N	PB	N	PB
Open space residential development, subject to Section 5.6.2 E and Section 5.6.4 (Added 11/16/15)	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Assisted living residence facility	PB	PB	N	N	N	N	N	N	N	N	PB	PB	PB
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N	PB	PB	PB
Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 (Added 11/16/15)	PB	PB	PB	N	PB	N	N	N	N	N	P	N	P
Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1.	N	N	N	PB	N	N	N	N	N	N	P	N	N
Long-term care facility	SP	SP	N	N	N	N	N	N	N	N	PB	PB	PB
Accessory Uses													
Accessory family dwelling unit, subject to Section 8.2	SP	SP	SP	N	SP	N	N	N	N	N	N	N	N
Home-based business, subject to Section 8.3	Y	Y	Y	N	Y	N	N	N	N	N	Y	N	Y
Boathouse	Y	Y	N	N	N	N	N	N	N	N	N	N	N
Greenhouse	Y	Y	Y	N	N	N	N	N	N	N	Y	N	Y
D. BUSINESS USES													
Retail Trade													
Retail bakery (Added 11/16/15)	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail sales	N	N	N	Y	Y	Y	Y	N	N	N	Y	PB	N
Retail store larger than 20,000 sq. ft.	N	N	N	SP	N	N	SP	N	N	N	PB	PB	N
Shopping center/multi-tenant development	N	N	N	SP	N	SP	SP	N	N	N	PB	PB	N
Auto parts	N	N	N	N	N	N	Y	N	N	N	PB	PB	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Florist	N	N	N	Y	Y	Y	Y	N	N	N	Y	PB	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	N	Y	N	N	N	N	N	N	N	N	N
Retail sales, outdoors	N	N	N	N	N	N	Y	N	N	N	PB	PB	N
Hospitality and Food Services													
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Restaurant providing live entertainment within a building, subject to license from the Board of Selectmen	N	N	N	Y	SP	SP	N	N	N	N	Y	Y	N
Brew pub	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Motel or hotel	N	N	N	SP	N	N	N	N	N	Y	Y	PB	N
Bed and breakfast	SP	SP	SP	N	SP	N	N	N	N	N	Y	N	N
Inn	SP	SP	SP	SP	SP	N	N	N	N	N	Y	N	N
Cultural and Entertainment Uses													
Studio	N	N	SP	Y	Y	Y	N	N	N	N	Y	Y	N
Museum	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Movie theatre/cinema	N	N	N	SP	N	N	N	N	N	N	Y	PB	N
Theatre	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Gallery	N	N	N	Y	Y	Y	N	N	N	N	Y	PB	N
Commercial indoor amusement	N	N	N	SP	N	N	Y	Y	Y	Y	Y	PB	N
Professional Uses and Financial Services													
Financial institution	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Professional or business office	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Services													
Personal care service establishments	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Service establishment (amended 11-13-17)	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Doggie Day Care	N	N	N	N	N	N	SP	N	N	N	Y	Y	N
Repair shop	N	N	N	N	Y	Y	Y	SP	N	N	Y	Y	N
Furniture Repair	N	N	N	N	Y	Y	Y	SP	N	N	Y	Y	N
Educational/instructional facility, commercial	N	N	N	Y	Y	Y	Y	Y	N	N	Y	PB	N
Funeral home	SP	SP	N	SP	Y	Y	Y	N	N	N	N	PB	N
Veterinary hospital	SP	SP	N	N	N	Y	Y	N	N	N	N	PB	N
Kennel	SP	SP	SP	N	SP	N	SP	SP	N	N	N	PB	N
Medical office or clinic	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Adult day care facility, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N	Y	Y	PB
Automotive Uses													
Vehicle fuel station with repair services	N	N	N	N	N	N	PB	N	N	N	N	N	N
Vehicle fuel station with car wash	N	N	N	N	N	N	PB	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	PB	N	N	N	N	SP	N
Vehicle fuel station with convenience store	N	N	N	N	N	N	PB	N	N	N	SP	N	N
Vehicle repair	N	N	N	N	PB	N	PB	Y	N	N	N	Y	N

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Auto body shop	N	N	N	N	N	N	PB	Y	N	N	N	Y	N
Other Business Uses: Unclassified													
Adult uses	N	N	N	N	N	N	N	Y	N	N	N	N	N
Accessory Uses													
Drive-through facility	N	N	N	N	N	PB	PB	N	N	N	SP	SP	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	N	N	N	Y	N
E. INDUSTRIAL AND RELATED USES													
Warehouse/distribution facility	N	N	N	N	N	Y	N	Y	Y	Y	N	Y	N
Wholesale bakery (Added 11/16/15)	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N
Wholesale showroom or office, including warehouse	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Manufacturing (Amended 5/8/17)	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Light Manufacturing (Added 5-8-17)	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N	N	Y	N
Research and development	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Brewery	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Research and development and/or manufacturing of renewable or alternative energy products	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Electric power generation including but not limited to renewable or alternative energy generating facilities such as the construction and operation of large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more	N	N	N	N	N	N	N	N	Y	N	N	Y	N
Gravel/loam/sand or stone removal, commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Uses													
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
F. INSTITUTIONAL USES													
Community center	SP	SP	SP	SP	SP	SP	SP	N	N	N	Y	PB	PB
Lodge or club	SP	SP	SP	N	N	N	N	N	N	N	Y	Y	N

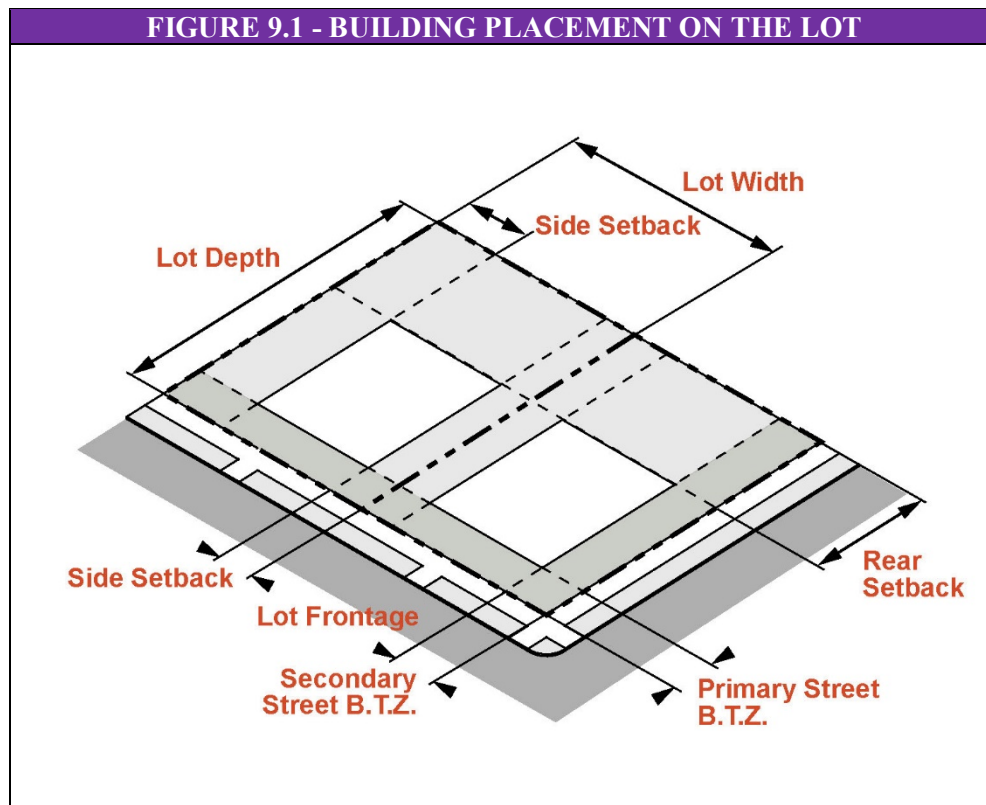
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SECTION 9. FORM-BASED DISTRICTS

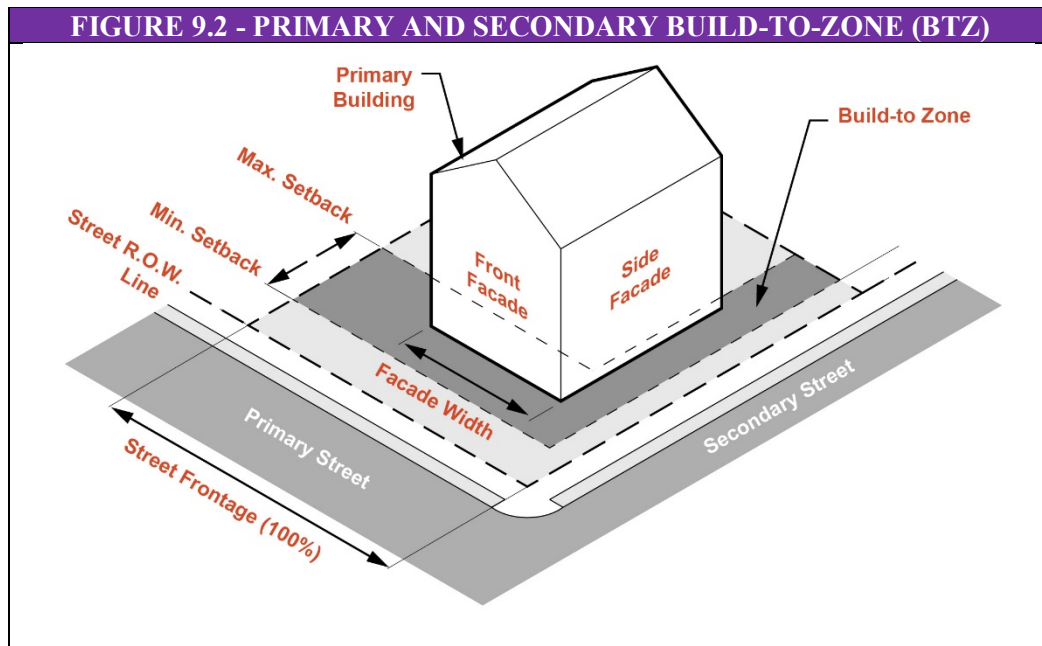
9.1. GENERAL STANDARDS FOR ALL BUILDINGS AND LOTS

A. Building Placement and Orientation.

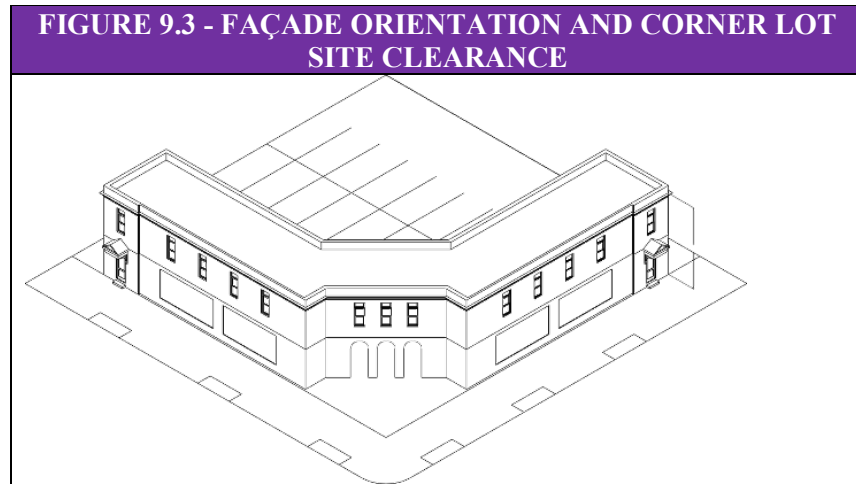
1. Building Lots: Building lot requirements designate the minimum area that a given building or development site can be built on in a specific District. Minimum lot sizes are defined in Section 9.2 for each of the Building Types.
2. Number of Buildings: No more than one principal building is allowed on a building lot except where otherwise specified in this section.
3. Building Placement: All principal buildings and accessory structures must be located outside of any required front, side, or rear setbacks except as otherwise permitted by in this section. Building placement standards are required in each Building Type in Section 9.2.



4. Build-To-Zones (BTZ): The area between the minimum front setback and maximum front setback is the **Primary Street Built-To-Zone (BTZ)** in which the front façade of the primary building facing the primary street shall be placed. If the lot is on a street corner, the side façade facing the secondary street shall also be placed in the required **Secondary Street Built-To-Zone**. The BTZ is defined for each Building Type in Section 9.2.

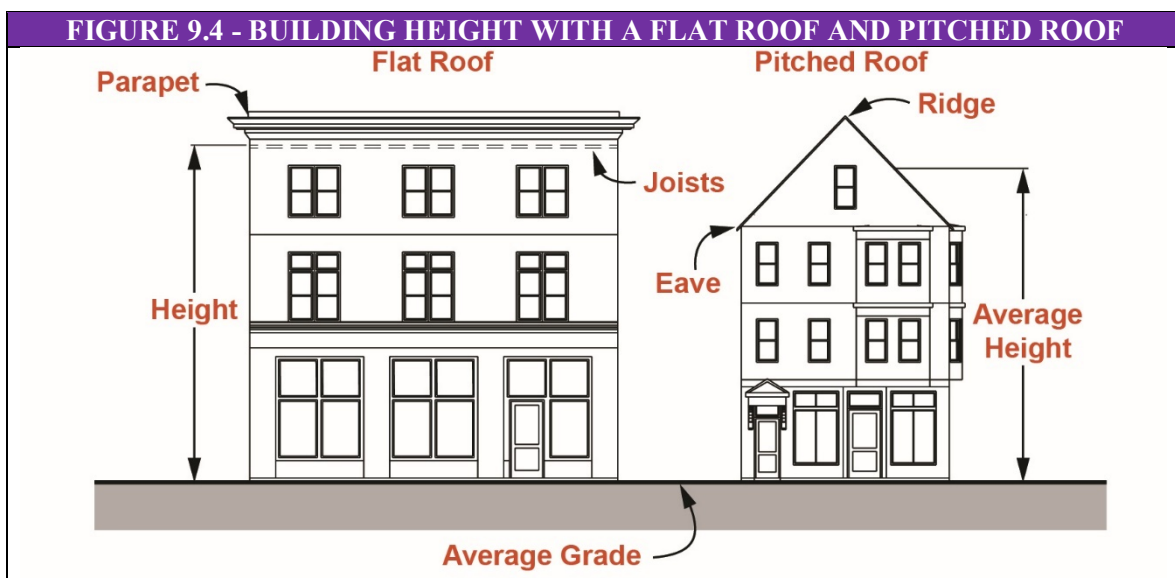


5. Build-To-Zone Occupancy (BTZO): The width of the primary building façade facing the Primary Street measured as a percentage of the street frontage shall determine the percentage occupancy of the Build-To-Zone. Primary BTZ Occupancy shall be equal to at least 50% of the frontage width at the street line unless otherwise specified in the Building Type standards in Section 9.2.
6. Facade Orientation: The front facade and entrance of a principal building must be built parallel to a **Street ROW Line** or to the tangent of a curved Street ROW Line. On a **corner lot**, the building façade may be retracted at a 45-degree angle between the curb radius to allow for Outdoor Amenity Space and for clear site distance at the corner.



B. Building Height.

1. Minimum and Maximum Height: The minimum and maximum height and number of stories is defined by Building Type in Section 9.2. A factor in determining the minimum and maximum building height is the typical height of traditional building types, the existing height of adjacent buildings in historic areas, and the pedestrian-orientation and level of walkability desired for the District.
2. Height Measurement and Roof Pitch: Building height is calculated in feet and measured as the vertical distance from the average ground level at the base of the building to the following:
 - a. The top of the roof joists for any building with a flat roof.
 - b. The average height between the eave and ridge for any building with a pitched roof.



3. Half-Stories: When building height allows for a half-story, the half story is counted as the habitable space located directly under a pitched roof. For half-stories, the following standards apply:
 - a. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story.
 - b. Ceiling height of a half story must not exceed twelve (12) feet in height at any point.
4. Attics: Non-habitable attic space located under a pitched roof is not counted as a half-story.
5. Building Height Exceptions: Height limits do not apply to Outdoor Amenity Spaces such as a roof deck, terrace, garden, trellises, and related structures conforming to Section 9.4. Height limits do not apply to mechanical and stairwell housing; roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar panels or small wind turbines; skylights; flagpoles; and belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features.
6. Building Stepback and Street Enclosure: In specified districts, buildings taller than 25 feet shall be required to be set back or stepped back from the street right-of-way line in accordance with the figure below. These standards supersede the maximum height requirements for individual Building Types in Section 9.2. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive street enclosure and shadowing on narrower streets. Within the spaces created by building setbacks or stepbacks, Outdoor Amenities Space is encouraged and may be required under Section 9.4.

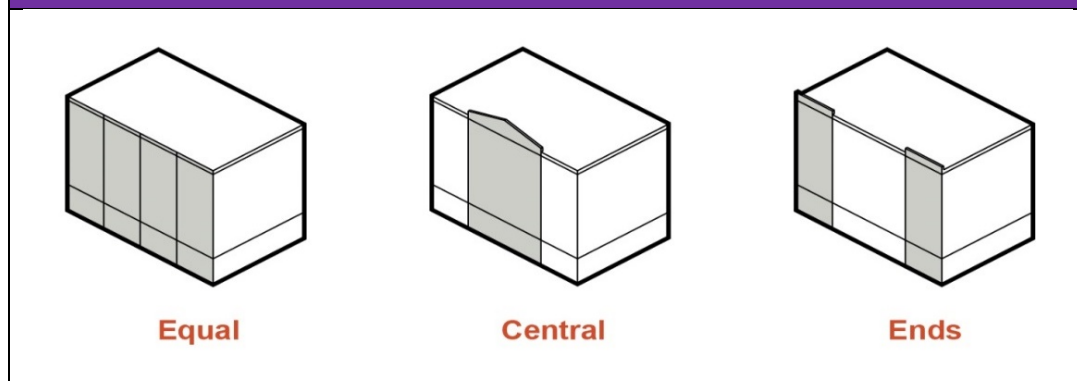
FIGURE 9.5 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE

Distance from Street Right-Of-Way Line	Max. Building Height by FBD			
	OGBP	OGVC	OGN	RESERVED
0 Feet	0	35	25	
25 Feet	45	45	35	
50 Feet or More	60	45	45	

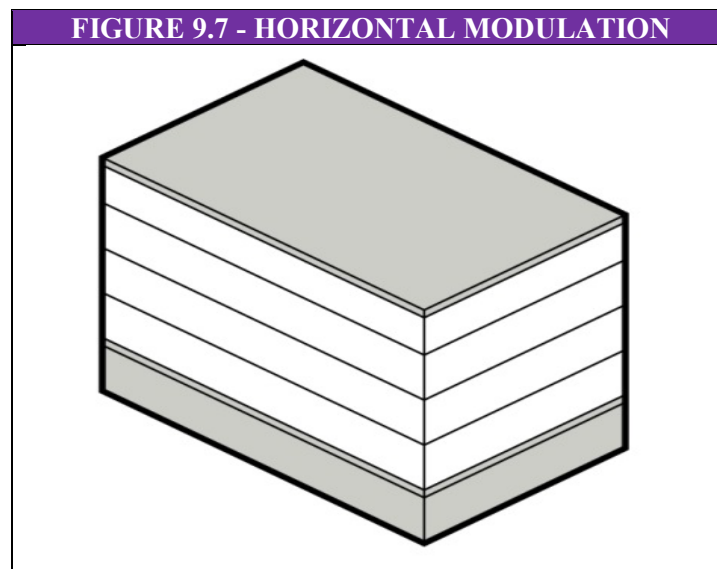
C. Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation:

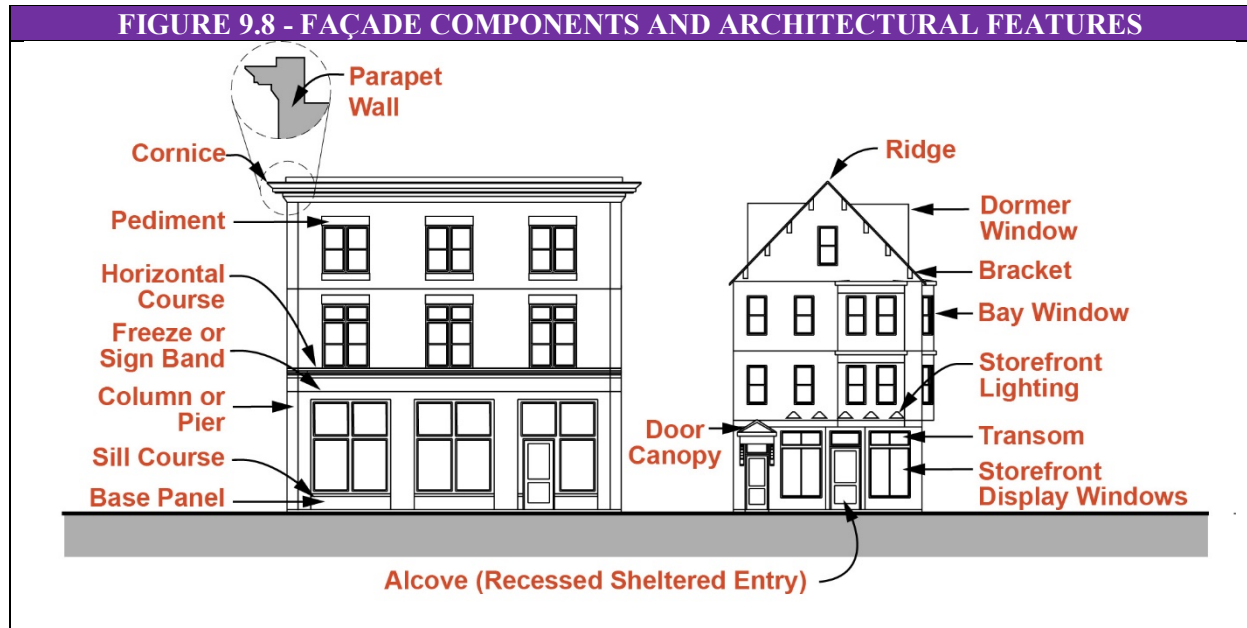
- The minimum and maximum building width shall be determined for each building type under Section 9.2. Street facing building facades shall be vertically articulated with architectural bays to create an equal, central, or end articulated facade composition.

FIGURE 9.6 - VERTICAL STREET-FACING FACADE MODULATION

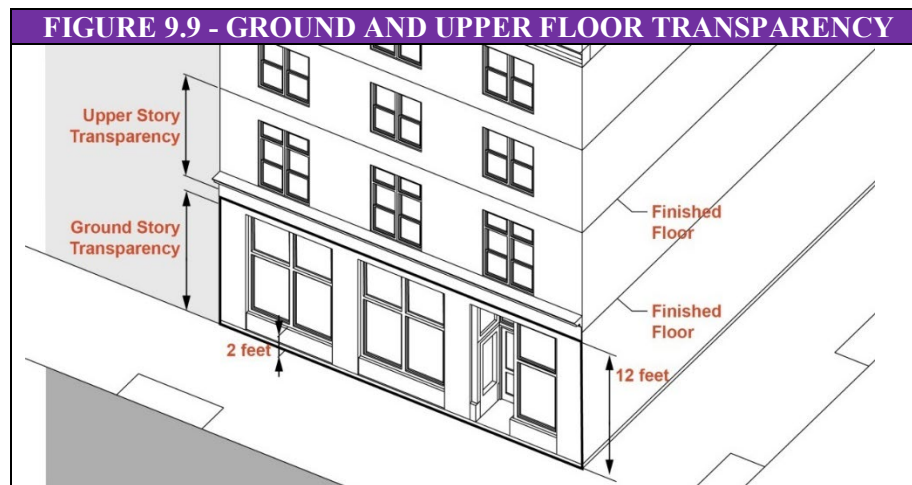
- b. Buildings greater than fifty (50) feet in width shall be designed to read as a series of smaller buildings with varied articulation, architectural detailing, and fenestration patterns. Articulation must result in a change in vertical plane of the facade of at least four (4) feet (in depth or projection) for at least one (1) modulated bay in width for every fifty (50) feet of total street-facing facade width.
 - c. The façade on new buildings that are wider than tall shall be articulated and defined by piers built into the façade at least 12 inches wide and 4 inches deep or of equivalent separation on the street-facing facade.
2. Horizontal Modulation and Articulation: Street-facing building facades should be horizontally articulated with a clearly defined base, middle, and top as illustrated below. For buildings three (3) stories and taller, the following standards apply:



- a. The top story of each street-facing facade should have a cornice, parapet, roof element, or change in massing as an expression of the building's top.
 - b. Materials appearing heavier in weight should be used for the buildings base, with materials appearing similar or lighter in weight used above. Materials lighter in color, tint, or shade should be used for the buildings base, with materials similar or darker in color, tint, or shade used above.
3. Surface Relief with Architectural Features: Street-facing building facades should provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the facade by at least four (4) inches.



4. **Building Transparency:** The following standards apply to all commercial, multi-family, and mixed-use buildings in Form-Based Districts. Specific façade transparency requirements are defined in each Building Type in Section 9.2:
- Windows shall be evenly spaced on the façade.
 - Facades shall have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a façade, measured for each story independently.
 - Facade transparency of a ground story façade is measured between two (2) feet and twelve (12) feet above the adjacent Public Realm.
 - Facade transparency requirements are only applicable to front facades facing a street right-of-way line.



D. Roof Types and Design.

1. Roof Shapes and Pitch. The shape and proportion of the roof shall be visually compatible with the architectural style of the building and with those of neighboring buildings. Roofs shall have a minimum slope as follows:

TABLE 9.1 - ROOF FORMS	
Roof Shape	Pitch Requirements
Shed	2:12 minimum
Hip	3:12 minimum
Gable	6:12 minimum to 12:12 maximum
Gambrel	6:12 minimum to 30:12 maximum
Flat	Not Applicable

2. Parapet Wall. Buildings with flat roofs shall be capped by an articulated parapet design that acts as a structural expression of the building façade and its materials, visible from all sides of the building.
3. Roof Materials. Permitted materials include: architectural asphalt shingles, weathered wood shingles, cedar shingles, copper, standing seam metal, slate, synthetic slate, and metal shingles. Other period materials may be permitted upon determination by the PEDB that the material is appropriate to the architectural style, color, and relationship of buildings along the streetscape.

E. Exterior Treatments.

1. Traditional materials such as brick, stone, clapboard, shingle are preferred construction materials. Where this standard is waived by the PEDB, structures may be substituted with glass, metal, block, and other siding materials, although other materials must be used in ways that are compatible with these more traditional materials.
2. Materials that have texture or pattern are preferred.
3. The main elements of the architectural treatment of the building's front façade, including the materials used, should be continued around all sides of the building that are visible from a street, pedestrian passage, or Outdoor Amenity Spaces.
4. Synthetic products, such as cementitious horizontal siding and vinyl siding are permitted, provided they are applied in combination with proportional architectural elements. Examples of such architectural elements include cornerboards, soffits, and eaves. Aluminum siding, and siding with narrow trim is strongly discouraged.
5. Operable windows are preferred.

9.2 BUILDING TYPES, USE AND DESIGN STANDARDS

A. Principal Building Types

The Principal Building Types and design standards are identified in Table 9.2 below.

B. Accessory Buildings

Accessory buildings and structures are regulated under Section 6.3 – Accessory Buildings or Structures.

C. Building Types Allowed by District

The Principal Building Types allowed in each of the designated Form-Based Districts are identified in Section 9.8.

D. Allowable Uses

Uses allowed by right and by special permit are identified in Section 5.4 – Schedule of Uses & Table 1. The Medway Planning and Economic Development Board (PEDB) shall be the Special Permit Granting Authority (SPGA) for all Special Permits required in the Form-Based Zoning Districts.

E. Determination of Building Type

1. The Building Inspector shall classify new principal structures as a specific building type based on the definition of each type and upon finding that the structure is substantially similar in placement, height, massing, use, and features to one of the permitted building types for the zoning district where the structure is located. The Building Inspector shall also classify existing structures that are being substantially expanded or converted to new uses under this section. If the Building Inspector is unable to classify an existing principal structure as one of the building types of this section, the structure is considered nonconforming and subject to Special Permit review and approval by the PEDB.
2. If a new building is proposed that cannot be classify as one of the allowed building types of this section by the Building Inspector, the building is subject to Special Permit review and approval by the PEDB.

TABLE 9.2A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS

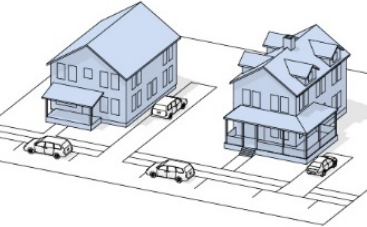

1. BUILDING TYPES AND DEFINITIONS			
		DETACHED SINGLE FAMILY DWELLING (SFD)	WORKER COTTAGE (C)
1.1 BUILDING DIAGRAM			
1.2 DEFINITION		A detached building containing not more than one (1) dwelling unit and intended or designed to be occupied by one (1) family.	A small detached single-family dwelling with narrow massing. They are permitted on individual lots or detached condominiums as part of a Pocket Neighborhood Development.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	NR	NR
2.2	Street Frontage (Min./Max.)	50 Ft Min.	25 Min. / 40 Max.
2.3	Lot Depth (Min./Max.)	NR	NR
2.4	Front Yard Build-To-Zone (Min./Max.)	20 Ft. Min.	5 Ft. / 20 Ft.
2.5	Side Yard (Min.)	15 Ft	5 Ft
2.6	Rear Yard (Min.)	15 Ft	10 Ft
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	2.5 Stories / 30 Ft	1.5 Stories / 20 Ft
3.2	Street Facing Wall Width (Min.)	18 Ft.	18 Ft.
3.3	Street Facing Wall Width (Max.)	NR	20 FT
3.4	Street Facing Entrance	NR	Required
3.5	Maximum Building Footprint (SF)	NR	NA
4. ADDITIONAL STANDARDS			
4.1		Maximum of 1 Dwelling Unit per building	Maximum of 1 Dwelling Unit per building
4.2			Maximum unit size is 1,400 GFA and 2 Bedrooms
4.3			See Section 12.6.3 for Pocket Neighborhood Development Standards

TABLE 9.2A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS


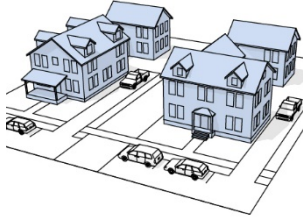
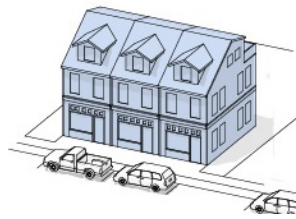
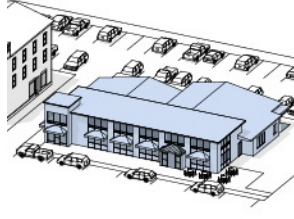
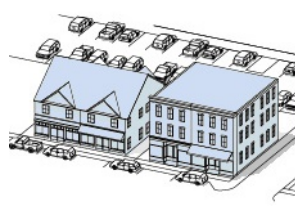
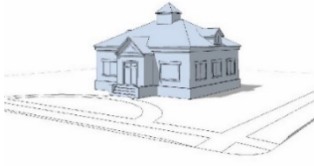
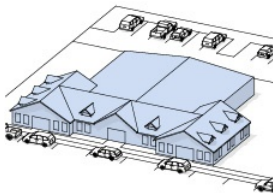
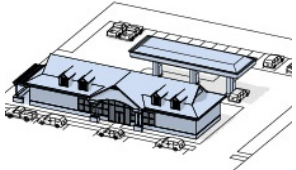
1. BUILDING TYPES AND DEFINITIONS		
	ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (PH)
1.1 BUILDING DIAGRAM		
1.2 DEFINITION	A small footprint attached single family residential buildings have narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A large floor plate residential building type with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.
2. LOT STANDARDS		
2.1	Lot Size (S.F.) (Min.)	1,200 SF
2.2	Street Frontage (Min./Max.)	18 Ft./24 Ft.
2.3	Lot Depth (Min./Max.)	50 Ft
2.4	Front Yard Build-To-Zone (Min./Max.)	5 Ft./15 Ft.
2.5	Side Yard (Min.)	0 Ft
2.6	Rear Yard (Min.)	15 Ft
2.7	Outdoor Amenity Space Coverage (Min.)	20%
3. DESIGN STANDARDS		
3.1	Building Height (Max.)	2.5 Stories/35 Ft
3.2	Street Facing Wall Width (Min.)	18 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft./24 Ft.
3.4	Street Facing Entrance	Required
3.5	Maximum Building Footprint (SF)	NA
4. ADDITIONAL STANDARDS		
4.1		Off-street parking is not allowed between the buildings
4.2		A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.

TABLE 9.2B - COMMERCIAL AND MIXED-USE BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS				
		LIVE-WORK BUILDING (LW)	GENERAL COMMERCIAL BUILDING (GCB)	MIXED USE BUILDING (MUB)
1.1 BUILDING DIAGRAM				
1.2 DEFINITION		A small floor plate attached residential building type with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.	A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that is compatible and compliments to its given district. GC Buildings are not intended for residential uses.	A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.
2. LOT STANDARDS				
2.1	Lot Size (S.F.) (Min.)	NR	NR	NR
2.2	Street Frontage (Min./Max.)	40 Min.	50 Min.	50 Min.
2.3	Lot Depth (Min./Max.)	NR	NR	NR
2.4	Front Yard Build-To-Zone (Min./Max.)	0 Ft./15 Ft.	0 Ft./20 Ft.	0 Ft. / 20 Ft.
2.5	Side Yard (Min.)	0 Ft	10 Ft (0 Ft if Common Wall)	10 Ft (0 Ft if Common Wall)
2.6	Rear Yard (Min.)	20 Ft	15 Ft	20 Ft
2.7	Outdoor Amenity Space Coverage (Min.)	15%	10%	20%
3. DESIGN STANDARDS				
3.1	Building Height (Max.)	2.5 Stories/35 Ft	3 Stories/40 Ft	4 Stories /40 Ft
3.2	Street Facing Wall Width (Min.)	80 Ft.	60 Ft.	60 Ft.
3.3	Street Facing Wall Width (Max.)	100 Ft	100 Ft	150 Ft
3.4	Street Facing Entrance	Required	Required	Required
3.5	Maximum Building Footprint (SF)	NR	20,000 SF	20,000 SF
4. ADDITIONAL STANDARDS				
4.1			One-Story buildings must have a minimum street facing façade height of 18 feet.	One-Story buildings must have a minimum street facing façade height of 18 feet.

4.2			Side Setback is not required when there is a common wall; a minimum 10 foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Side Setback is not required when there is a common wall; a minimum 10 foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property

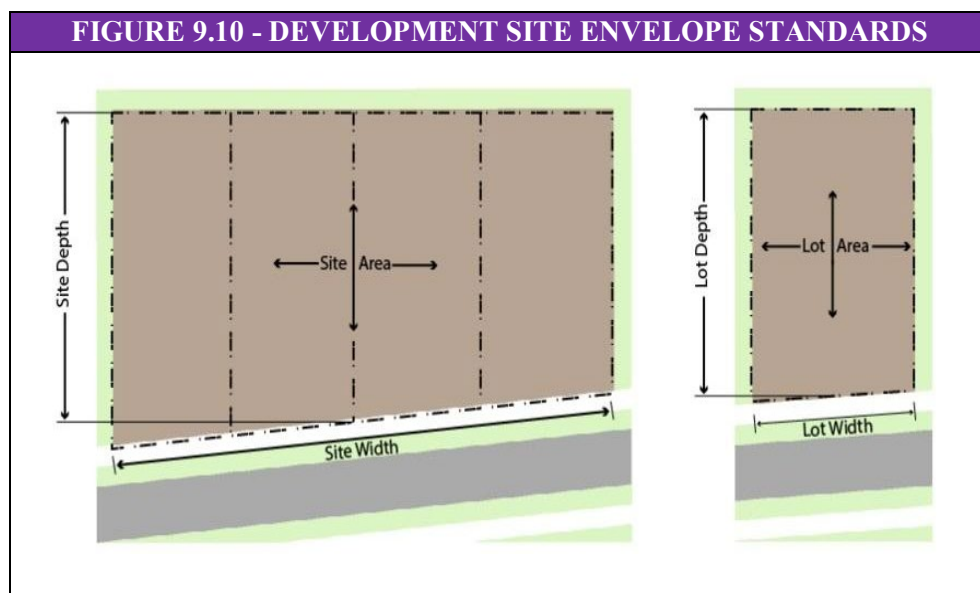
TABLE 9.2C - INDUSTRIAL AND SPECIAL BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS				
		CIVIC/COMMUNITY BUILDING (CB)	FABRICATION/FLEX BUILDING (FFB)	GAS BACKWARDS (GB)
1.1 BUILDING DIAGRAM				
1.2 DEFINITION		A building located and designed for public assembly such as for social, religious, educational, recreational, and similar civic uses. Civic Buildings may be privately or publicly owned and operated.	A building located and designed to accommodate a small or medium scale fabrication and light industrial uses. Flex buildings are also used to provide affordable space to small and creative business enterprises. These buildings may be combined with residential uses in Mill or Retrofit Developments	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the utilitarian pump/canopy and pulls the curb-cuts away from the intersection, creating easier access.
2. LOT STANDARDS				
2.1	Lot Size (S.F.) (Min.)	NR	NR	NR
2.2	Street Frontage (Min./Max.)	80 Min.	50 Min.	100 Min.
2.3	Lot Depth (Min./Max.)	NR	NR	100 Min.
2.4	Front Yard Build-To-Zone (Min./Max.)	20 Ft. Min.	0 Ft. / 30 Ft.	5' Min./15' Max. (Primary/Secondary Streets)
2.5	Side Yard (Min.)	15 Ft	20 Ft (0 Ft if Common Wall)	20 Ft Min.
2.6	Rear Yard (Min.)	20 Ft	20 Ft	20 Ft. Min.
2.7	Outdoor Amenity Space Coverage (Min.)	20%	10%	10%
3. DESIGN STANDARDS				
3.1	Building Height (Max.)	3 Stories / 45 Ft	2 Stories / 40 Ft	1.5/(24') Max.
3.2	Street Facing Wall Width (Min.)	60 Ft.	60 Ft.	4,000 S.F.
3.3	Street Facing Wall Width (Max.)	100 Ft	100 Ft	
3.4	Street Facing Entrance	Required	Required	Required
3.5	Maximum Building Footprint (SF)	NR	20,000 SF	4,000 SF
4. ADDITIONAL STANDARDS				
4.1			Side Setback is not required when there is a common wall; a minimum 10 foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property.	Gas station canopies should be designed as an integral part of the station architecture whenever possible.
4.2				Secondary entrance required to the rear for access to gas pumps.

9.3 DEVELOPMENT SITE STANDARDS

A. Development Sites.

1. Definition. A development site is any lot or group of contiguous building lots owned or controlled by the same person or entity, assembled for the purpose of a single development and including one or more principal buildings.
2. Site Area. Development site area is the cumulative area of all contiguous building lots that the site is composed of. Development site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.


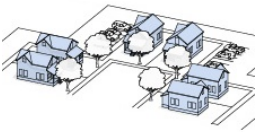

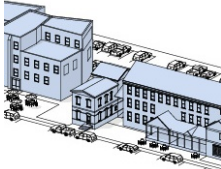



3. Permitted Building Types. A Development Site may include a combination of Building Types as permitted in each of the Form-Based District in Section 9.8 that are assembled on an individual lot or group of contiguous lots for the purpose of a single development.
4. Street Frontage. All Development Sites must have a minimum of 50 feet of frontage on a public or publicly accessible street providing access to internal streets located within the Development Sites.

B. Development Types.

1. Development Type Standards. The types of development permitted in the Form-Based Districts and associated standards are included in Table 9.3 below.

TABLE 9.3 - DEVELOPMENT TYPES AND STANDARDS

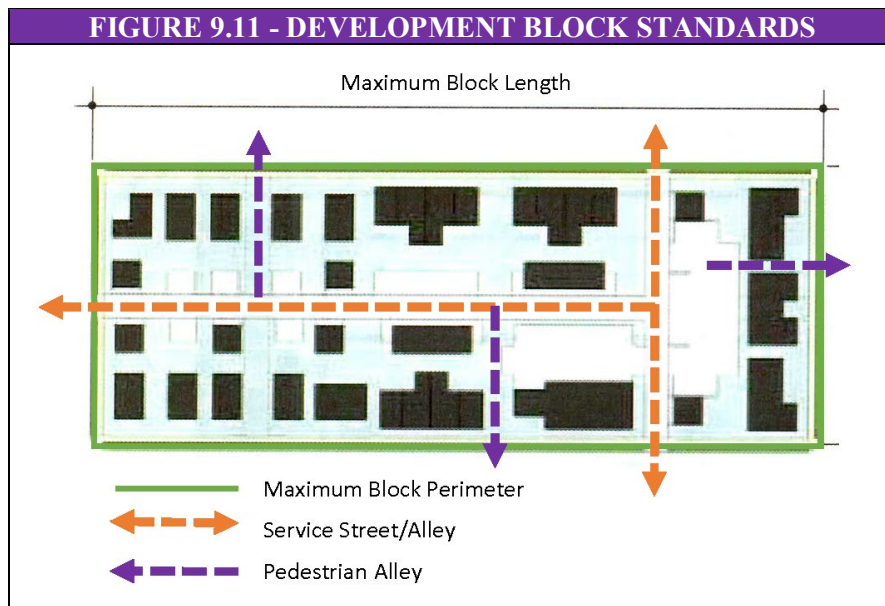
1. DEVELOPMENT TYPES						
		MIXED USE DEVELOPMENT (MUD)	POCKET NEIGHBORHOOD (PN)	GENERAL RESIDENTIAL DEVELOPMENT (GRD)	GENERAL INDUSTRIAL DEVELOPMENT (GID)	GENERAL COMMERCIAL DEVELOPMENT (GCD)
1.1	GRAPHIC					
1.2	DEFINITION	A development containing multiple residential, nonresidential, and mixed-use building types. Mixed Use Developments may include a combination of horizontally and vertically mixed buildings and uses on site subject to all applicable building type standards in Section 9.2.A.	A residential development containing is a cohesive cluster of small dwelling units gathered around a variety of common buildings and open space amenities. Where specified in the Form-Based Districts, the following Pocket Neighborhood Development Types are permitted: Cottage Court and Housing Courts.	A development containing one or more residential building types and community buildings in accordance with allowed building types and design standards in Section 9.2.A.	A development containing one or more fabrication, flex, or general industrial building types in accordance with allowed building types and design standards in Section 9.2.A.	A development containing one or more commercial Building Types in accordance with allowed building types and design standards in Section 9.2.A.
2. DEVELOPMENT STANDARDS						
2.1	Tract Size (Min.)	20,000 S.F.	20,000 S.F.	20,000 S.F.	20,000 S.F.	20,000 S.F.
2.2	Tract Street Frontage (Min.)	80 Ft.	80 Ft.	80 Ft.	80 Ft.	80 Ft.
2.3	Tract Front Yard (Min.)	None	20 Ft	NR	NR	NR
2.4	Side/Rear Yard (Min.)	15 Ft.	15 Ft.	15 Ft.	15 Ft.	15 Ft.
2.5	Outdoor Amenity Space (Min.)	15% of Tract Size	20% of Tract	20% of Tract Size	15% of Tract Size	15% of Tract Size
2.6	Outdoor Amenity Space Types	All Types	Courtyard, Yard, Dooryard, Forecourt, Park, Pocket Park, Playground or Recreation Field, Pathway	Courtyard, Yard, Dooryard, Forecourt, Park, Pocket Park, Playground, Rooftop Terrace, Recreation Field, Pathway	Courtyard, Yard, Dooryard, Forecourt, Pocket Park, Plaza, Rooftop Terrace, Playground, Pedestrian Passage,	Park, Pocket Park, Playground or Recreation Field, Square, Plaza
2.7	Space Between Buildings (Min.)	20 Ft	15 Ft.	15 Ft	20 Ft	20 Ft
3. PERMITTED BUILDING TYPES						
3.1		Multi-Family, SF Attached, Live-Work/Shophouse, General Commercial, Mixed-Use, Flex Space/Fabrication, Community	Cottage, Paired House (Multi-Family Buildings with a maximum of 3 dwelling units)	Multi-Family, SF Attached, Live-Work/Shophouse, Community	General Commercial, Flex Space/Fabrication, Community	General Commercial, Community
4. ADDITIONAL STANDARDS						
4.1			Maximum Cottage Unit and Cohousing Unit GFA is 1,400 GFA and 2			
4.2			Minimum Courtyard size is the greater of 3,000 SF or 600 SF/DU and 40 Ft. in			
4.3			Cohousing Developments may include a common house and co-work space			

2. Special Development Types.

- a. Cottage Court. A Pocket Neighborhood Development and community of small private homes arranged around a common courtyard which takes the place of private yard space and becomes an important community-enhancing element of the development site. Cottage Courts may also have shared community garden plots, parking courts, and recreation buildings and facilities.
- b. Housing Cooperative. A Pocket Neighborhood Development and community of small private homes clustered around shared buildings and community spaces. Each attached or detached single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and assembly spaces. Other shared spaces include community garden plots, recreational fields, parking courts, and shared work spaces.
- c. Other Development Types. By Special Permit, the PEDB may allow other development types not specifically allowed in Table 9.3.

C. Development Block Standards.

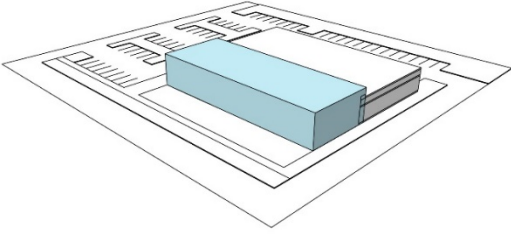
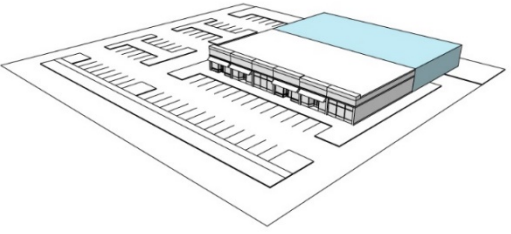
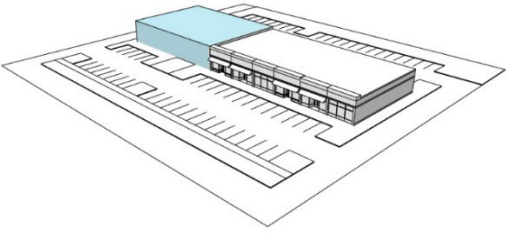
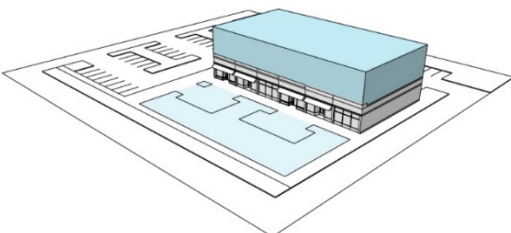
These standards establish maximum block length along public or private streets within a Development Site as a method to ensure that access and walkability are integrated into the placement of buildings, outdoor amenity spaces, and site utility areas. Generally, blocks are laid out to orient buildings to the street while concentrating utility elements such as electrical service, parking, and refuse collection to the center of blocks.



1. Size and Dimension. The maximum length of a block shall be 400 feet and the maximum length of a block perimeter shall be 1,200 feet. The PEDB may grant a Special Permit for a longer block face or block perimeter where the applicant can demonstrate that the block will be highly walkable with pedestrian passages, curb extensions, streetscape enhancements, mid-block crossings, and other enhancements.
2. Access and Utilities. Access to the interior utility area of a block will be made by a paved Service Street of 20 feet with a 4-foot sidewalk on one side. A Service Road shall be located no less than 50 feet from any intersecting street at the corner of a block. A Pedestrian Passage is required every 150 linear feet along a block face between intersecting streets where shared parking areas or community space is located within the interior of the block.

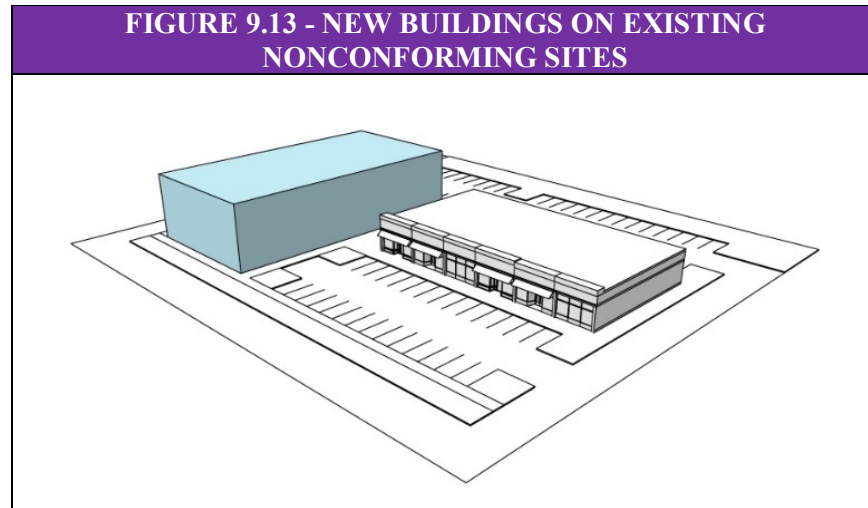
D. Pre-Existing Building and Lot Standards.

1. Purpose. The purpose of this section is to establish standards for the continued utilization of existing buildings in Form-Based Districts constructed prior to the effective date of this bylaw. Where the provisions of this Section conflict with Section 5.5 - Non-Conforming Uses and Structures, this section shall apply.
2. Non-Conforming Building Additions. Where the expansion of an existing building is unable to meet the Building and Lot Standards in Section 9.2, the existing building shall comply with the following non-conforming provisions:

FIGURE 9.12 - NON-CONFORMING BUILDING ADDITION STANDARDS	
Type of Addition	Standards
Front Addition 	Any addition to the front must be placed within the Front Build-To Zone (BTZ). The addition does not have to meet the minimum Front Build-To-Zone Occupancy (BTZO)
Rear Addition 	Rear additions are allowed up to the minimum Rear Yard line.
Side Addition 	Rear additions are allowed to a minimum Side Yard line and to a length not exceeding the maximum Façade Modulation Length for the most similar Building Type.
Story Addition 	Story additions are allowed up to the maximum story and building height for the most similar building type.

3. New Buildings. Where a new building is being constructed on a lot or site with an existing non-conforming building the following provisions apply:

- a. Any new building must be placed in the Front Build-To-Zone (BTZ) until the minimum occupation percentage for the lot has been met.
- b. Any new side or rear building are not allowed until the minimum Front Build-To-Zone Occupancy (BTZO) percentage for the lot has been met.



4. Non-Conforming Building Retrofit: A development project involving one or more pre-existing non-conforming building may be retrofitted and repurposed as a residential or mixed-use building with a maximum residential density as permitted by Form-Based District in Section 9.7. This standard also applies to any additions to the pre-existing building.
5. Outdoor Amenity Space: The minimum Outdoor Amenity Space for pre-existing non-conforming building lots shall be 15% of the land area. All Outdoor Amenity Space types in Section 9.4 shall apply to new, expanded or retrofitted non-conforming building sites.
6. Frontage: A pre-existing non-conforming building lots shall have a minimum of 50 feet of frontage on a public street.
7. Waivers: Where an expansion or new building is proposed on a lot or site with an existing non-conforming building that does not meet the requirements of this section or Section 5.5, the applicant can request as waiver be granted by the PEDB.

E. Parking Requirements.

1. Purpose.
 - a. To establish parking policies that support human-scaled environment.
 - b. To minimize the impact of sidewalk interruptions and conflict points on the walkability of the public realm.

- c. To minimize excessive and inefficient off-street parking lots that result in lost opportunities to develop new buildings that expand business and the tax base.
 - d. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.
2. **Applicability.** This section shall comply with parking requirements in Section 7.1.1 of the Medway Zoning Bylaws unless otherwise specific in this section.
 3. **Off-Street Parking Requirements.** The minimum number of off-street parking spaces in the Form-Based Districts shall be consistent with Table 3 in Section 7.1.1.D except as identified in Table 9.4 below. Any parking spaces in excess of the given standards shall require a Special Permit from the PEDB. Outdoor seating cafes and accessory buildings are exempt from off-street parking requirements.

TABLE 9.4 - OFF-STREET PARKING STANDARDS	
Mixed Use	Required Parking Spaces ¹
Retail Business, Commercial or Personal Service Establishment	1 space per 400 square feet
General Office or Retail in Mixed Use Buildings	1 space per 500 square feet
Medical or Dental Office or Clinic	5 spaces/doctor or dentist within a single office or suite
Restaurant or Place of Assembly	1 space for each 2 seats
Residential Use	
S.F. Attached Unit or Cottage Unit	1.5/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit
1-bedroom unit in Mixed-Use Building	1 space
2-bedroom unit in Mixed Use Building	1.5 spaces
3 or more bedroom unit in Mixed Use Building	2 spaces

1. Required Parking equals both the minimum and maximum parking required for the use

4. **Parking Reduction Methods.** By Special Permit, the PEDB may increase off-street parking reduction in Section 7.1.1.J. to 50% under the following conditions:
 - a. **On-Street Parking Off-Set.** Parking spaces required to meet the minimum off-street parking requirements of Table 3 and 9.4 may include publicly available on-street parking spaces along the building lot frontage on the same side of the street.
 - b. **Shared Parking and Mixed Use.**
 - I. A combination of uses on-site using shared parking lots with offset peak demand times where: a shared parking agreement with proximate properties where uses have offset peak demand times; uses have a high rate of parking

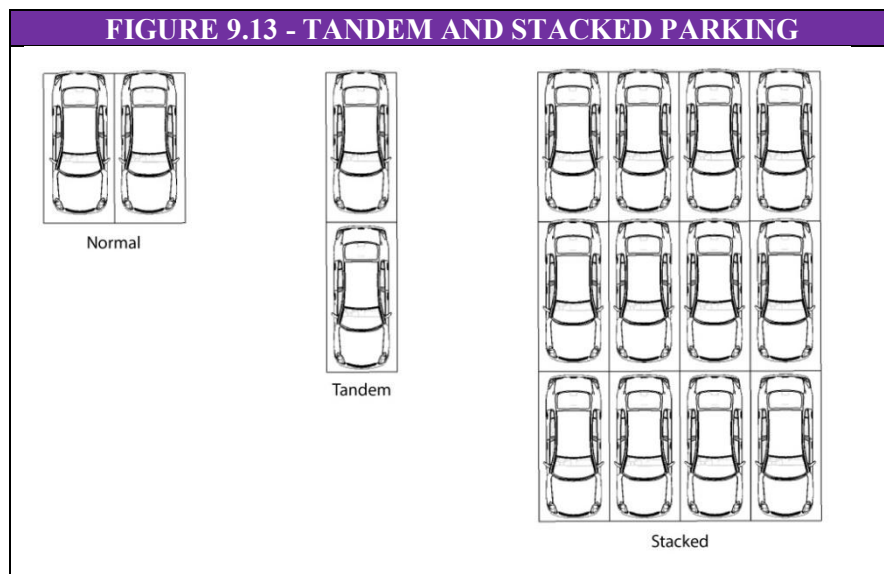
turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking.

- II. In Commercial or Mixed Use Buildings or Developments where shared parking is proposed, the PEDB may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), or other approved procedures determined by the PEDB.
 - III. A formal parking evaluation may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal.
- c. Car-Sharing Program. The PEDB may approve a parking reduction where an active car-sharing program is made available to residents and/or employees of a Development Site; and where cars for the car-share program are available on the site or within a 700-foot walking distance of the site.
 - d. Off-Site Parking. The PEDB may allow required parking to be provided off-site for employees, except for any required handicapped parking, as permitted according to the provisions of and when conforming to the following:
 - I. A lot featuring the off-site parking must be located within seven hundred (700) feet in walking distance, measured from the nearest point of the off-site parking along walkways to the principal building entrance served;
 - II. Pedestrian access between the use and the off-site accessory parking area must be via paved sidewalk or walkways; and
 - III. A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Medway, guaranteeing long term use of the site is provided to the PEDB.

5. Special Parking Types and Standards.

- a. Stacked and Valet Parking. By Special Permit, the PEDB may allow valet or stacked parking if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the Town ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking. Valet and stacked parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:
 - I. Adequate assurance of the continued operation of the valet parking is provided.

- II. An equivalent number of valet spaces are available to replace the number of required off-street parking spaces.
 - III. The design of the valet parking area will not cause queuing in a vehicular travel lane.
 - IV. An attendant is provided to park vehicles during business hours.
- b. *Tandem Parking*. By Special Permit, the PEDB may allow tandem parking under the following conditions:
- I. To be used to meet parking requirements for residential units only.
 - II. Tandem spaces shall be assigned to the same dwelling unit.
 - III. Tandem parking shall not be used to provide guest parking.
 - IV. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
 - V. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.



- c. *Street Side Parking*. By Special Permit, the PEDB may allow parallel or angled parking provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum five (5) foot wide planting strip with street trees planted 40 feet on center, and a five (5) foot minimum concrete sidewalk connecting to public sidewalks on abutting lots and to the primary building on-site. These parking spaces shall be privately owned but accessible to the public. These parking spaces were effectively function as on-street parking.

FIGURE 9.14 - STREET SIDE PARKING (ON FRONT PROPERTY LINE)

- d. *Teaser Parking.* By Special Permit, the PEDB may allow a limited amount of off-street surface parking to be placed between a public street and the street facing façade of a primarily building. Where this is permitted by the PEDB, the parking area will be setback a minimum of twenty (20) feet from the street line and streetscape treatments including street trees, landscaping, and a minimum 5-foot sidewalk will be placed adjacent to the street line. The sidewalk shall also be connected to the front door of the primary building by a dedicated pedestrian connection. The portion of the parking lot located in front of the primarily building shall be limited to one (1) double row of vehicles and associated parking aisle.

FIGURE 9.15 – TEASER PARKING (IN FRONT OF PRIMARY BUILDING)

6. Structured Parking.

- a. Permitted Types. Off-street parking structures may include a private garage or carport, an above-ground parking structure, or an underground parking structure.
- b. Access. Pedestrian access to structured parking must lead directly to a public sidewalk and to the primary building. Structured parking may also be attached directly to the primary building allowing pedestrians to enter directly into the building.
- c. Design and Construction. The street facing facade of any story of a building occupied by motor vehicle parking must be designed as follows:
 - I. Fenestration and facade openings must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined).
 - II. The facade must include windows of transparent or translucent, but non-reflective, glass or openings designed to appear as windows for between twenty percent (20%) and fifty percent (50%) of the wall area of each floor.
 - III. Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.
 - IV. The facade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building's facade.

7. Parking Design Standards. In addition to the parking standards in Section 7.1.1.F and 7.1.1.1.G, the following standards apply in the Form-Based Districts.

- a. Parking Setbacks.
 - I. All off-street parking, except underground structured parking, shall be located at or behind the required parking setback as indicated in Section 9.2.
 - II. Parking is never permitted within a lot frontage except for Street Side Parking and Teaser Parking in Section 9.3.E.5 above.
- b. Pedestrian Access. Pedestrian access from parking lots must lead directly to a public sidewalk and to the primary building.
- c. Vehicle Access. In addition to parking design standards in Section 7.1.1.F, the following apply in the Form-Based Districts.
 - I. Only one driveway shall be allowed on a building lot.
 - II. Shared driveways are permitted and encouraged.
 - III. Shared internal access between private parking lots is permitted and encouraged.

8. Parking Lot Landscaping and Screening

a. Landscaping.

- I. Parking lots greater than 20 spaces shall be relieved by landscaped islands of a minimum of 8 feet in width, equal in depth to the depth of a typical parking space and located such that there is one island per 10 continuous spaces.
- II. Alternatively, at least 5% of the interior area of the lot shall be devoted to landscaping.
- III. Parking lots described above shall have at a minimum of one shade tree per with a minimum caliper of 2 ½ inches diameter breast height (DBH). Trees planted in such locations shall be planted in protected pervious areas which have a minimum area of 50 square feet.

- b. Screening. A Street Screen shall be required where private parking is visible from a public street or sidewalk. A 5-foot wide buffer area is required and shall include a wall and/or landscaping that provides a sight impervious screen.

9. Parking Special Permit. Where a Special Permit is sought for relief from the parking standards, the PEDB shall consider the following:

- a. The supply and demand of public and private parking in the district, as determined through a parking study.
- b. Mobility management programs and services provided by the applicant to reduce the demand for parking.
- c. That parking provided in excess of the minimum requirement does not result in underutilized spaces, excessive impervious surfaces, and lost opportunities for building or outdoor amenities spaces.

F. **Site Landscaping.**

1. Existing trees should be preserved, reducing the need to plant additional trees.
2. All landscaping shall be maintained in a healthy growing condition, neat and orderly in appearance, and free of refuse and debris.
3. All plantings shall be arranged and maintained so as to not obscure the vision of traffic.

G. **Utilities.**

1. Public Utilities. All new public utilities (except structures and other facilities that require above-grade access) shall be installed underground.
2. Trash and Service Areas.

- a. All service, loading and trash storage areas viewable from a public right of way or from an adjacent residential area shall be screened by one or a combination of masonry, a wood screen, or evergreen plantings to reduce their visual impact.
- b. Loading and service areas shall not face any residential area unless no other location is possible. Loading areas shall be subject to screening requirements stated herein.
- c. Garage doors and loading spaces are prohibited on the front façade of any building unless no other location is feasible.

H. Sustainable Site Design Standards.

1. Purpose. The purpose of this section is to reduce stormwater runoff and improve water quality, high canopy tree cover, natural landscaping, and the production of local food.
2. Stormwater Management.
 - a. Application. The stormwater management techniques proposed for site development in the Form-Based Districts shall conform to the best management practices described in the Commonwealth of Massachusetts Stormwater Management Handbook, as may be amended from time to time. The purpose and intent of this sections is the following:
 - I. To promote stormwater management practices that maintain pre-development hydrology through site design, site development, building design and landscape design techniques that infiltrate, filter, store, evaporate and detain stormwater close to its source;
 - II. To protect water resources and other natural aquatic systems on the development site and elsewhere from degradation that could be caused by construction activities and post-construction conditions;
 - III. To protect other properties from damage that could be caused by stormwater and sediment from improperly managed construction activities and post-construction conditions on the development site;
 - IV. To reduce the impacts on surface waters from impervious surfaces such as streets, parking lots, rooftops and other paved surfaces; and
 - V. To promote public safety from flooding and streambank erosion, reduce public expenditures in removing sediment from stormwater drainage systems and natural resource areas, and to prevent damage to municipal infrastructure from inadequate stormwater controls.
 - b. Stormwater Runoff Thresholds.
 - I. Consistent with stormwater management best practices, new Development Projects in the Form-Based District should maintain or achieve pre-

development hydrology through sustainable site design techniques that infiltrate, filter, store, evaporate and detain storm water close to its source.

- II. The post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event shall not exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application. Low Impact Design (LID) practices identified below should be incorporated into the design as necessary to achieve the required runoff rate. If constraints prevent the use of these LID practices, other stormwater treatment best practices detailed in the Commonwealth of Massachusetts Stormwater Management Handbook may be used to achieve the required post construction runoff rate.

c. Stormwater Best Practice Applications. In order to achieve the Stormwater Runoff Thresholds in Section 9.3.H.2.b above, a combination of stormwater best practice techniques should be applied to Development Sites in the Form-Based Districts as identified below.

- I. District Stormwater System
- II. Light Imprint/Low Impact Design (LID)
- III. Filter Strips and Bioretention
- IV. Vegetated Swales (Bioswales)
- V. Bioretention Cells (Rain Gardens)
- VI. Pervious Pavement
- VII. Subsurface Retention Facilities (Stormwater Vaults)
- VIII. Green Streets and Stormwater Planters
- IX. Downspout Redirection
- X. Rain Barrels/Cisterns
- XI. Green Walls and Roofs

3. Sustainable Landscaping and Open Space

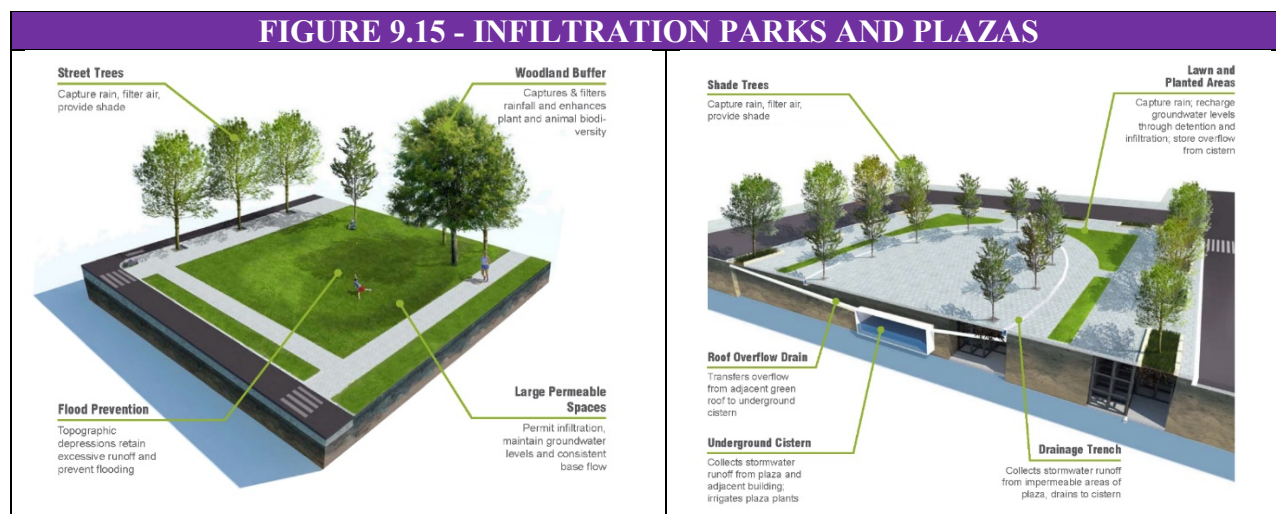
a. Natural Landscaping.

- I. Natural and context-sensitive landscaping with plants native to local climate and soil conditions are required in the Form-Based Districts. These plants thrive naturally, requiring less maintenance and irrigation than most hybrid or imported varieties.
- II. Natural resource preservation and landscaping should be used to minimize the need for irrigation systems and improve planting longevity. Preserving existing wooded areas, mature trees, and natural terrain can give new developments a

premium "mature landscape" appearance and provide residents with additional recreational amenities.

- III. Plant materials should be selected for their form, color, and texture, as well as solar, soil, and moisture requirements. It is also recommended that native plants (vegetation that grows naturally in particular climates or regions) be used because of their performance, site enhancement, and life-cycle cost benefits.

- b. Canopy and Shade Trees: The broad use of canopy trees in the Form-Based Districts is a simple and attractive solution to reducing heating and cooling needs for buildings and sites. When planted on the east, west, southwest and southeast sides of buildings, deciduous shade trees keep buildings cool in summer and then drop their leaves during the cooler fall season allowing warming sunlight on buildings. Canopy trees also provide sunlight on parking lots in the winter and shade in the summer while absorbing rainfall which reduces the amount of stormwater.
- c. Infiltration Parks and Plazas: This form of bio-retention allows rainwater to be temporarily captured and stored for a short time, cleaning storm water runoff before infiltration. The town should think of public parks and open spaces as part of the stormwater system. Surrounding areas can be graded so that the rainwater flows towards the parks. Creating a gradual and imperceptible depression allows water to collect in the park and stay there long enough to infiltrate without giving the appearance of a stormwater facility that should store water for no more than 24 hours.



4. Local Food Production

To address sustainability issues such as open space conservation, self-sufficiency, improved nutrition, recreation, exercise, and reduced food expenses, the Town of

Medway encourages small scale agriculture to strengthen the local food system. Some techniques applicable in the Form-Based Districts including the following:

- a. Community Gardens: See Outdoor Amenity Spaces in Section 9.4.
- b. Edible Landscapes: The utilization of plants and landscaping that produce edible food in settings that conventionally have been limited to ornamental or nonfood producing plants.

I. Site Improvement Guidelines.

In addition to the Development Site Standards of this section, new buildings and developments in the Form-Based Districts shall be subject to the Town of Medway Design Guidelines for: Section 2. Commercial Zones – C. Site Improvement Guidelines; Section 3. Industrial Zones – C. Site Improvement Guidelines; and Section 4. Residential Zones – C. Site Improvement Guidelines

9.4 OUTDOOR AMENITY SPACE




A. General Standards.



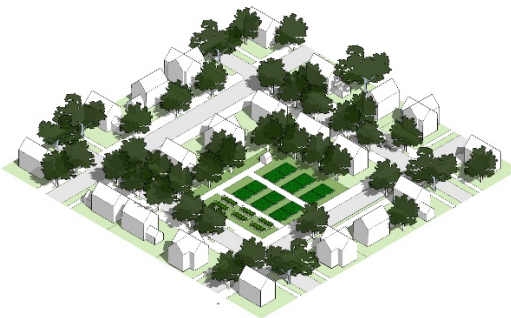
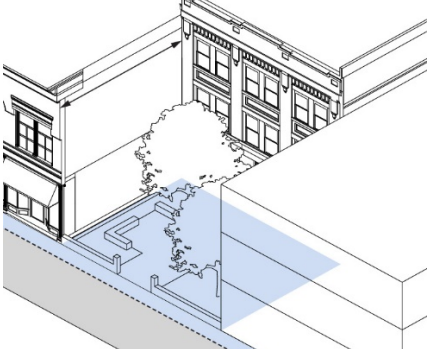
1. Outdoor Amenity Space Types. Outdoor Amenity Spaces include **Civic Space (CS)**, **Publicly Oriented Private Space (POPS)**, and **Private Open Space (PS)**. Civic Space includes publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully accessible to the general public. Publicly Oriented Private Spaces (POPS) are gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public. Private Open Space is associated with individual dwelling units and multi-family buildings and developments and is not intended for public access.
2. Required Outdoor Amenity Space: The required percentage of a building lot dedicated to outdoor amenity space is identified for each building type in Section 9.2. Where multiple lots or buildings are assembled together to form a Development Sites under Section 9.3, the required amount of Outdoor Amenity Space is the cumulative amount of all land area in the Development Site times the percentage required in for each type of development in Section 9.2.
3. Payments in Lieu of Outdoor Amenity Space: By Special Permit from the PEDB and approval by the Board of Selectmen, an applicant can make a contribution toward an existing or planned Civic Space within the Form-Based District as identified on the Form-Based District Zoning Map for which the principal building or development site is located in lieu of on-site outdoor amenity space. In reaching a decision, the PEDB and Board of Selectmen shall determine that such contribution will have a significant impact

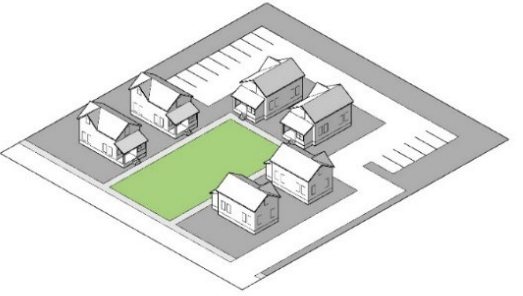



on the walkability, vibrancy, multimodal access, and/or enhanced activation of public gathering areas within the Form-Based District.

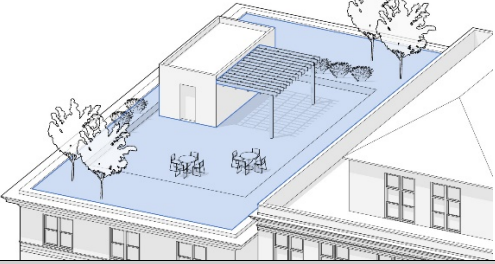
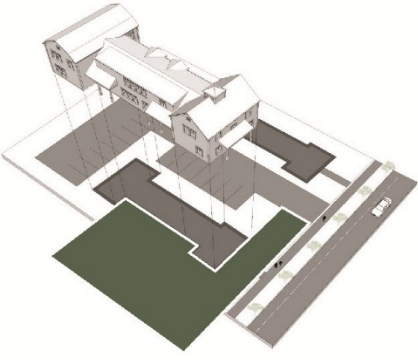
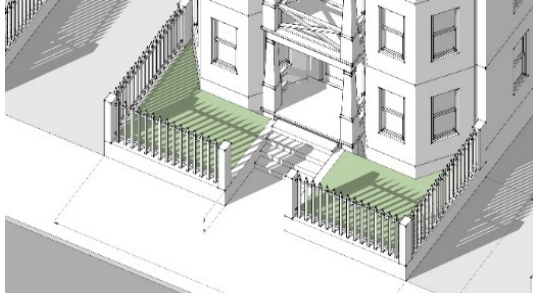
B. Permitted Outdoor Amenity Spaces.

Permitted Outdoor Amenity Spaces and associated design standards are identified in Table 9.5 below:

TABLE 9.5 - OUTDOOR AMENITY SPACE	
Type	Description and General Design Standards
1. Neighborhood Park, Preserve (CS, POPS) 	<p>Description: An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathway, and other facilities intended for public events, gatherings, and organized activities.</p> <p>Design Standards: Neighborhood Parks should be a minimum of 8,000 S.F.; 80% permeable surfaces; and 1 tree/350 SF on average.</p>
2. Common or Green (CS, POPS) 	<p>Description: A common or green is a free-standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes.</p> <p>Design Standards: Commons should be a minimum of 20,000 S.F.; 85% permeable surfaces; and 1 tree/2,000 SF on average.</p>
3. Athletic Field or Ball Court (CS, POPS) 	<p>Description: A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting organizations and events.</p> <p>Design Standards: Side of Space: 7,500 S.F. Min.; 20 Acres Max. Furnishing: Seating: 1 Seat/275 S.F. Min. Tables: N/A Landscape: Trees: N/A Permeable Surface: N/A Landscaped Area: 30%</p>
4. Pathway (CS)	<p>Description: A linear open space that may follow natural</p>

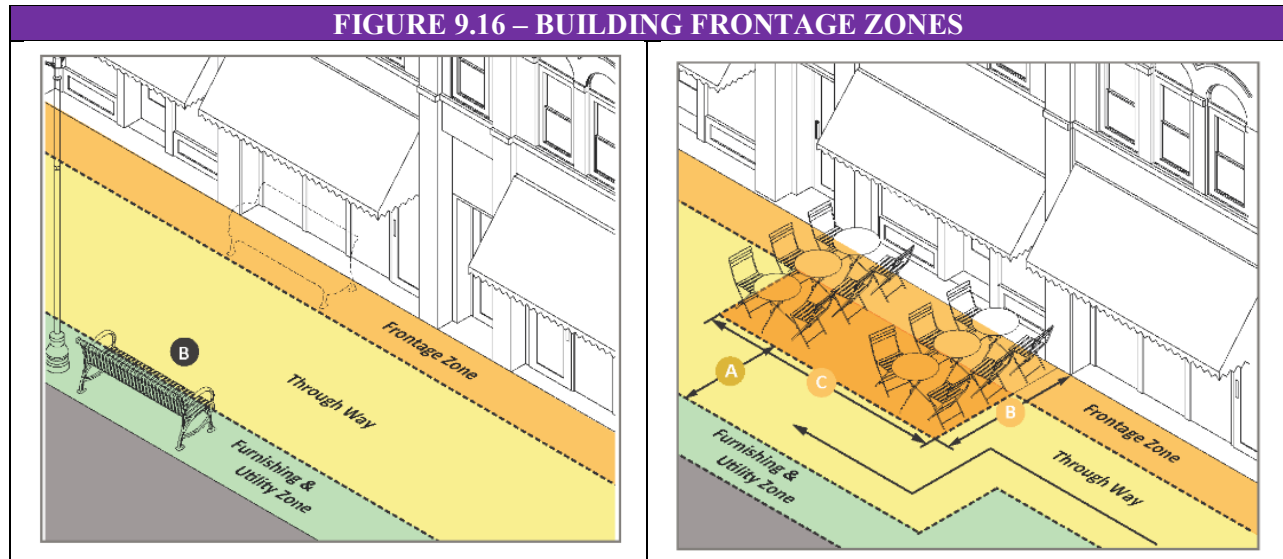
	<p>corridors providing unstructured and limited amounts of structured recreation. A pathway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of transportation. Pathways may provide access and connections between natural areas, neighborhoods, villages, public facilities, and other points of interest.</p> <p><u>Design Standards:</u> The minimum width shall be 8 feet; Pathways shall be surfaced with stone dust, or asphalt.</p>
<p>5. Pedestrian Passage (CS, POPS)</p> 	<p><u>Description:</u> A paved/brick pedestrian connector between buildings. Pedestrian Passages provides direct connections between parking area, buildings, streets, and sidewalks. Pedestrian Passages may be covered by a roof, trellis, and may be lined by shopfronts.</p> <p><u>Design Standards:</u> The minimum width shall be 8 feet; Hard surface such as asphalt, concrete, or paver stones is required.</p>
<p>6. Community Garden (CS, POPS, PS)</p> 	<p><u>Description:</u> An open space designed as individual garden plots available to residents for agriculture purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, and development site.</p> <p><u>Design Standards:</u> Community gardens should be a minimum of 5,000 S.F.; 90% permeable surfaces; and 1 tree/500 SF on average.</p>
<p>7. Forecourt (POPS, PS)</p> 	<p><u>Description:</u> A private open space where a portion of the facade is aligned close to or at the Street ROW Line, and the central portion of the facade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt may be planted or paved to join with the public sidewalk.</p> <p><u>Design Standards:</u> Forecourts shall be a minimum width and depth of 12 feet;</p>
<p>8. Courtyard (POPS, PS)</p>	<p><u>Description:</u> A courtyard (or court) is an enclosed open space,</p>

	<p>often surrounded by a building or buildings, that is open to the sky. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings.</p> <p><u>Design Standards:</u> Courtyards shall be a minimum of 3,000 S.F. in area and 40 feet in width; The maximum ratio of building height to forecourt width shall be 2:1; Forecourt shall be enclosed by walls on 3 sides.</p>
<p>9. Plaza or Square (CS, POPS)</p> 	<p><u>Description:</u> An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.</p> <p><u>Design Standards:</u> Squares should be a minimum of 8,000 S.F.; 50% permeable surfaces; 1 tree/2,000 SF on average; and include public seating.</p>
<p>10. Pocket Park/Playground (CS, POPS, PS)</p> 	<p><u>Description:</u> An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment.</p> <p><u>Design Standards:</u> Pocket Parks should be a minimum of 800 S.F.; 80% permeable surfaces; and 1 tree/200 SF on average; and include seating and recreational equipment.</p>
<p>11. Outdoor Dining Terrace (POPS)</p> 	<p><u>Description:</u> An open space where the building facade is setback from the Street ROW Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The terrace provides may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street Line.</p> <p><u>Design Standards:</u> Where terraces are elevated above the public sidewalk they are required to meet ADA requirements for individual or shared entries facing the street.</p>
<p>12. Rooftop Terrace (POPS, PS)</p>	<p><u>Description:</u> A roofless, raised platform on the roof of a building</p>

	<p>that provides community gathering space such as a terrace, community garden, food and entertainment, or other outdoor amenities.</p> <p><u>Design Standards:</u> Not Applicable.</p>
<p>13. Common Yard and Garden (PS)</p> 	<p><u>Description:</u> A private open space associated with private residence or non-residential buildings not intended for public access or a high level of pedestrian activity.</p> <p><u>Design Standards:</u> Where applicable, a walkway should be provided between the public sidewalk and the front door.</p>
<p>14. Dooryard (PS)</p> 	<p><u>Description:</u> A Private Frontage where the Building Facade is aligned close to the Street Line, and the Frontage Line is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. The dooryard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the sidewalk to the front door is required. This type is commonly associated with ground-floor residential use</p> <p><u>Design Standards:</u> Not Applicable.</p>
<p>15. Other OAS Types</p>	<p>Permitted by Special Permit by the Planning Board</p>

C. Building Frontage Zones.

A Building Frontage Zone is the setback space between the street facing façades of the primary building and the Street Right-of-Way Line. Building Frontage Zone uses must provide a compatible transition and interface between the private realm (buildings and uses) and the public realm (sidewalks, thoroughfares, and civic spaces). Outdoor Amenity Spaces are required in the Building Frontage Zone, and Publicly Oriented Private Spaces (POPS) are requirements in specified Form-Based Districts.



9.5 SIGN AND BUILDING ENCROACHMENTS

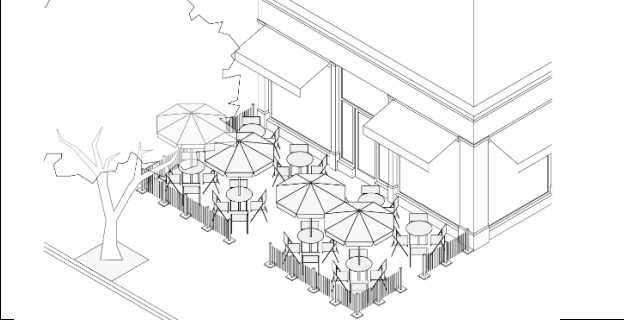



A. Signs.

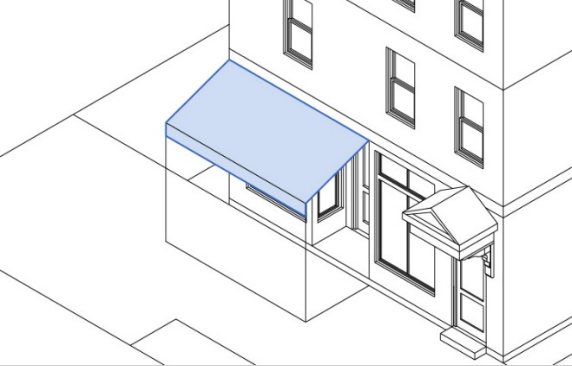
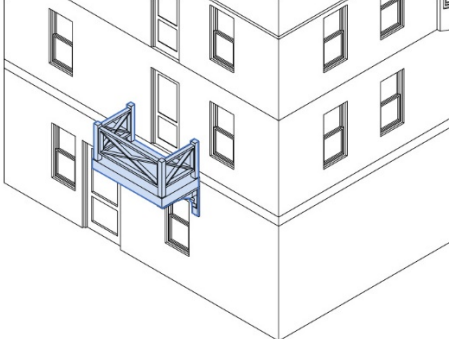
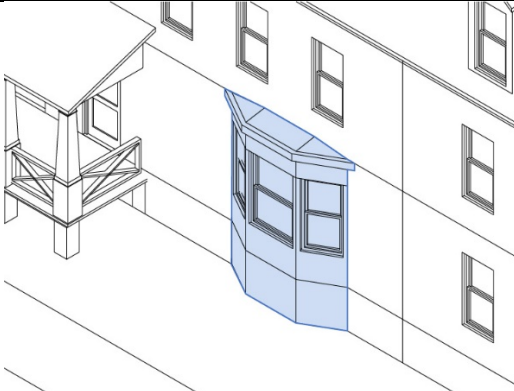

Building and site signs shall abide by the rules and regulations Section 7.2 of the Medway Zoning Ordinance. The specific type of permitted signs and related design standards in Section 7.2.5, Tables 1-10 shall be applicable as identified in each of the Form-Based Districts.

B. Building Activation Encroachments.

Building Activation Encroachments including building components, outdoor amenity spaces, accessory signs and displays, and related attributes that extend into the Public Frontage Zone and contribute to the activation of the Public Realm, walkability, and enjoyment of the public. All building encroachments that extend into the Public Frontage Zone shall require compliance with all relevant Town Ordinances.

FIGURE 9.17 - BUILDING ACTIVATION ENCROACHMENTS

Type	Description and Design Standards
1. Sidewalk Dining Terrace 	<p>Outdoor dining cafes are permitted as an ancillary activity of any restaurant, pub, or other food and drink establishment. The operator of the outdoor dining cafe may be granted permission from the Town for locations on side and on the public sidewalk. See Section 9.6 (Public Realm)</p>
2. Storefront Display 	<p>Sidewalks displays on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel and shall leave clear an accessible walkway area of 5 feet minimum; must be removed when the business is not open; and require compliance with all Town Ordinances. Section 9.6 (Public Realm)</p>
3. Sandwich Board Sign 	<p>A freestanding portable sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face, and which is intended to be placed in a sidewalk or pedestrian way. Sidewalk signs displayed on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel and shall leave clear an accessible walkway area of 5 feet minimum; must be removed when the business is not open; and requires compliance with all Town Ordinances.</p>
4. Projecting Signs and Banner 	<p>A building mounted sign attached to, and extending from, a building or support beam in whole or in part which extends beyond said building. Projecting signs may encroach into the public right-of-way but shall not be located within 5 feet to the closest curb line. Project sign shall be mounted a minimum of 6 inches away from the building and 8 feet from the bottom of the sign to the sidewalk grade; and require compliance with all Town Ordinances.</p>
5. Awning	<p>An Awning projecting over the sidewalk of a public</p>

	<p>thoroughfare must have 8 feet of clearance in height, 8 feet in clearance from the curblane, and requires compliance with all Town Ordinances.</p>
<p>6. Balcony</p> 	<p>A balcony projecting over the sidewalk of a public thoroughfare must have 12 feet of height clearance, 8 feet in clearance from the curblane, and requires compliance with all Town Ordinances.</p>
<p>7. Bay Window</p> 	<p>Bay windows projecting over the sidewalk of a public thoroughfare must have 12 feet of height clearance, 8 feet in clearance from the curblane, and require compliance with all Town Ordinances.</p>
<p>8. Arcade</p> 	<p>An Arcade projecting over the sidewalk of a public thoroughfare must have 12 feet of clearance, 8 feet in clearance from the curblane, and requires compliance with all Town Ordinances.</p>

9.6 PUBLIC REALM STANDARDS

A. Purpose.

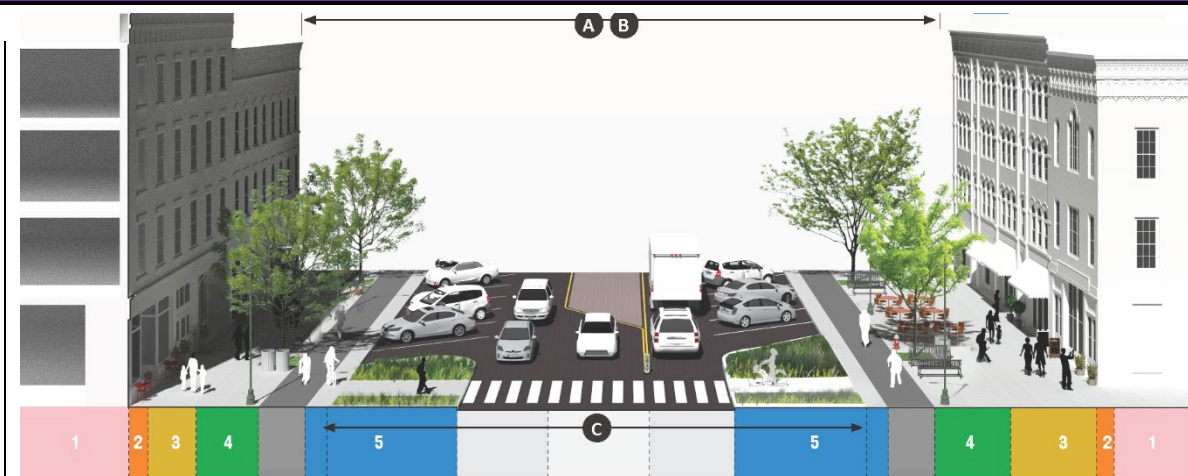
1. To ensure the development of a well-connected travel network, composed of direct and convenient routes that reinforce the Form-Based District and Medway as a walkable, bikeable, and human-scaled urban environment.
2. To encourage “Complete Streets” that accommodate multiple modes of transportation, consistent with the character of traditional neighborhood and village centers, and attractive to pedestrian and bicyclists.
3. To ensure pedestrian safety and comfort, promote economic vitality, preserve and enhance the character of the public realm along primary streets, and promote the social, environmental, and health benefits provided by a walkable development pattern.

B. Standards for Thoroughfares.

Thoroughfares shall be engineered and constructed in accordance with the design standards in Section t of the Town of Medway Subdivision Regulations. In the absence of official standards, thoroughfares shall be designed and constructed according to the standards deemed to be appropriate by the Town Engineer and PEDB.


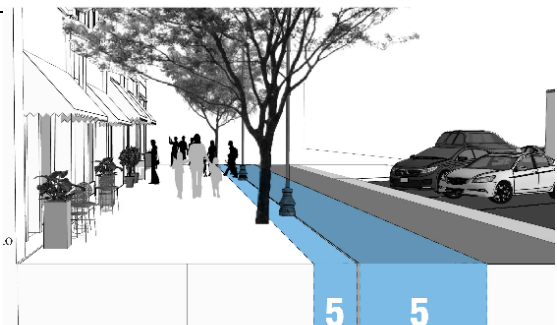
C. Public Realm Design Standards.

1. Street Design. Table 9.6 below provides design standards for streets in the Form-Based Districts.

TABLE 9.6 - PUBLIC REALM DESIGN STANDARDS

A. Street Enclosure (façade to façade)			B. Right-Of-Way	
C. Street Width (curb to curb)			1. Building/Building Frontage Zone	
Street Component	Parkway	Village Center Street	Neighborhood Street	Access Street
Right-Of-Way	60 Ft Min.	50 Ft Min.	40 Ft. Min.	24 Ft Min.
Vehicle Lanes				
Travel Lane	12 Min.	11 Min.	10 Min.	10 Min.
Parking Lane	Optional/5 Ft. Min.	8 Min.	1 Side or Informal	N/A
Bike Lanes	Optional/8 Ft. Min.	Optional/8 Ft. Min.	Sharrows/Informal	N/A
Multi-Purpose Path	Required	N/A	N/A	N/A
Public Frontage Zone	Optional/20 Ft. Min.	Optional/4 Ft. Min.	N/A	N/A
Throughway Zone	Optional/5 Ft. Min.	5 Ft. Min.	4 Ft Min.	1 Side/4 Ft. Min.
Furnishing/Utility Zone	5 Ft. Min.	5 Ft. Min	4 Ft. Min.	N/A
Street Enhancement Zone	Optional	Parking/Curb Ext.	N/A	N/A
2. Public Frontage Zone			3. Throughway Zone	



4. Furnishing/Utility Zone		5. Street Enhancement Zone
		

2. Vehicle Travel Lanes.

- a. Motor vehicle travel lanes may have a width between ten (10) feet minimum and twelve (12) feet maximum.
- b. No more than two (2) motor vehicle travel lanes may be combined for any single direction of traffic flow.

3. On-Street Parking Lanes.

- a. Motor vehicle parking lanes are required and must be eight (8) feet wide minimum and twenty-two (22) feet long maximum for perpendicular parking; and nine (9) feet wide and eighteen (18) feet long for diagonal parking.
- b. Diagonal on-street parking must be 45° angle parking and may be head-in or reverse-angle parking.

4. Bike Lanes.

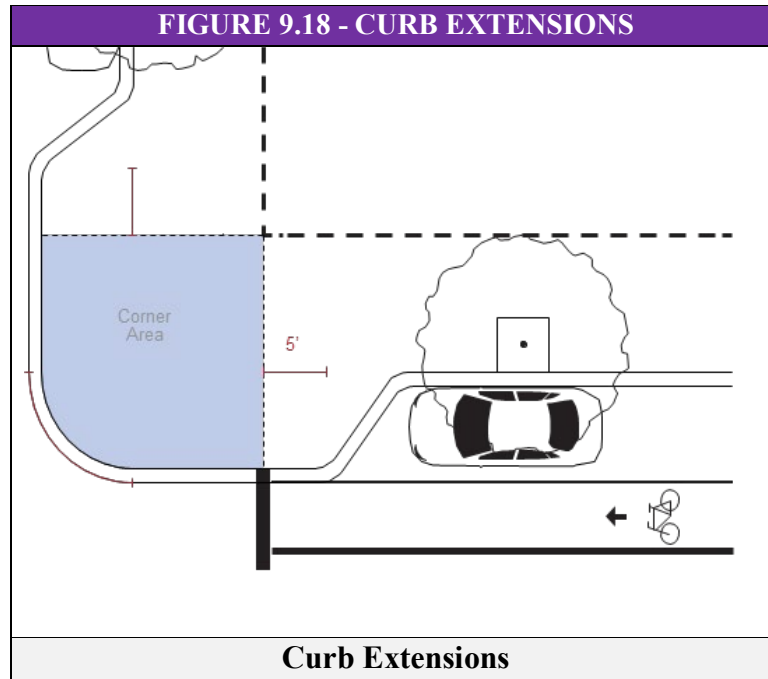
- a. Bike lanes shall have a width minimum with of five (5) feet.
- b. A six (6) to eight (8) inch solid white lane line must be used to visually separate motor vehicle travel lanes from any bike lane.
- c. A four (4) inch solid white lane line must be used to visually separate any bike lane from an adjacent motor vehicle parking lane, as applicable.
- d. Word, symbol, and arrow pavement markings (MUTCD Figure 9C-3) must be used to define any bike lane as the portion of a thoroughfare dedicated for specific use by bicyclists.
- e. Through bike lanes must be located to the left of any dedicated motor vehicle right-turn only lane.
- f. Lane striping must be dashed through areas of merging and crossing vehicles.
- g. Colored paint is required to enhance the visibility of bikes lanes in locations determined to be necessary by the Town Engineer.

5. Sidewalks.

- a. All new and reconstructed sidewalks must be accessible to and usable by persons with disabilities in accordance with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.
- b. Sidewalks must include a Throughway (main walkway) and Furnishing Zone and may include a Public Frontage Zone as illustrated in Table 9.6 above.
 - I. Throughway zones (i.e. “walkways”) must be concrete and a minimum of five (5) feet in width.
 - II. Furnishing zones must be concrete with tree pits with grates and a minimum of four (4) feet in width.
 - III. Edge zones must be concrete, brick, and stone materials with a granite curb and a minimum of two (2) feet in width.
 - IV. Public Frontage zones maybe used for Publicly Oriented Private Spaces and Building Activation Encroach in accordance with the standards in Section 9.5.B.
- c. The pavement design of walkways must be continuous for the full length of each block face.

6. Curb Extensions (Bulb-Outs).

- a. Sidewalk extensions must occupy the full width of the parking lane they extend into.
- b. When a bike lane is present, sidewalk extensions must be set back so that the gutter does not extend into the bike lane.
- c. At corners, sidewalk extensions must run at least five (5) feet from the corner area of the sidewalk as illustrated in Figure 9.18.
- d. At bus stops, sidewalk extensions must run at least fifty (50) feet from the corner area of the sidewalk.



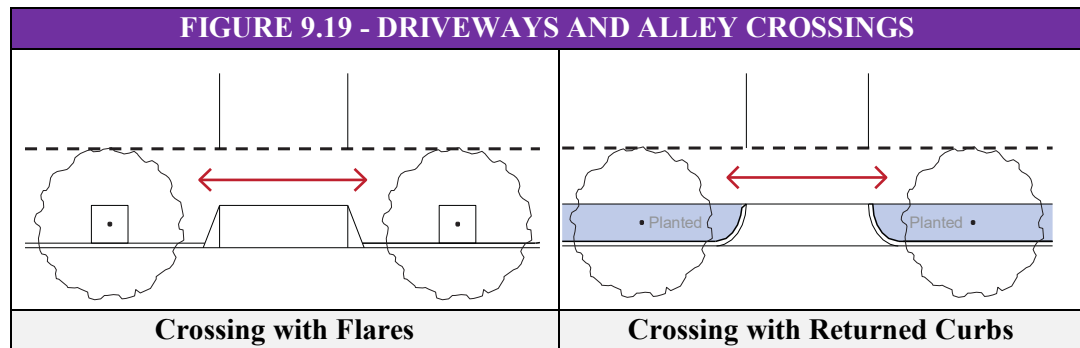
7. Street Trees.

- a. Planting strips must include street trees planted within the Furnishing Zone in a regularly-spaced pattern no greater than forty (40) feet on center. Along Frontage Zones, street trees may be planted in an irregularly-spaced pattern to avoid visually obscuring storefront windows and signage.
- b. When planted, street trees must be a minimum height of ten (10) feet and/or three (3) inches in caliper.
- c. A minimum sixteen (16) square feet open soil area must be left around each street tree, centered at the tree trunk. When level with an adjacent walkway, the soil area must be protected by six (6) inch metal fencing and mulch must be applied to a minimum depth of three (3) inches. When recessed below an adjacent walkway, open soil areas must be protected by metal tree grates.
- d. Sidewalks in front of terminated vistas and along civic space frontage may be granted a waiver from street tree requirements at the discretion of the PEDB.

8. Driveway and Sidewalk Crossings.

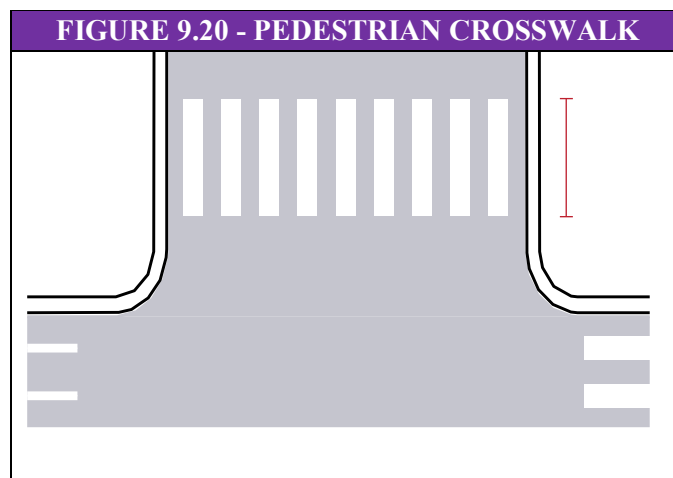
- a. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron as shown in Figure 9.19.

- b. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs as shown in Figure 9.19.
- c. The appearance of any walkway (i.e. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- d. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs. Under no circumstances shall they be wider than 24 feet.



9. Pedestrian Crosswalks.

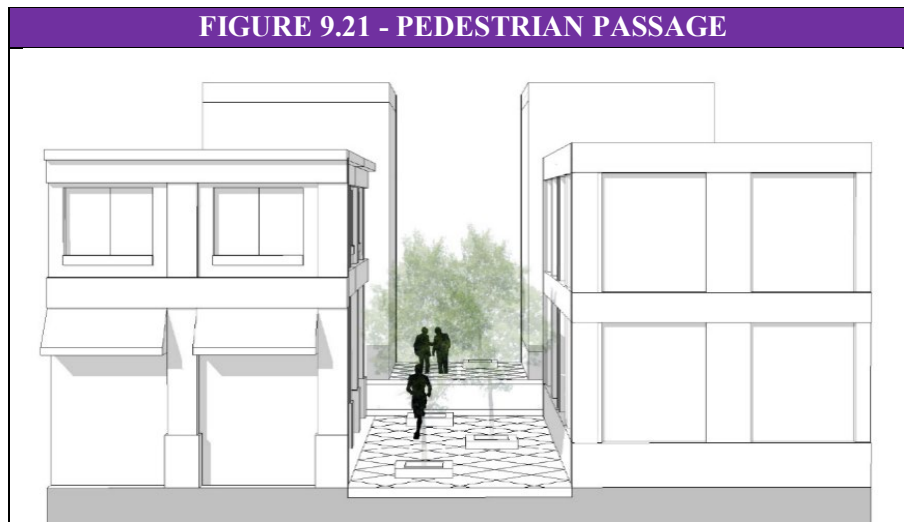
- a. Crosswalks must be designed as shown in Figure 9.20.
- b. The Continental Crosswalk patterned is preferred by the Town of Medway in the Form-Based Districts.
- c. Crosswalk markings must be aligned with the walkway of all adjacent sidewalks unless granted a waiver by the PEDB.
- d. Where the Throughway Zone (See Table 9.6) is wider than the prescribed width of the crosswalk, crosswalk markings should be widened to match the walkway of the sidewalk.



Total Width:	10 feet
Strip Thickness:	1 foot
Strip Length:	10 feet
Strip Offset:	3 feet on center

10. Pedestrian Passages.

- a. Pedestrian passages must connect the sidewalk of one Traveled Way to another on opposite side.
- b. Pedestrian passages may be designed with a covered atrium providing continuous protection from the elements or as an open air passage between buildings.
- c. Open air pedestrian passages must be at least ten (10) feet in width, with a minimum eight (8) foot wide paved walkway designed as a continuation of the sidewalks they connect, including materials and sidewalk furnishings.
- d. A covered pedestrian passage must be at least twenty (20) feet in width.
- e. All pedestrian passages must be lighted using footlights, bollard lights, building lights, or street lights to provide for safety and visibility at night.



11. Multipurpose Pathways and Walking Trails.

- a. A multipurpose pathway is an independent pedestrian and bicycle way generally running through or parallel with parkways and streets and connecting building and development sites.
- b. Multipurpose pathways shall have a minimum width of 10 feet; be surfaced with asphalt or stone dust; and be connected directly with the sidewalk and street network.
- c. Walking trails are informal thoroughfares that connect building and development sites and should be cleared to a minimum width of 8 feet.

9.7 DENSITY AND BULK STANDARDS

A. Base Residential Density.

Buildings and Developments within a Form-Based District shall be subject to the following density standards:

TABLE 9.7 - RESIDENTIAL DENSITY BY FORM-BASED ZONING DISTRICT				
BUILDING TYPES	BY RIGHT/SPECIAL PERMIT UNITS PER ACRE			
	OGVC	OGN	OGBP	RESERVE
Workers Cottage (1 Detached SF Dwelling Unit)	N/A	8/16	N/A	
Single-Family Detached House (1 Dwelling Unit)	N/A	N/A	N/A	
Single-Family Attached House (1 Dwelling Unit)	12/16	12/16	N/A	
Paired House (2 or 3 Dwelling Units)	N/A	12/16	N/A	
Multi-Family Building (4 or More Dwelling Units)	20/24	20/24	N/A	
Live-Work/Shop House (1 Dwelling Unit)	12/16	N/A	N/A	
Mixed-Use Buildings (Commercial and Multi-Family Units)	20/24	20/24	N/A	

P = Allowed By Right;

SP = Allowed By Special Permit from the Planning Board

B. Bulk Standards.

1. Dwelling Unit Size.

- a. Dwelling units must have a minimum useable floor area as specified on the table below for all buildings providing more than one (1) dwelling unit.
- b. The useable floor area of a half story is calculated as seventy-five percent (75%) of the total floor area of the half-story.

TABLE 9.8 - MINIMUM DWELLING UNIT SIZE	
Unit Type	Useable Floor Area (Min.)
Studio	400 sq. ft.
1 Bedroom	600 sq. ft.
2+ Bedrooms	900 sq. ft.

- c. Cottages may have a maximum of 1,400 square feet of usable floor area and two (2) bedrooms.

C. Density Bonus Requirements.

1. General Requirement. The PEDB may, by Special Permit, allow higher density up to the maximum established on Table 9.7 above if certain Public Realm Improvements are

made by the applicant that provide benefits to residents and businesses in the Development Site as well as to the Form-Based District, and surrounding area. If sufficient Public Realm Improvements are made, the PEDB shall make a written finding that the applicant will provide significant improvements providing a public benefit, in addition to those improvements necessary to meet the base density requirements of this bylaw.

2. Eligible Public Benefit Improvements. These improvements shall include on-site or off-site infrastructure improvements, streetscape improvements, open space or other amenities not otherwise required by any town board or agency, serving a public purpose, to be constructed in an attractive, context-sensitive, or pedestrian-oriented manner. Some eligible improvements include the following:
 - a. Improvements to designated Civic Zones for the purpose of enhancing publicly controlled active or passive recreation in desirable locations within the Form-Based District, in addition to the Outdoor Amenity Space required by this Section.
 - b. Land acquisition or donation to the Town or a designated non-profit agency for the purpose of publicly accessible active or passive recreation in desirable locations within the Form-Based District or surrounding area, in addition to the Outdoor Amenity Space required by this Section.
 - c. Sidewalks and pathways.
 - d. Streetscape improvements such as street trees and furnishings on public streets or contribution of land suitable for a public way or public streetscape improvements.
 - e. Public parking spaces and publicly-accessible parking facilities.
 - f. Additional affordable housing units above the number required by this Section.
3. Approval of Density Bonus Improvements. All public benefit improvements used for the density bonus shall have been recommended in planning documents approved or used by the Town of Medway Board of Selectmen, Department of Public Works, Board of Health, Conservation Commission, Community Preservation Committee, or PEDB. In order to make this determination, the following are required:
 - a. The applicant shall provide the PEDB with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates, and a sketch plan showing the location and type, size and extent of improvements.
 - b. The PEDB may require a bond to cover the cost of any improvements that will be constructed, or a binding agreement approved by Town Counsel, to remain in place until the improvements are completed to the satisfaction of the Town.

- c. A specific time frame for the completion of all required off-site improvements shall be incorporated as a condition of approval of the PEDB.
- d. The applicant shall provide a list of all permits and approvals required relating to any proposed public benefit(s) with the application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the PEDB.
- e. The PEDB shall be under no obligation to grant such density bonus and may determine, in its sole discretion, whether the offered improvements are sufficient in nature, scope, cost or otherwise, to justify such bonus. The offer and commitment by an applicant to provide all or any number of the above enumerated examples does not, in and of itself, justify or require the PEDB to grant such density bonus.

9.8 FORM-BASED DISTRICTS

The development and design standards of Section 9 apply to the designed Form-Based Districts listed below.

A. Oak Grove Park Village Center (OGVC)




1. BUILDING TYPES AND PROPERTY USE			4. BLDG ACTIVATION ENCROACHMENTS		
See Section 5.4 and 9.2.; Table 9.2			See Sections 9.5.B.; Figure 9.17		
1.	Detached House	N	1.	Sidewalk Dining Terrace	P
2.	Cottage/Cottage Court	N	2.	Storefront Display	P
3.	Rowhouse/Townhouse	P	3.	Sandwich Board Sign	P
4.	Multi-Family Building	P	4.	Projecting Sign and Banner	P
5.	Live/Work Building	P	5.	Awning	P
6.	General Commercial Building	P	6.	Balcony	P
7.	Mixed Use Building	P	7.	Bay Window	SP
8.	Flex Space/Fabrication Building	P	8.	Arcade	SP
9.	Community and Civic Building	P			
10.	Gas Backwards Building	SP	5. SIGNS		
11.	Other Approved by PEDB	SP	See Section 7.2, Table 5, and 9.5.A.		
2. RESIDENTIAL DENSITY			6. PARKING STANDARDS		
See Section 9.7.; Table 9.7			See Sections 7.1.1, and 9.3.E		
3. OUTDOOR AMENITY SPACES			7. DEVELOPMENT TYPES		
See Sections 9.4.; Table 9.5			See Sections 7.1.1 and 9.3.E; Table 9.3		
1.	Neighborhood Park/Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	N
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	P
3.	Recreation Field/Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	P
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	P
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	P
6.	Community Garden (CS, POPS, PS)	P			
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P	8. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT		
9.	Plaza or Square (CS, POPS)	P			
10.	Pocket Park or Playground (CS, POPS, PS)	P			
11.	Outdoor Dining Terrace (POPS)	P			
12.	Rooftop Terrace or Garden (POPS, PS)	P			
13.	Common Yard and Garden (PS)	P			
14.	Dooryard	P			
15.	Other Approved by PEDB	SP			

B. Oak Grove Park Business Park (OGP-BP)



1. BUILDING TYPES AND PROPERTY USE			4. BLDG ACTIVATION ENCROACHMENTS		
See Section 5.4 and 9.2.; Table 9.2			See Sections 9.5.B.; Figure 9.17		
1.	Detached House/Duplex	N	1.	Sidewalk Dining Terrace	P
2.	Cottage/Cottage Court	N	2.	Storefront Display	P
3.	Rowhouse/Townhouse	N	3.	Sandwich Board Sign	N
4.	Multi-Family Building	N	4.	Projecting Sign and Banner	P
5.	Live/Work Building	N	5.	Awning	P
6.	General Commercial Building	P	6.	Balcony	N
7.	Mixed Use Building	N	7.	Bay Window	N
8.	Flex Space/Fabrication Building	P	8.	Arcade	N
9.	Community and Civic Building	SP			
10.	Gas Backwards Building	N	5. SIGNS		
11.	Other Approved by PEDB	SP	See Section 7.2, Table 6, and 9.5.A.		
2. RESIDENTIAL DENSITY			6. PARKING STANDARDS		
See Section 9.7.; Table 9.7			See Sections 7.1.1, and 9.3.E		
3. OUTDOOR AMENITY SPACES			7. DEVELOPMENT TYPES		
See Sections 9.4.; Table 9.5			See Sections 7.1.1 and 9.3.E; Table 9.3		
1.	Neighborhood Park/Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	N
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	N
3.	Recreation Field/Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	N
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	P
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	P
6.	Community Garden (CS, POPS, PS)	P			
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P	8. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT		
9.	Plaza or Square (CS, POPS)	P			
10.	Pocket Park or Playground (CS, POPS, PS)	P			
11.	Outdoor Dining Terrace (POPS)	P			
12.	Rooftop Terrace or Garden (POPS, PS)	P			
13.	Common Yard and Garden (PS)	P			
14.	Dooryard	P			
15.	Other Approved by PEDB	SP			

C. Oak Grove Park Neighborhood (OGP-N)



1. BUILDING TYPES AND PROPERTY USE			4. BLDG ACTIVATION ENCROACHMENTS		
See Section 5.4 and 9.2.; Table 9.2			See Sections 9.5.B.; Figure 9.17		
1.	Detached House/Duplex	N	1.	Sidewalk Dining Terrace	N
2.	Cottage/Cottage Court	Y	2.	Storefront Display	N
3.	Rowhouse/Townhouse	Y	3.	Sandwich Board Sign	N
4.	Multi-Family Building	Y	4.	Projecting Sign and Banner	N
5.	Live/Work Building	N	5.	Awning	P
6.	General Commercial Building	N	6.	Balcony	P
7.	Mixed Use Building	N	7.	Bay Window	P
8.	Flex Space/Fabrication Building	N	8.	Arcade	P
9.	Community and Civic Building	P			
10.	Gas Backwards Building	N	5. SIGNS		
11.	Other Approved by PEDB	SP	See Section 7.2, Table 5, and 9.5.A.		
2. RESIDENTIAL DENSITY			6. PARKING STANDARDS		
See Section 9.7.; Table 9.7			See Sections 7.1.1, and 9.3.E		
3. OUTDOOR AMENITY SPACES			7. DEVELOPMENT TYPES		
See Sections 9.4.; Table 9.5			See Sections 7.1.1 and 9.3.E; Table 9.3		
1.	Neighborhood Park/Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	P
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	N
3.	Recreation Field/Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	P
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	N
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	N
6.	Community Garden (CS, POPS, PS)	P			
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P	8. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT		
9.	Plaza or Square (CS, POPS)	P			
10.	Pocket Park or Playground (CS, POPS, PS)	P			
11.	Outdoor Dining Terrace (POPS)	P			
12.	Rooftop Terrace or Garden (POPS, PS)	P			
13.	Common Yard and Garden (PS)	P			
14.	Dooryard	P			
15.	Other Approved by PEDB	SP			