

Article ____ Central Business District/Oak Grove

To see if the Town will vote to amend the Zoning Bylaw, Section 9, Oak Grove Park Districts, and Section 10 Central Business District Development Standards, as set forth in this warrant article, deleted language shown in ~~strike through~~, new language shown in **bold**:

Amend Section 10.2.B.1 as follows:

The Main Street Pedestrian Frontage Zone includes all properties in the Central Business District with frontage on Route 109 (Main Street). These frontages are prioritized for pedestrian-oriented ground floor uses. Buildings fronting on the designated Pedestrian Frontage Zone shall be subject to the following requirements, **except for Residential Buildings in a Mixed-Use Development as provided in Section 10.3.D:**

Amend Section 10.3.D Residential Uses in a Mixed – Use Development, as follows:

3. Residential Use On Ground Floor Exception. Multi-family dwelling units may not be located on the ground floor of a mixed-use building ~~or development~~ unless:
4. Residential Buildings in Mixed-Use Development. A mixed-use development may include a stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units provided that the multi-family building shall meet the requirements of Section 10.3.D.5 below and shall be set back at least ~~tentwo hundred~~ feet from the Main Street right-of way line ~~on the north side and one hundred feet from the Main Street right-of way line on the south side~~
5. Ratio of Residential to Business GFA in a Mixed-Use Development. A stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units shall be permitted in a Mixed-Use Development only as part of a Mixed-Use Development that **includes at least 2,000 square feet of commercial development for every 50 units, or fraction thereof, of multi-family housing in the stand-alone multi-family housing building.** ~~complies with the business use potential. The business use potential of a Mixed-Use Development shall be the total percentage of gross floor area of all existing and/or proposed buildings in the Development that is required to be comprised of business uses pursuant to Section D.2 above.~~

Amend Section 10.4 as follows:

10.4 BUILDING TYPES AND DESIGN STANDARDS

A. Building Façade Composition and Architectural Features.

1. Building Transparency. Street facing façades shall have windows and doors with highly transparent, low reflectivity glass measured on the ground floor between two feet and twelve feet, **except where the ground floor is used for residential units**. Upper floor transparency may vary with use.

Amend Table 9.4.C.1.B Gas Station and Convenience Store, by adding the words “or beside” after the word “behind” in two places, so that it reads: “gas pumps and canopy behind **or beside**” in two places as follows:

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
	HOTEL (HTL)	GAS STATION AND CONVENIENCE STORE (GCR)	
1.1 DEFINITION	A building type defined in Section 2 of the Zoning Bylaws.	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 or beside . This reverse layout highlights the building, shields the pumps and canopy and pulls the curbcuts away from the street, creating easier access.	
4. ADDITIONAL STANDARDS			
4.1			A maximum of 6 gas pumps are allowed and must be located behind or beside the convenience store and have two means of access and egress.

Amend Table 9.3.B.6 Building Setback and Stepback, by amending the ten foot stepback, maximum height, change from “40” to “**45**” under both Village Center Street and Trotter Drive columns as follows:

TABLE 9.3.B.6 - BUILDING SETBACK AND STEPBACK				
Distance from Street Right-Of- Way Line	Maximum Building Height by Street Type (See Section 9.7.B)			
	Neighborhood Street	Village Center Street	Trotter Drive	Access Street

10 Feet	25	40 45	40 45	A 5-foot Setback from the Street R.O.W. Line and based on the Maximum Height for Building Type in Section 9.4.C.
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Amend Table 9.4.C.1.A, 3. Design Standards, Multi-family Building to change the maximum building height to 45 feet and to eliminate the Maximum Street Facing Wall Width as follows:

3. DESIGN STANDARDS			
		Cottage	Multi-family Building (MF)
3.1	Building Height (Max.)	1.5 Stories / 22 Ft.	4 Stories / 40 45 Ft.
3.2	Street Facing Wall Width (Min./ Max.)	18 Ft. Min.	18 Ft. / 100 Ft.

Or act in any manner relating thereto.