

CHARACTER-BASED ZONING DISTRICTS PROJECT

Town of Danvers, MA

PUBLIC WORKSHOP

Downtown Corridor Zoning Initiative

April 24, 2019



The Danvers Team:

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CHARACTER-BASED ZONING DISTRICTS

Section	Title	Page
Section 1	PURPOSE AND APPLICATION	1.1
Section 2	ADMINISTRATION	2.1
Section 3	GENERAL PROVISIONS	3.1
Section 4	SITE PLAN APPROVAL	4.1
Section 5	ESTABLISHMENT OF DISTRICTS	5.1
Section 6	USE REGULATIONS	6.1
Section 7	DIMENSIONAL REQUIREMENTS	7.1
Section 8	REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT	8.1
Section 9	ACCESSORY USES	9.1
Section 10*	HEALTH CARE DISTRICT (RELOCATE FROM SECTION 15)	10.1
Section 11*		
Section 12	CHARACTER-BASED ZONING DISTRICTS	12.1
Section 13	DANVERS TOWN CENTER – CORE DISTRICT (DTC-C)	13.1
Section 14	DANVERS TOWN CENTER – LIVE/WORK DISTRICT (DTC-L/W)	14.1
Section 15	HIGH STREET CORRIDOR MIXED USE RETROFIT DISTRICT (HSMUD)	15.1
Section 16	DANVERSPORT WATERFRONT VILLAGE DISTRICT (WVD)	16.1
Section 17	TAPLEYVILLE VILLAGE OVERLAY DISTRICT (TAP)	17.1
Section 18	MAPLE STREET TRADITIONAL NEIGHBORHOOD DEVELOPMENT SMART GROWTH OVERLAY DISTRICT (MSTND)	18.1
Section 19*		
Section 20*		
Section 21*		
Section 22*		
Section 23*		
Section 24*		
Section 25*		
Section 26*		
Section 27	GROUNDWATER PROTECTION DISTRICT	27.1
Section 28*		
Section 29*		
Section 30	SPECIAL PERMITS	30.1
Section 31	FLOOD PLAIN DISTRICTS AND FLOODWAYS	31.1
Section 32	HATHORNE WEST	32.1
Section 33	CLUSTER DEVELOPMENT	33.1
Section 34	CONGREGATE AND INDEPENDENT HOUSING FOR THE ELDERLY	34.1
Section 35	SIGN REGULATIONS FOR THE DOWNTOWN IMPROVEMENT DISTRICT	35.1
Section 36	ASSISTED LIVING RESIDENCES	36.1
Section 37	SIGN BYLAW	37.1
Section 38*		
Section 39*		
Section 40	DEFINITIONS	40.1
Tables		
Table 1	TABLE OF ALLOWABLE USES	
Table 2	RESIDENTIAL DIMENSIONAL REQUIREMENTS	
Table 3	COMMERCIAL / INDUSTRIAL DIMENSIONAL REQUIREMENTS	
Table 4	EXEMPT USES DIMENSIONAL REQUIREMENTS	

INTEGRATE NEW CHARACTER-BASED ZONING DISTRICTS (CBZD) INTO THE TOWN ZONING BYLAWS – DANVERS “WALKABLE MIXED USE DISTRICTS”

SEC. 12 - CHARACTER-BASED ZONING DISTRICTS (CBZD)

SEC. 13 – DANVERS TOWN CENTER – CORE DISTRICT (DTC-C)

SEC. 14 – DANVERS TOWN CENTER – LIVE/WORK DISTRICT (DTC-L/W)

SEC. 15 – HIGH STREET CORRIDOR MIXED USE DISTRICT (HSMU)

SEC. 16 – DANVERSPORT WATERFRONT VILLAGE DISTRICT (DWV)

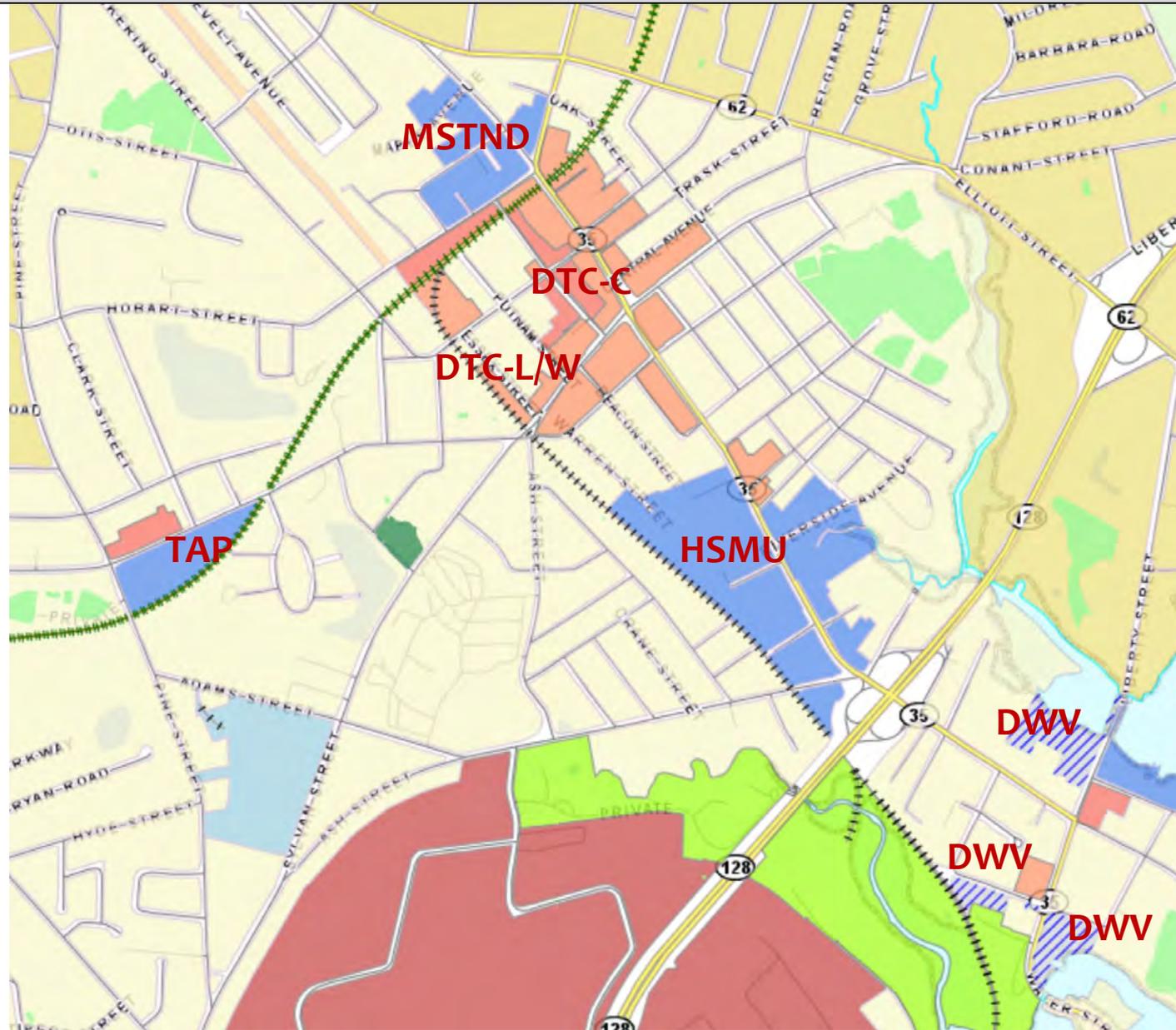
SEC. 17 – TAPLEYVILLE VILLAGE DISTRICT (TAP)

SEC. 18 – MAPLE STREET TRADITIONAL NEIGHBORHOOD DEVELOPMENT SMART GROWTH OVERLAY DISTRICT (MSTND)

CHARACTER-BASED ZONING DISTRICTS

Zoning

- Village Dist.
- Adult HCZ
- RMD
- Tapleyville I-I
- Highway Corridor
- Zone 114A
- Zone 114B
- HCD
- Res. I
- Res. II
- Res. III
- Industrial I
- Industrial II
- Danversport Industrial
- Waterfront Village
- Commercial I
- Commercial IA
- Commercial III
- R1A
- R2A
- R3A
- Hathorne West
- Road
- Water
- ESMT



SEC. 12 - CHARACTER-BASED ZONING DISTRICTS (CBZD)

1. Purpose and Intent
2. Applicability
3. Zoning Map and Regulating Plan
4. General Standards for Buildings and Lots
5. Building Form and Function
6. Density and Bulk Standards
7. Development Site Standards
8. Outdoor Amenity Space
9. Signage (Possibly merge with Sec. 35 and 37)
10. Public Realm Standards
11. Terminology

SEC. 12 CREATES THE FRAMEWORK FOR THE NEW CHARACTER-BASED ZONING DISTRICTS (CBZD) IN SEC. 13-18



SEC. 13 – DANVERS TOWN CENTER – CORE DISTRICT (DTC-C)

SEC. 14 – DANVERS TOWN CENTER – LIVE/WORK DISTRICT (DTC-L/W)

SEC. 15 – HIGH STREET CORRIDOR MIXED USE DISTRICT (HSMUD)

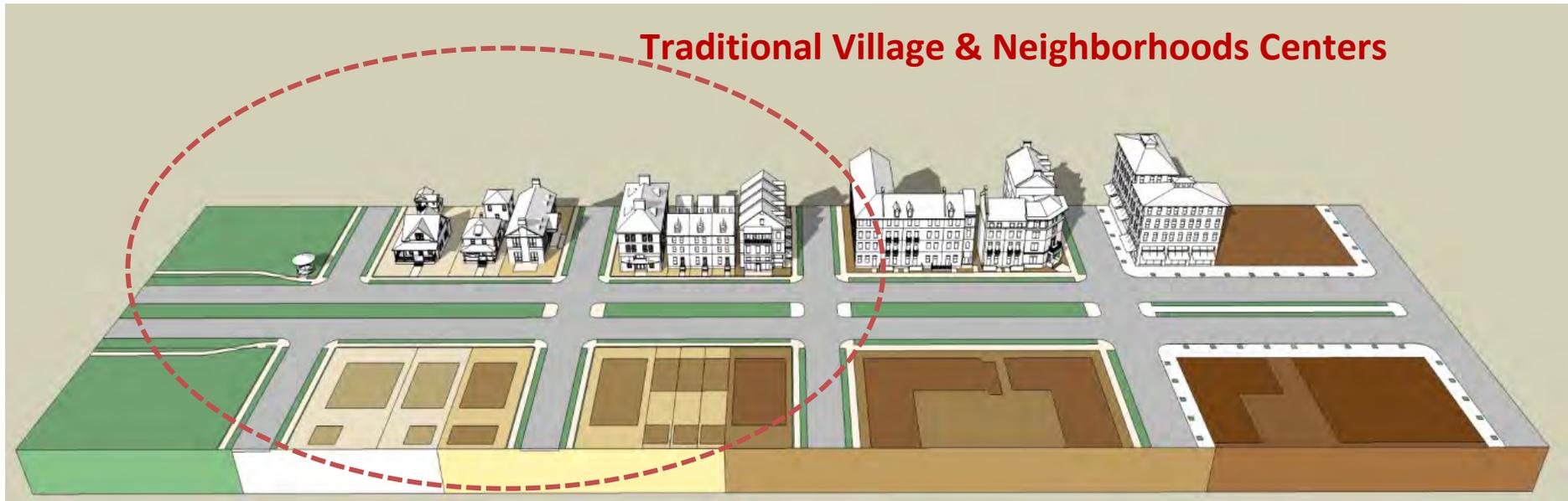
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SEC. 18 – MAPLE STREET TRADITIONAL NEIGHBORHOOD DEVELOPMENT SMART GROWTH OVERLAY DISTRICT (MSTND)

CHARACTER-BASED ZONING DISTRICTS

MATCHING THE VISION TO NEW ZONING FOR MIXED USE, WALKABLE DISTRICTS TARGETED FOR REINVESTMENT



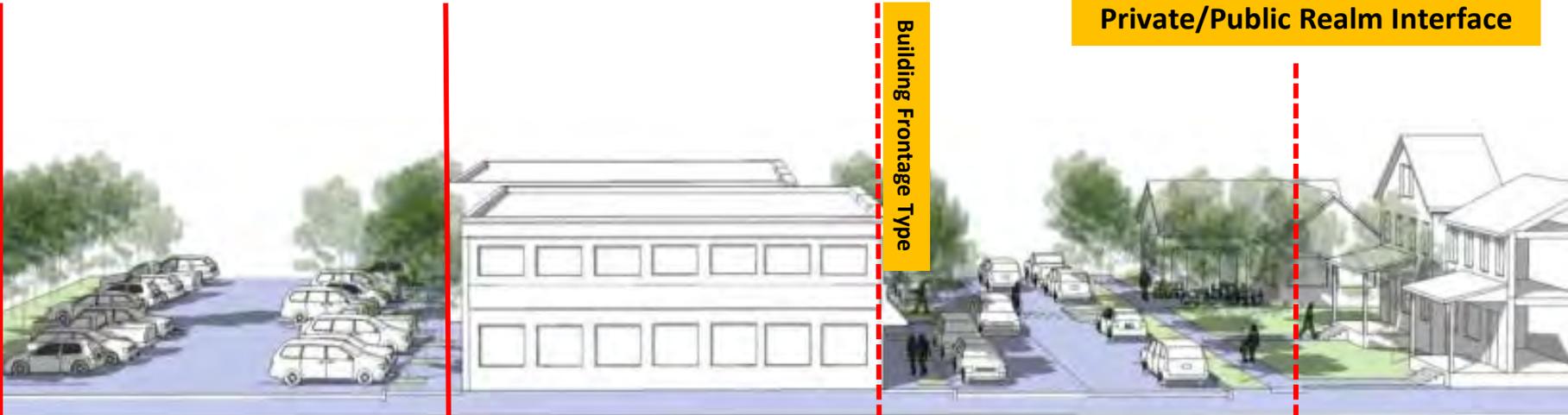
THE COMMUNITY TRANSECT: An illustrative model of how land use standards are organized around the existing or desired patterns of development from open spaces, to neighborhoods, to village centers, to special districts.

CHARACTER-BASED ZONING DISTRICTS

CHARACTER-BUILDING ZONING & DESIGN STANDARDS

OUTDOOR ROOM

Private/Public Realm Interface



Site Standards

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

Building Standards

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

Building Frontage Type

Street Standards

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

Open Space & Rec Types

- Parks, Playgrounds, Commons

Outdoor Amenity Spaces

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

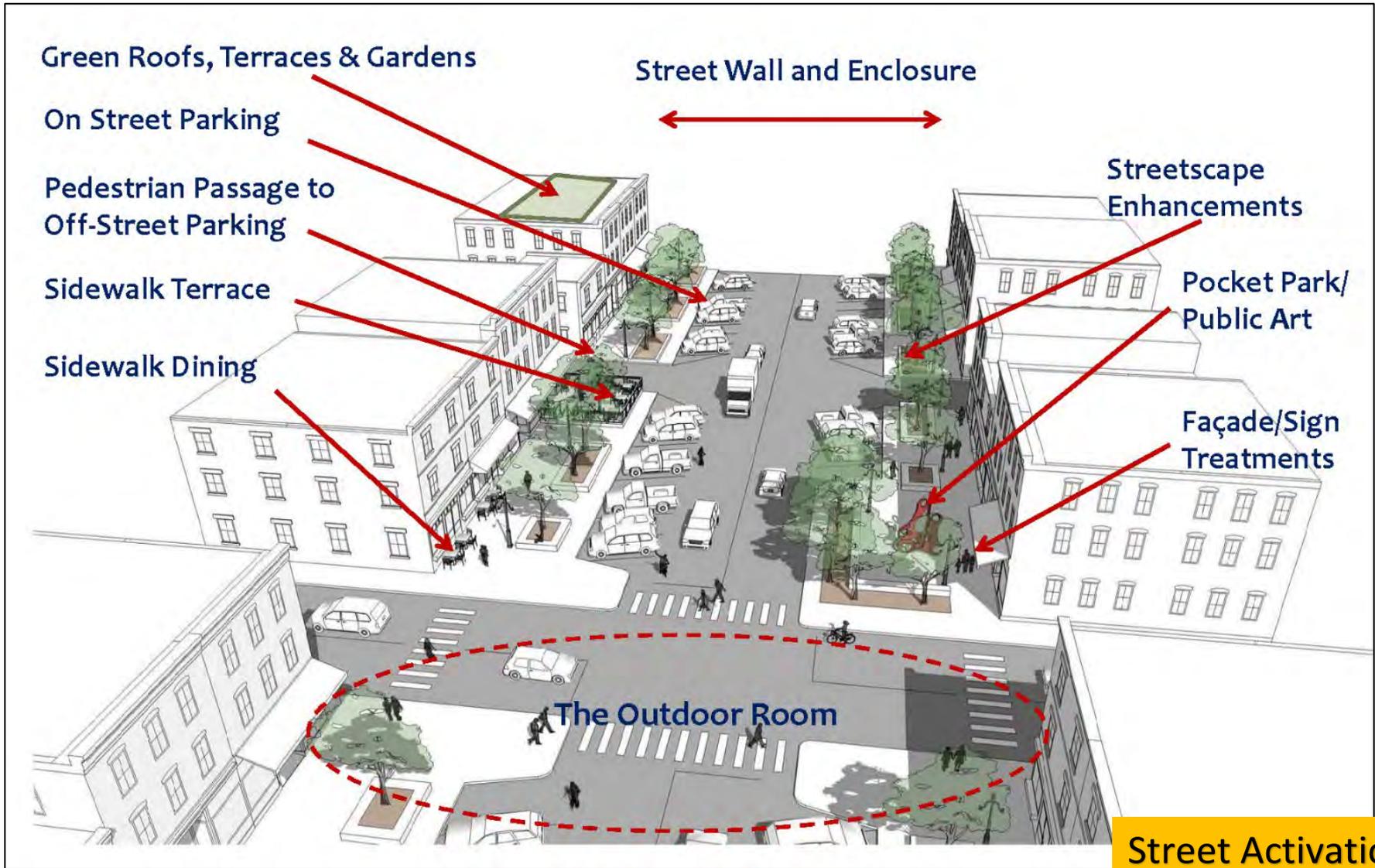
PRIVATE REALM

PUBLIC REALM

POPS

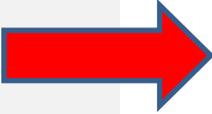
CHARACTER-BASED ZONING DISTRICTS

PUBLIC/PRIVATE REALM INTERFACE



SEC. 12 - CHARACTER-BASED ZONING DISTRICTS (CBZD)

1. Purpose and Intent
2. Applicability
3. Zoning Map and Regulating Plan
4. General Standards for Buildings and Lots
5. Building Form and Function
6. Density and Bulk Standards
7. Development Site Standards
8. Outdoor Amenity Space
9. Signage (Possibly merge with Sec. 35 and 37)
10. Public Realm Standards
11. Terminology



DOWNTOWN CORRIDOR ZONING INITIATIVE

SEC. 13 – DANVERS TOWN CENTER – CORE DISTRICT (DTC-C)

SEC. 14 – DANVERS TOWN CENTER – LIVE/WORK DISTRICT (DTC-L/W)

SEC. 15 – HIGH STREET CORRIDOR MIXED USE DISTRICT (HSMUD)

SEC. 18 – MAPLE STREET TRADITIONAL NEIGHBORHOOD DEVELOPMENT SMART GROWTH OVERLAY DISTRICT (MSTND)



Vision Plan



Regulating Plan



TABLE 13.1 – DEVELOPMENT STANDARDS IN THE DTC-C DISTRICT	
1. BUILDING TYPES See Section 12.5	7. OUTDOOR AMENITY SPACES See Section 12.8
A. Detached Single Family House (SFD) N	A. Neighborhood Park or Preserve N
B. Workers' Cottage/Cottage Court (WC) SP	B. Common or Green P
C. Placed House (PH) SP	C. Recreation Field or Court SP
D. Townhouse/Rowhouse (Attached SP DU) P	D. Pathway P
E. Multi-Family Building (MFB) P	E. Pedestrian Passage P
F. Live/Work/Shop House (LW) P	F. Community Garden P
G. General Commercial Building (GCB) P	G. Forecourt P
H. Mixed-Use Building (MUB) P	H. Courtyard P
I. Flex Space/Fabrication Building (FFB) P	I. Plaza or Square P
J. Civic or Community Building (CCB) P	J. Pocket Park or Playground P
K. Gas Backwards Building (GB) SP	K. Outdoor Terrace P
L. Other Approved by Planning Board SP	L. Rooftop Terrace or Garden P
2. RESIDENTIAL DENSITY AND ADUS See Section 12.6.A. – Residential Density by CBZD	M. Common Yard and Garden P
	N. Courtyard P
	O. Other Approved by Planning Board SP
3. BUILDING AND PROPERTY USE See Section 12.5.C. Table 2 – Allowed Uses by CBZD	8. BUILDING FRONTAGE ENCROACHMENTS See Section 12.8.F.
	A. Sidewalk Dining Terrace SP
	B. Signfront Display P
	C. Sandwich Board Sign P
4. DEVELOPMENT TYPES See Section 12.7.B.	D. Projecting Sign and Banner P
A. Pocket Neighborhood (PN) SP	E. Awning P
B. Mixed-Use Development (MUD) P	F. Balcony SP
C. General Residential Development (GRD) P	G. Bay Window SP
D. General Comm. Ind. Development (G.C.I.D.) P	H. Arcade SP
	I. Other Approved by Planning Board SP
5. PARKING STANDARDS See Section 17.D. and Section 4.2	
6. SIGNAGE See Section 12.9.	9. DESIGN STANDARDS & GUIDELINES See CBZD Design Standards & Guidelines
Principal Signs	G. Guideline in this CBZD
A. Awning and Canopy Signs P	S. Standard Requirement in this CBZD
B. Band Signs P	
C. Blade and Projecting Signs P	A. General Design Standards G
D. Freestanding and Yard Signs SP	B. Building Frontage & Facade Treatments G
E. Vertical Blade/Banner Signs P	C. Building Components P
F. Marquee Signs SP	D. Open Space and Outdoor Amenities S
G. Suspended Signs P	E. Sustainable/Low Impact Development G
H. Wall Murals SP	F. Public Realm Standards S
I. Window Signs P	
J. Wall Signs P	
K. Other Principal Signs P	

Dev/Design Standards

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

12.1 PURPOSE AND INTENT

12.2 TERMINOLOGY

Purpose and Intent

CHARACTER-BASED DISTRICTS

Maple Street Traditional Neighborhood District (MSTND)

Danvers Town Center Core District (DTC-C)

Danvers Town Center Live/Work District (DTC-L/W)

High Street Mixed Use Corridor District (HSMUD)

Danversport Waterfront Village District (DWVD)

Tapleyville Village District (TVD)

- A. Guide the **physical character** of development with context-based building and site development standards that reflect the scale, design characteristics, and settlement patterns existing or envisioned for the district.
- B. Create a **public realm** with high quality streetscape, and active public or publicly-oriented open spaces that enhance the district by reinforcing pedestrian orientation and multi-modal transportation opportunities.
- C. Encourage **high quality housing production** for a variety of age groups, household types, and income ranges.
- D. Encourage a **range of business development opportunities** using the advantages of access and visibility along major corridors but also providing convenient services to surrounding neighborhoods.

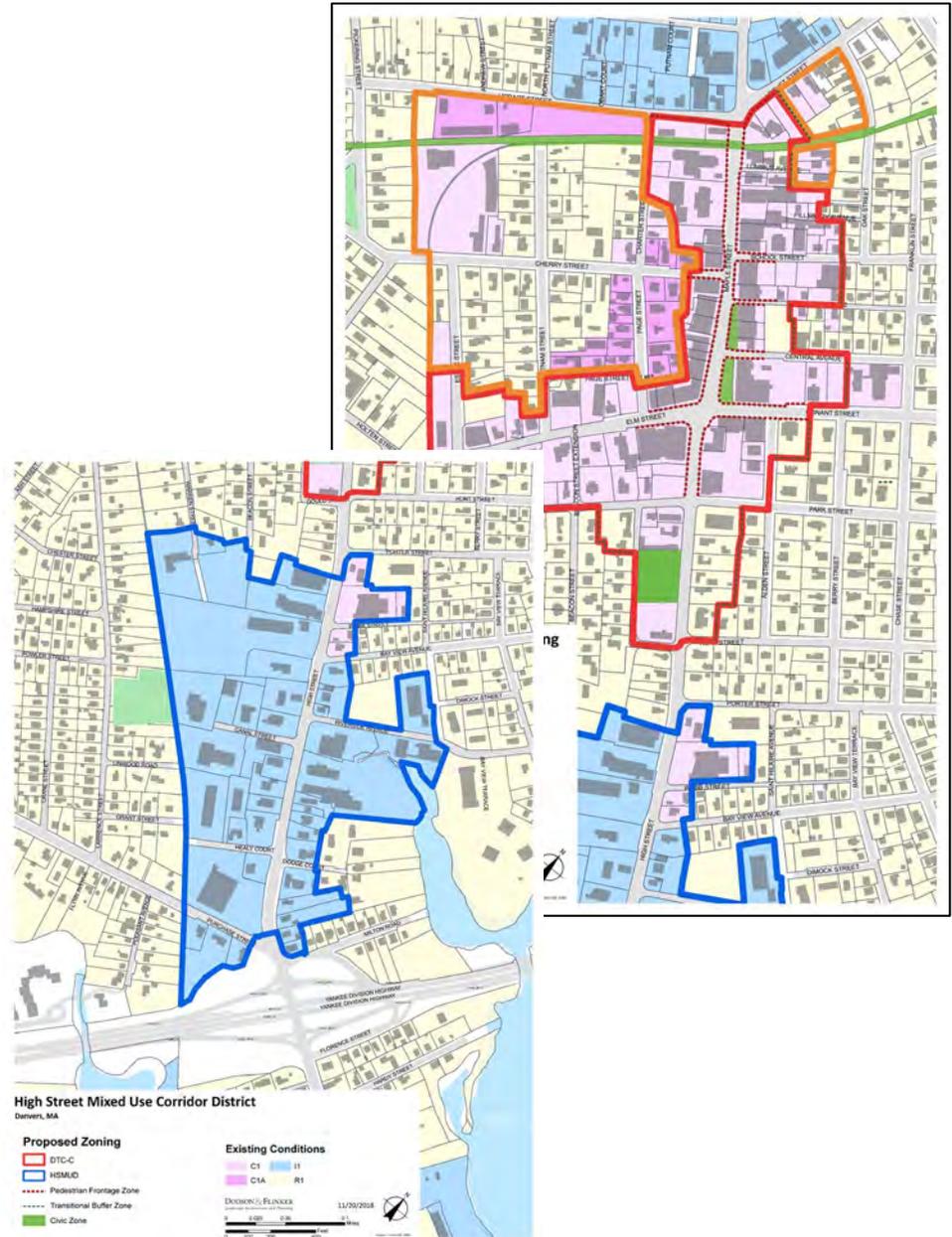
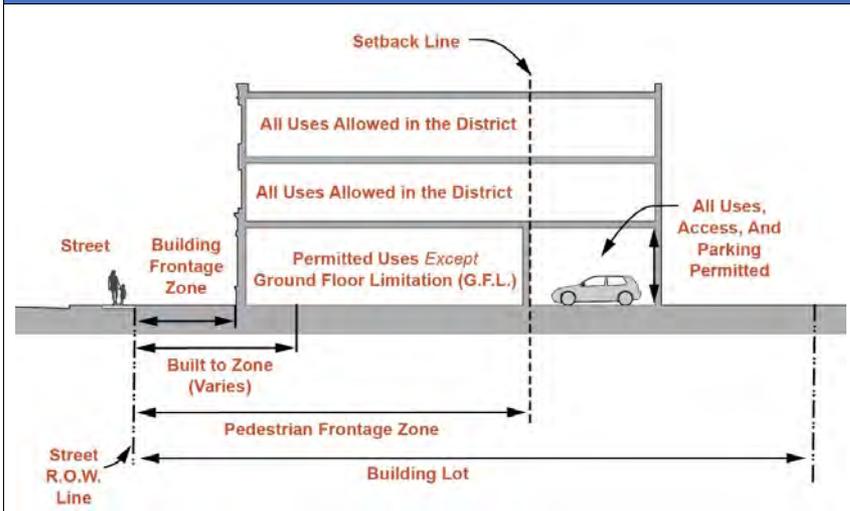
CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.3 ZONING MAP & REGULATING PLAN

- A. Establishment
- B. Character-Based Districts
- C. Civic Spaces
- D. Street Types
- E. Pedestrian Frontage Zones
- F. Transitional Buffers

FIGURE 12.1 - PEDESTRIAN FRONTAGE ZONES



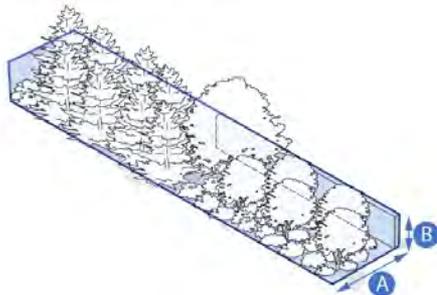
CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

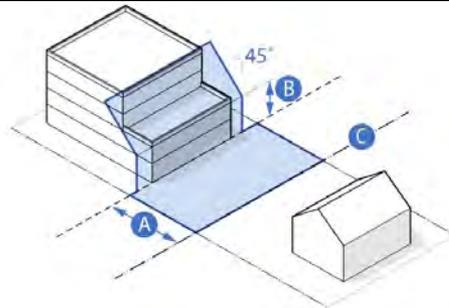
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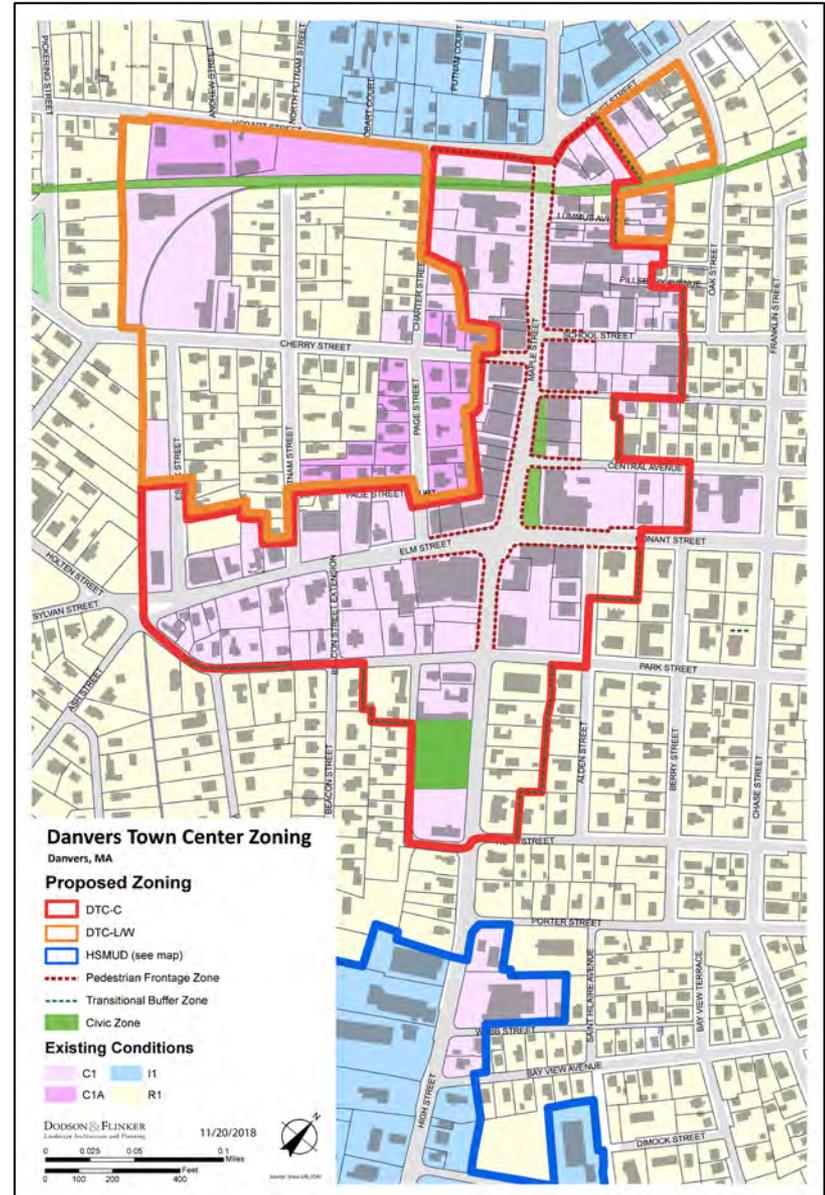
FIGURE 12.2 – TRANSITIONAL BUFFERS



Transitional Landscape Buffer
A = Minimum Depth; B = Minimum Height



Transitional Building Buffer
A= Minimum Setback; B=Maximum Building Height at Setback; C = Property Line



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.4 GENERAL STANDARDS FOR BUILDINGS & LOTS

A. Building Placement and Orientation

B. Building Height

C. Roof Types and Design

D. Facade Composition for Commercial and Mixed Use Buildings

E. Building Stepback and Street Enclosure

FIGURE 12.3 - BUILDING PLACEMENT ON THE LOT

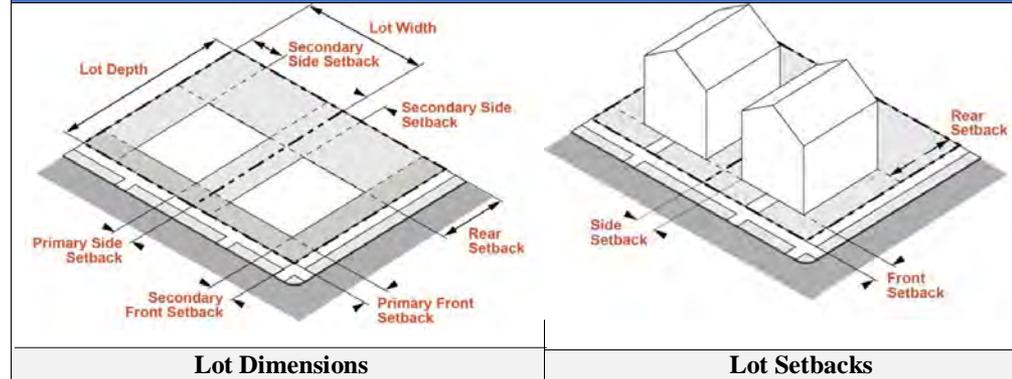


FIGURE 12.4 - PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)

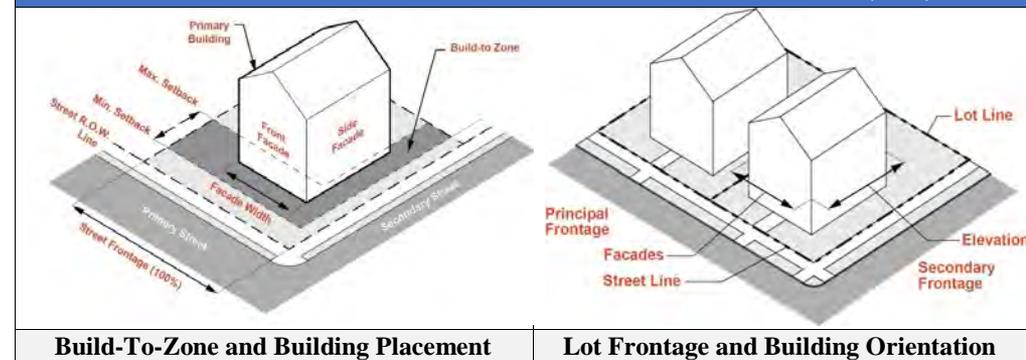
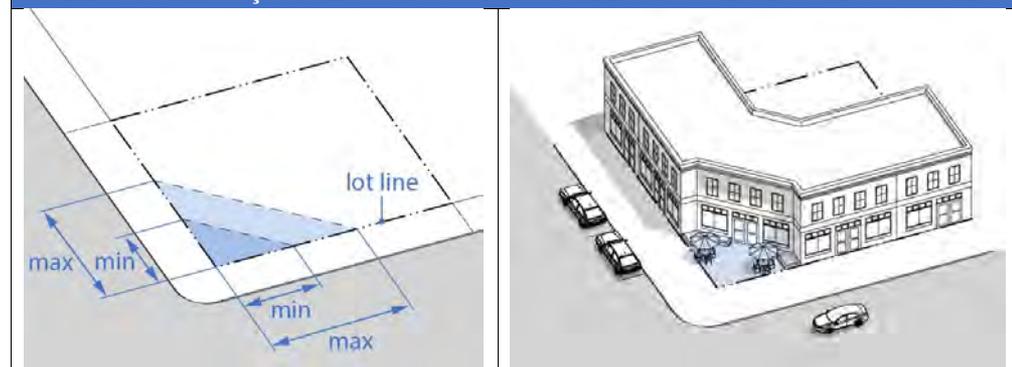


FIGURE 12.5 - FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.4 GENERAL STANDARDS FOR BUILDINGS & LOTS

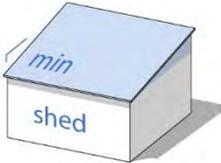
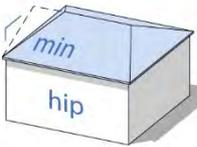
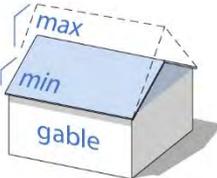
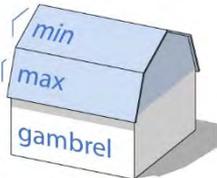
- A. Building Placement and Orientation
- B. Building Height**
- C. Roof Types and Design**
- D. Facade Composition for Commercial and Mixed Use Buildings
- E. Building Stepback and Street Enclosure

FIGURE 12.7 - BUILDING HEIGHT WITH A FLAT ROOF AND PITCHED ROOF



FIGURE 12.11 - ROOF FORMS

Roof Shape and Pitch Requirement

Shed	Hip	Gable	Gambrel	Flat
2:12 Min.	3:12 Min.	6:12 Min./ 12:12 Max.	6:12 Min./ 30:12 Max.	Not Applicable
				

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.4 GENERAL STANDARDS FOR BUILDINGS & LOTS

- A. Building Placement and Orientation
- B. Building Height
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- D. Facade Composition for Commercial and Mixed Use Buildings**
- E. Building Stepback and Street Enclosure

FIGURE 12.13 - BLANK WALL LIMITATIONS

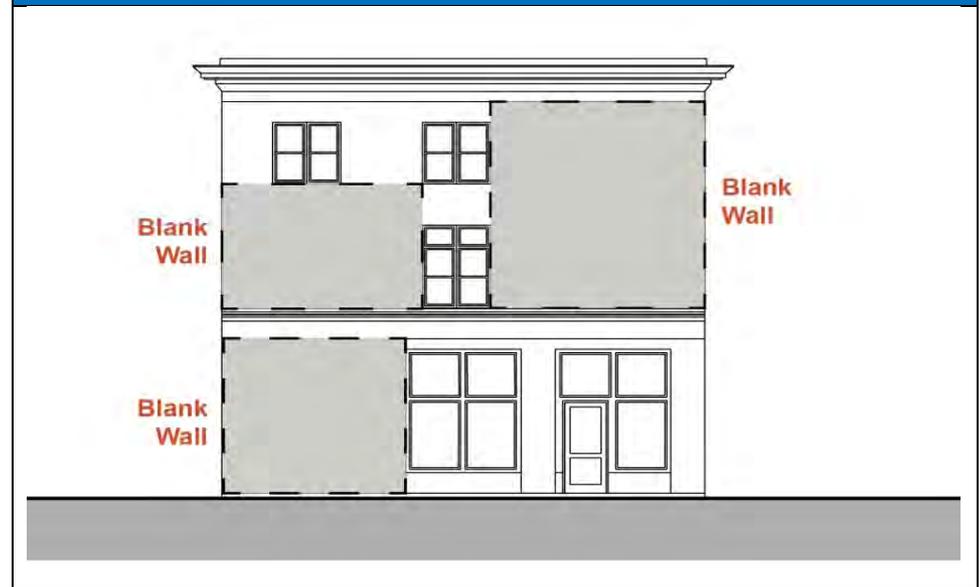
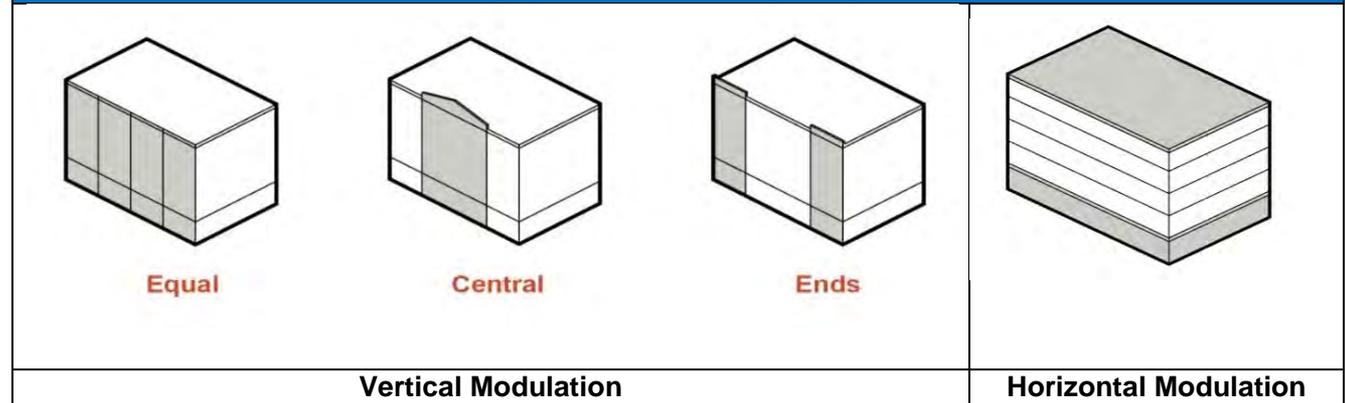


FIGURE 12.12 - VERTICAL & HORIZONTAL STREET-FACING FACADE MODULATION



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

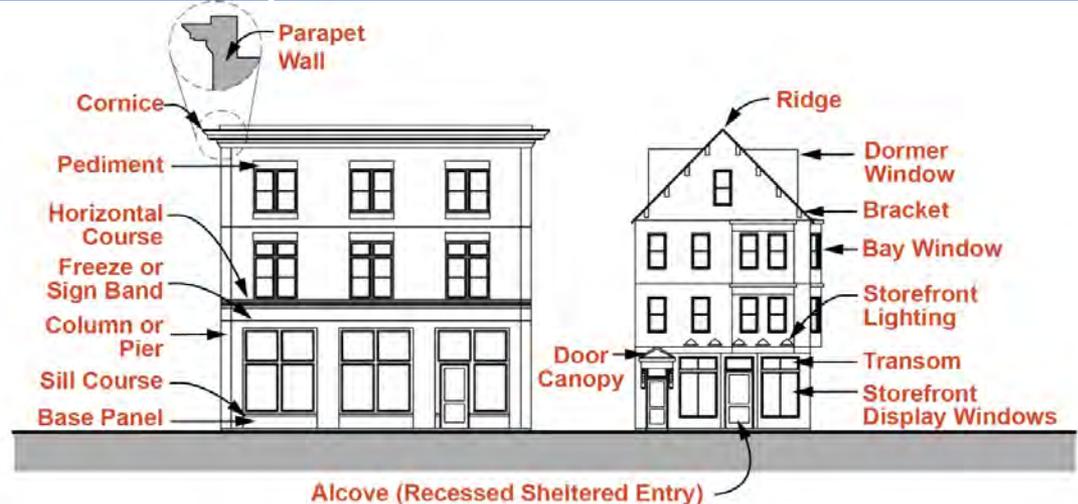
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- A. Building Placement and Orientation
- B. Building Height
- C. Roof Types and Design
- D. Facade Composition for Commercial and Mixed Use Buildings**
- E. Building Stepback and Street Enclosure

FIGURE 12.14 – BUILDING TRANSPARENCY AND FENESTRATION



FIGURE 12.15 - FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES



CHARACTER-BASED ZONING DISTRICTS

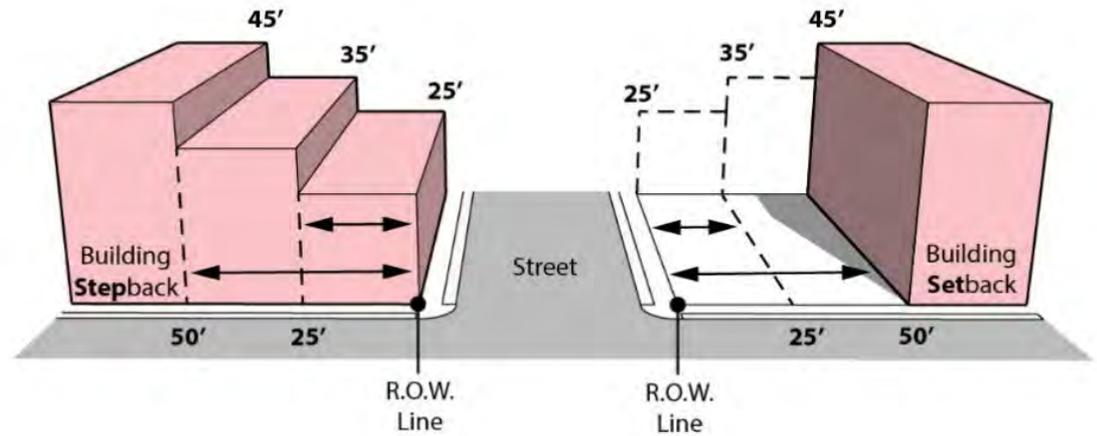
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- A. Building Placement and Orientation
- B. Building Height
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FIGURE 12.10 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE

Distance from Street Right-Of-Way Line	Max. Building Height by CBZD					
	DTC-C	DTC-L/W	MSTND	HSMUD	TVD	DWVD
0 Feet	35	25	See Sec. 18	25	35	25
10 Feet	45	35	See Sec. 18	35	45	35
20 Feet	45	35	See Sec. 18	35	45	35
30 Feet	45	35	See Sec. 18	35	45	35
40 Feet	45	35	See Sec. 18	35	45	35
50 Feet or More	45	35	See Sec. 18	45	45	50



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.5 BUILDING FORM & FUNCTION

- A. Classification of Building Types
- B. Building Types Allowed by CBZD**
- C. Building/Property Uses by CBZD



1. COTTAGE COURT



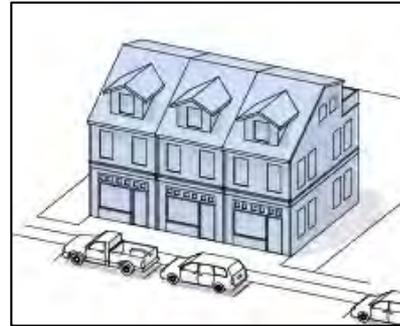
2. ROWHOUSE AND TOWNHOUSE



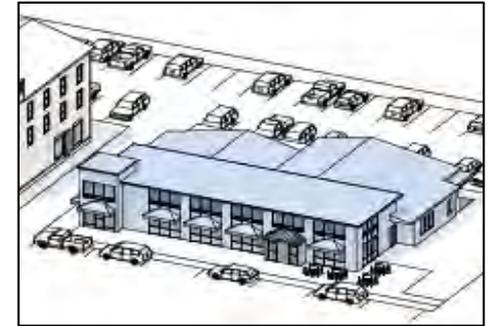
3. PAIRED HOUSE



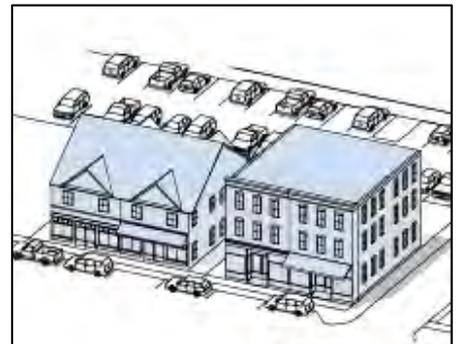
4. MULTI-FAMILY BUILDING



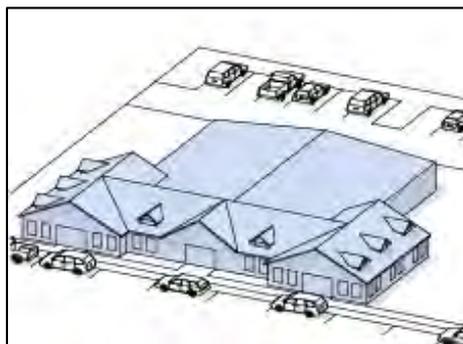
5. LIVE/WORK BUILDING



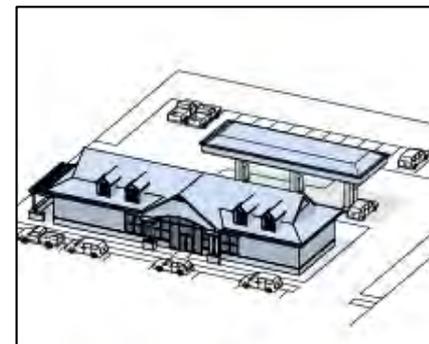
6. GEN. COMMERCIAL BUILDING



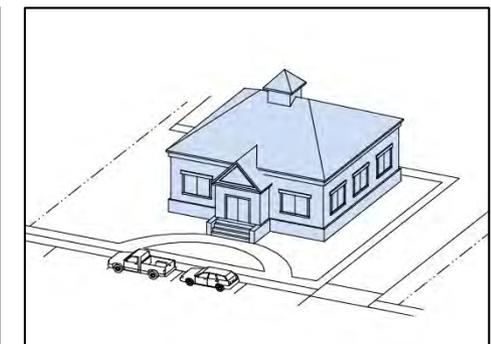
7. MIXED USE BUILDING



8. FLEX/FABRICATION BUILDING



9. GAS BACKWARDS



10. CIVIC BUILDING

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.5

BUILDING FORM & FUNCTION

A. Classification of Building Types

B. Building Types Allowed by CBZD

C. Building/Property Uses by CBZD

A mix of residential, commercial, trades/fabrication, and civic uses by right and by special permit for larger uses

TABLE 12.2 - BUILDING AND PROPERTY USES ALLOWED BY CBZD

BUILDING AND PROPERTY USES	CHARACTER-BASED DISTRICTS							
	DTC-C	DTC-L/W	MSTND			TAP	WVD	HSM
			1	2	3			
<u>Trades and Fabrication</u>								
Co-Creation, Fabrication, Maker Space, Business Incubator	P	SP	P	P	P			
Repair Service – Up to 2,500 GFA	P	P	P	P	P	P	P	P
Repair Service – Up to 5,000 GFA	P	SP	SP	SP	SP	SP	SP	P
Trade Shop - Up to 5,000 GFA	P	SP	P	P	P			P
<u>Public and Civic Uses</u>								
Club/Fraternal Organization - Nonprofit	P	SP	SP	SP	SP	SP	SP	P
Community and Neighborhood Center	P	P	P	P	P	SP	SP	P
Municipal Use - Only Publicly-Oriented Use	P	P	P	P	P	P	P	P
Assembly/Performing/Cultural Arts Facility	SP	SP	SP	SP	SP	SP	SP	P
Conservation Land	P	P	P	P	P	P	P	P
<u>Accessory Uses</u>								
Outdoor Dining Terrace	P	SP	P	P	P	SP	SP	P
Farm Stand/Farmers Market	SP	SP	SP	SP	SP	SP	SP	P
Greenhouse - Under 250 GFA	P	P	P	P	P	P	P	P
Greenhouse – Over 250 and Under 1,000 GFA	SP	SP	SP	SP	SP			P
Home Occupation - Minor	P	P	P	P	P	P	P	P
Home Occupation - Major	P	P	P	P	P	SP	SP	P
Drive-Thru Facility – Not Including Restaurants	SP	SP				SP	SP	SF
Drive-Thru Facility – Including Restaurants								SF
Common/Shared Driveways	P	P	P	P	P	P	P	P
Outdoor Storage						P	P	SF
Storage Container – Temporary						P	P	P
Storage Container – Temporary						SP	SP	SF
Residential Accessory Uses	P	P	P	P	P	P	P	P
Land Oriented Accessory Uses	P	P	P	P	P	P	P	P
Garage – 3 or fewer spaces	P	P	P	P	P	P	P	P
Bed & Breakfast//Short Term Home Rental	P	P	P	P	P	SP	SP	P

P = Allowed By Right

SP = Allowed By Special Permit from the Planning Board

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.6

DENSITY & BULK STANDARDS

A. Base Residential Density

B. Bulk Standards

C. Density Bonus Requirements

TABLE 12.3 - RESIDENTIAL DENSITY BY CHARACTER-BASED ZONING DISTRICT

BUILDING TYPES	BY RIGHT/SPECIAL PERMIT UNITS PER ACRE					
	DTC-C	DTC-L/W	MSTND	TAP	DVP	HSMUD
Workers Cottage (1 Dwelling Unit)	0/16	8/16	8/16	14	8	0/0
Single-Family Detached House (1 Dwelling Unit)	0/0	8/12	0/0	14	8	0/0
Single-Family Attached House (1 Dwelling Unit)	12/16	12/16	12/16	14	8	12/16
Paired House (2 or 3 Dwelling Units)	0/12	12/16	12/12	14	8	0/0
Multi-Family Building (4 or More Dwelling Units)	0/24	16/24	20/36	14	8	20/36
Live-Work/Shop House (1 Dwelling Unit)	12/16	8/12	12/16	14	8	12/16
Mixed-Use Buildings (Commercial/Multi-Family Units)	12/24	12/24	20/36	14	8	20/36

P = Allowed By Right;

SP = Allowed By Special Permit from the Planning Board

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.7 DEVELOPMENT SITE STANDARDS

- A. Development Site
- B. Development Types
- C. Development on Pre-Existing Buildings and Development Sites
- D. Historic Building Retrofit and Additions
- E. Parking Standards
- F. Sustainable Site Design Standards

FIGURE 12.18 - NEW BUILDINGS ON EXISTING NONCONFORMING SITES

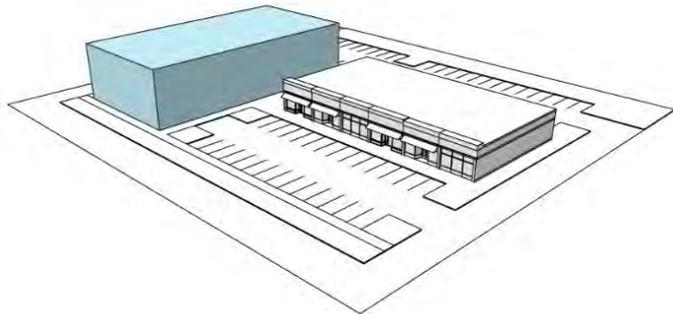


FIGURE 12.16 - DEVELOPMENT SITE BUILDING ENVELOPE

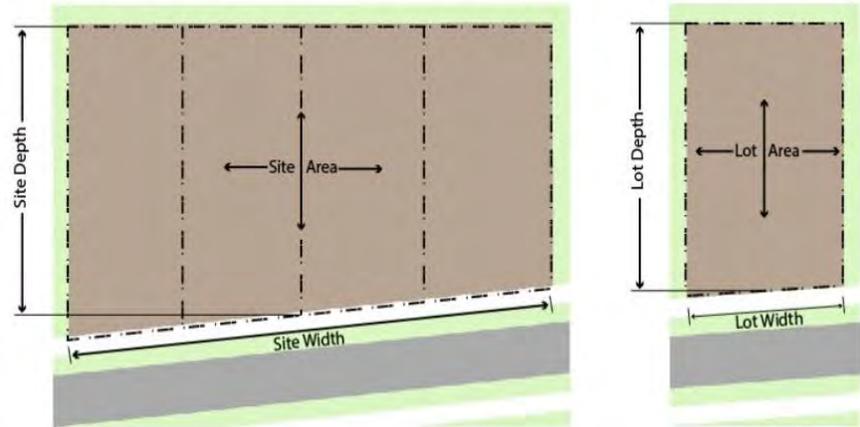
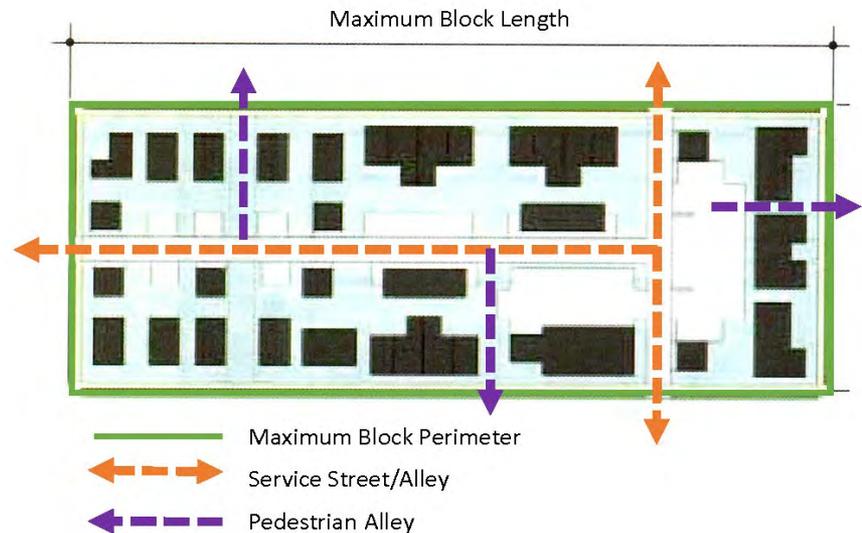


FIGURE 12.17 - TYPICAL DEVELOPMENT BLOCK



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.7 DEVELOPMENT SITE STANDARDS

E. Parking Standards

Parking Adjustments

- On-Street Spaces
- Shared Parking
- Remote Parking
- Off-Street Public Parking
- Tandem Parking
- Stacked Parking
- Valet Parking
- Fee In Lieu of On-Site Parking
- Street Side Parking
- Structured Parking

TABLE 12.7 - CBZD PARKING REQUIREMENTS

Commercial, Civic	Required Parking Within 300 Ft of Municipal Parking Lot ¹	Parking Required in Other Locations
Retail Business, Commercial or Personal Service Establishment	1 space per 400 gross square feet	1 space per 300 gross square feet
General Office or Retail in Mixed Use Buildings	1 space per 500 gross square feet	1 space per 400 gross square feet
Medical or Dental Office or Clinic	5 spaces/doctor or dentist within a single office or suite	Same
Restaurant or Place of Assembly	1 space for each 2 seats	1 space for each 3 seats
Fabrication and Trades	Determined by Planning Board	Determined by Planning Board
Residential Uses		
S.F. Attached or Detached Dwelling 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	Same
1-bedroom unit in Mixed-Use Building	1 space	1 space per bedroom
2-bedroom unit in Mixed Use Building	1.5 spaces	1 space per bedroom
3 or more bedroom unit in Mixed Use Building	2 spaces	1 space per bedroom

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

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.7 DEVELOPMENT SITE STANDARDS

E. Parking Standards

Parking Adjustments

- On-Street Spaces
- Shared Parking
- Remote Parking
- Off-Street Public Parking
- Tandem Parking
- Stacked Parking
- Valet Parking
- Bicycle Parking
- Fee In Lieu of On-Site Parking
- Street Side Parking
- Structured Parking

FIGURE 12.19 - TANDEM AND STACKED PARKING

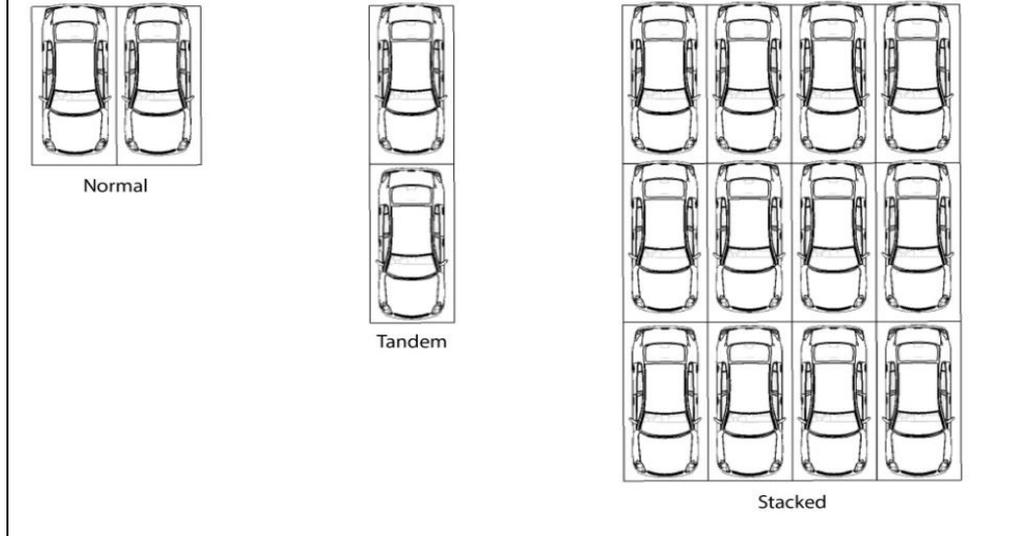


TABLE 12.8 - BICYCLE PARKING REQUIREMENTS

Size of Use	Required Spaces
5,000 to 10,000 square feet of gross floor area	4
10,001 to 30,000 square feet of gross floor area	10
30,001 square feet or more of gross floor area	14

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.7 DEVELOPMENT SITE STANDARDS

E. Parking Standards

Parking Adjustments

- On-Street Spaces
- Shared Parking
- Remote Parking
- Off-Street Public Parking
- Tandem Parking
- Stacked Parking
- Valet Parking
- Fee In Lieu of On-Site Parking
- **Street Side Parking**
- **Teaser Parking**
- **Structured Parking**

FIGURE 12.20 - STREET SIDE PARKING (ON FRONT PROPERTY LINE)

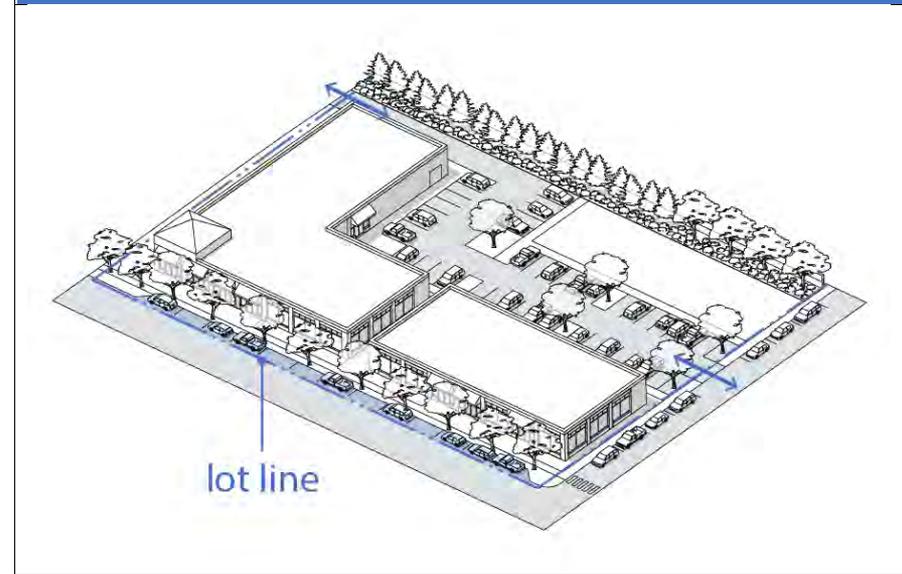
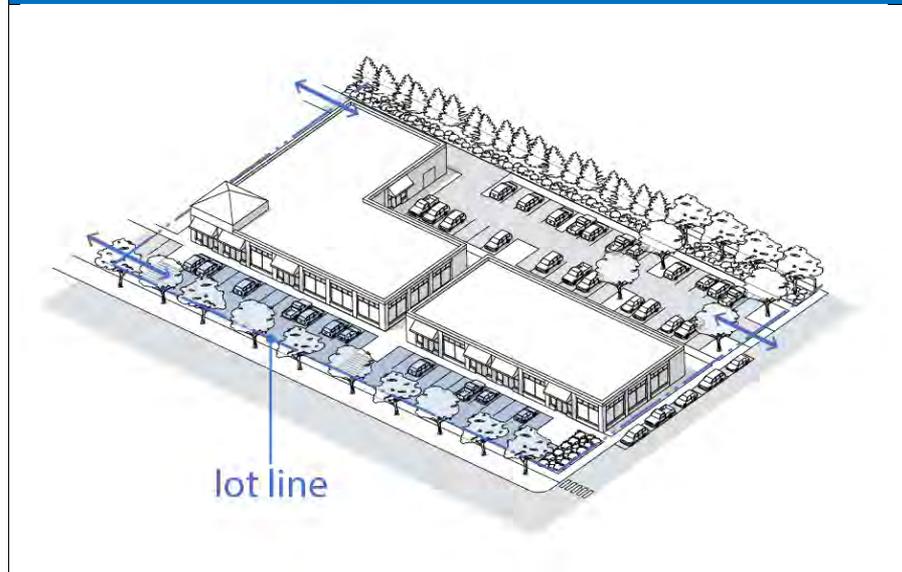


FIGURE 12.21 - TEASER PARKING (IN FRONT OF PRIMARY BUILDING)



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.8 OUTDOOR AMENITY SPACE

A. General Standards

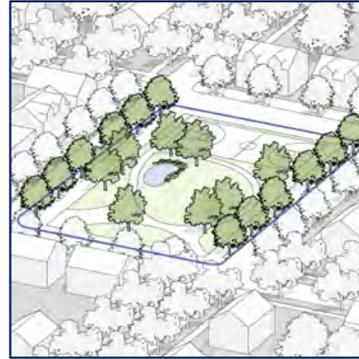
- Civic Space (CS)
- Publicly Oriented Private Space (POPS)
- Private Open Space (POS)

B. Outdoor Amenity Space Design Standards

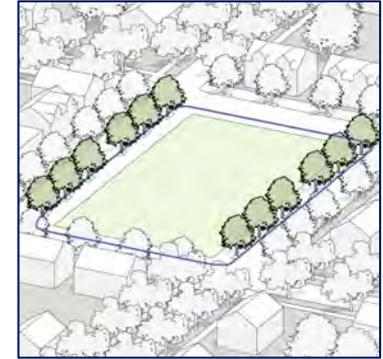
C. Outdoor Amenity Space Types By Principal Building Type

D. Private Building Frontage Zones

E. Public Building Frontage Zones and Allowed Encroachments



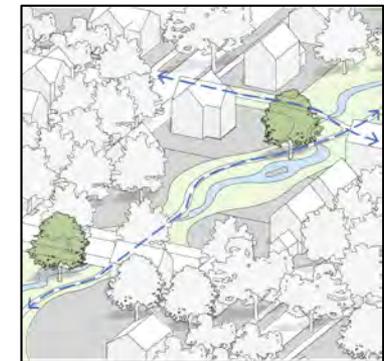
1. NEIGHBORHOOD PARK



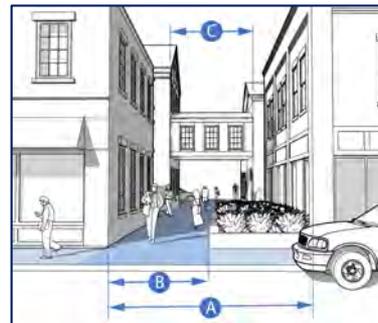
2. GREEN/COMMON



3. ATHLETIC FIELD/COURT



4. PATHWAY



5. PEDESTRIAN PASSAGE



6. COMMUNITY GARDEN

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.8 OUTDOOR AMENITY SPACE

A. General Standards

- Civic Space (CS)
- Publicly Oriented Private Space (POPS)
- Private Open Space (POS)

B. Outdoor Amenity Space Design Standards

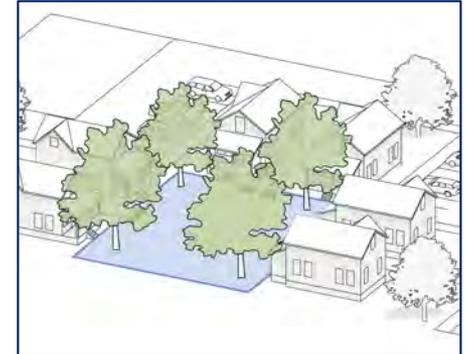
C. Outdoor Amenity Space Types By Principal Building Type

D. Private Building Frontage Zones

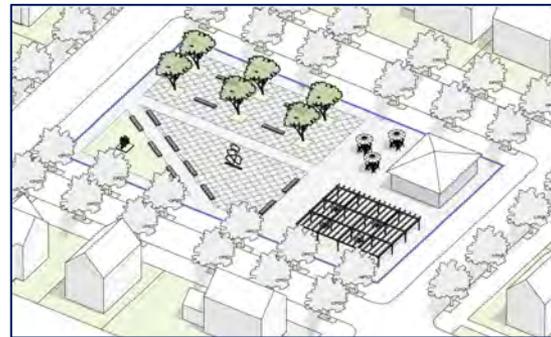
E. Public Building Frontage Zones and Allowed Encroachments



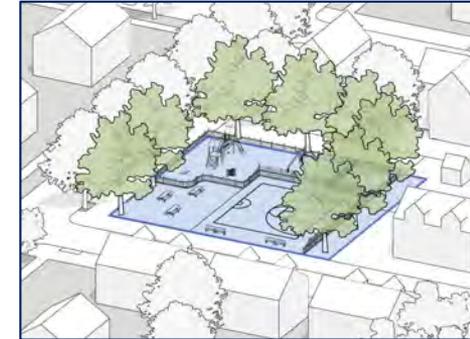
7. FORECOURT



8. COURTYARD



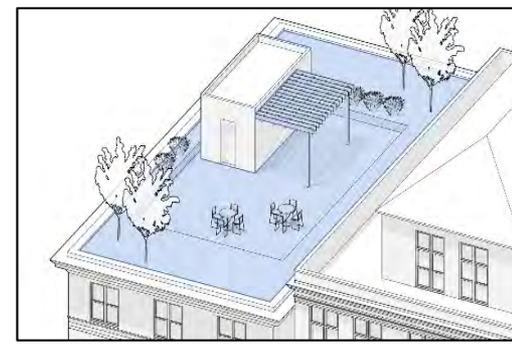
9. PLAZA/SQUARE



10. POCKET PARK/PLAYGROUND



11. OUTDOOR TERRACE



12. ROOFTOP TERRACE

CHARACTER-BASED ZONING DISTRICTS

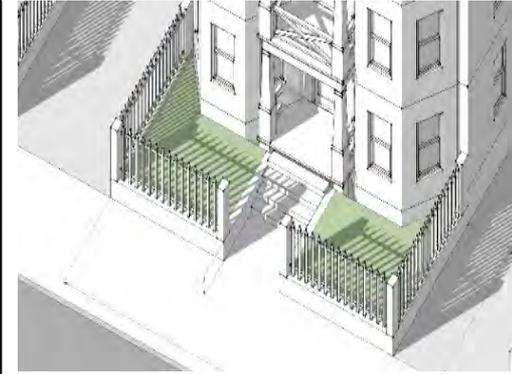
SECTION 12 - CBZD BYLAW

SECTION 12.8 OUTDOOR AMENITY SPACE

C. Outdoor Amenity Space Types By Principal Building Type



13. COMMON YARD/GARDEN



14. DOORYARD

TABLE 12.11 - PERMITTED OUTDOOR AMENITY SPACES BY BUILDING TYPE

OAS TYPES	BUILDING TYPES												Design Standard
	A. S.F. Detached House	B. Pocket Neighborhood	C. Rowhouse/Townhouse	D. Paired House	E. Multi-Family Bldg	F. Live-Work Building	G. Gen. Comm Building	H. Mixed-Use Building	I. Flex/Fabrication Bldg	J. Gas Backwards	KJ. Civic Building	L. Other Building Types	
1. Common Yard/Garden	P	P	P	P	P	P					P	SP	Section 12.
2. Dooryard	P	P	P	P	P	P			P	P	P	SP	Section 12.
3. Courtyard and Forecourt		P	P	P	P	P	P	P	P		P	SP	Section 12.
4. Balcony, Terrace, Deck, Patio	P	P	P	P	P	P	P	P	P	P	P	SP	Section 12.
5. Pathway, Pedestrian Passage		P	P	P	P	P	P	P	P		P	SP	Section 12.
6. Neighborhood Park, Preserve		P	P		P	P		P	P		P	SP	Section 12.
7. Outdoor Dining Terrace/Café						P	P	P	P	P	P	SP	Section 12.
8. Roof Deck, Terrace and Garden	P		P	P	P	P	P	P	P		P	SP	Section 12.
9. Athletic Field, Ball Court		P	P		P	P		P	P		P	SP	Section 12.
10. Common, Green, Square, Plaza		P	P		P	P	P	P	P		P	SP	Section 12.
11. Pocket Park/Playground		P	P	P	P	P	P	P	P		P	SP	Section 12.
12. Community Garden		P	P	P	P	P		P	P		P	SP	Section 12.

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

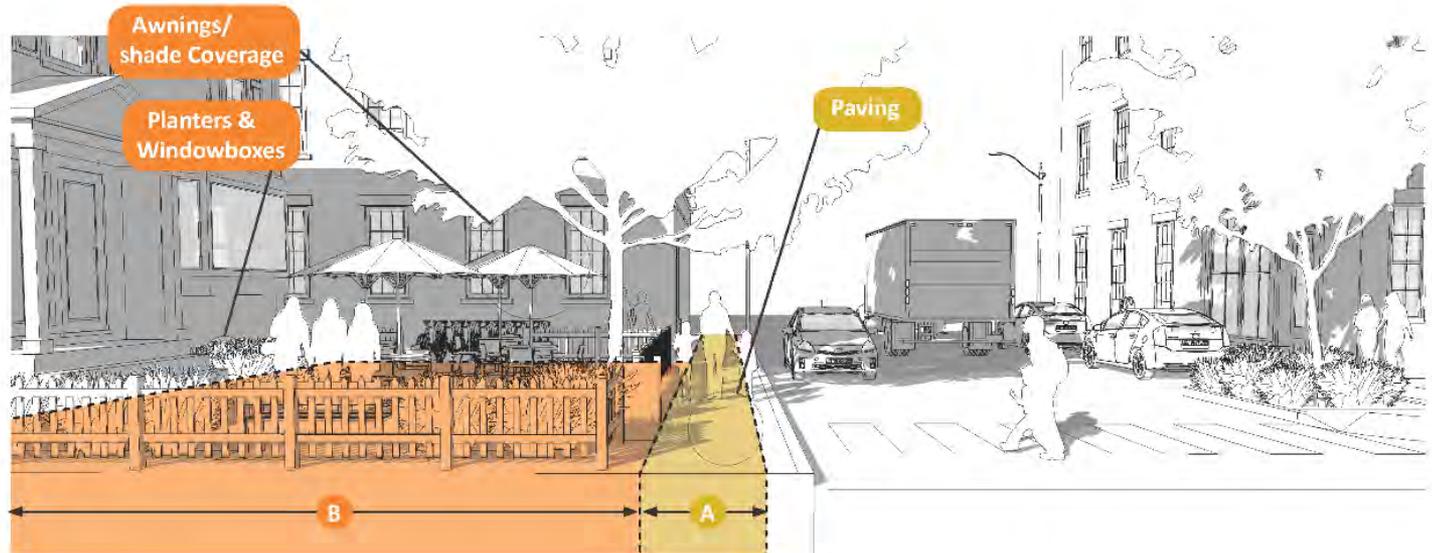
SECTION 12.8

OUTDOOR AMENITY SPACE

E. Private Building Frontage Zones

F. Public Building Frontage Zones and Allowed Encroachments

FIGURE 12.22 – PRIVATE BUILDING FRONTAGE ZONE



A = Public Thoroughway Zone; B = Private Building Frontage Zone

CHARACTER-BASED ZONING DISTRICTS

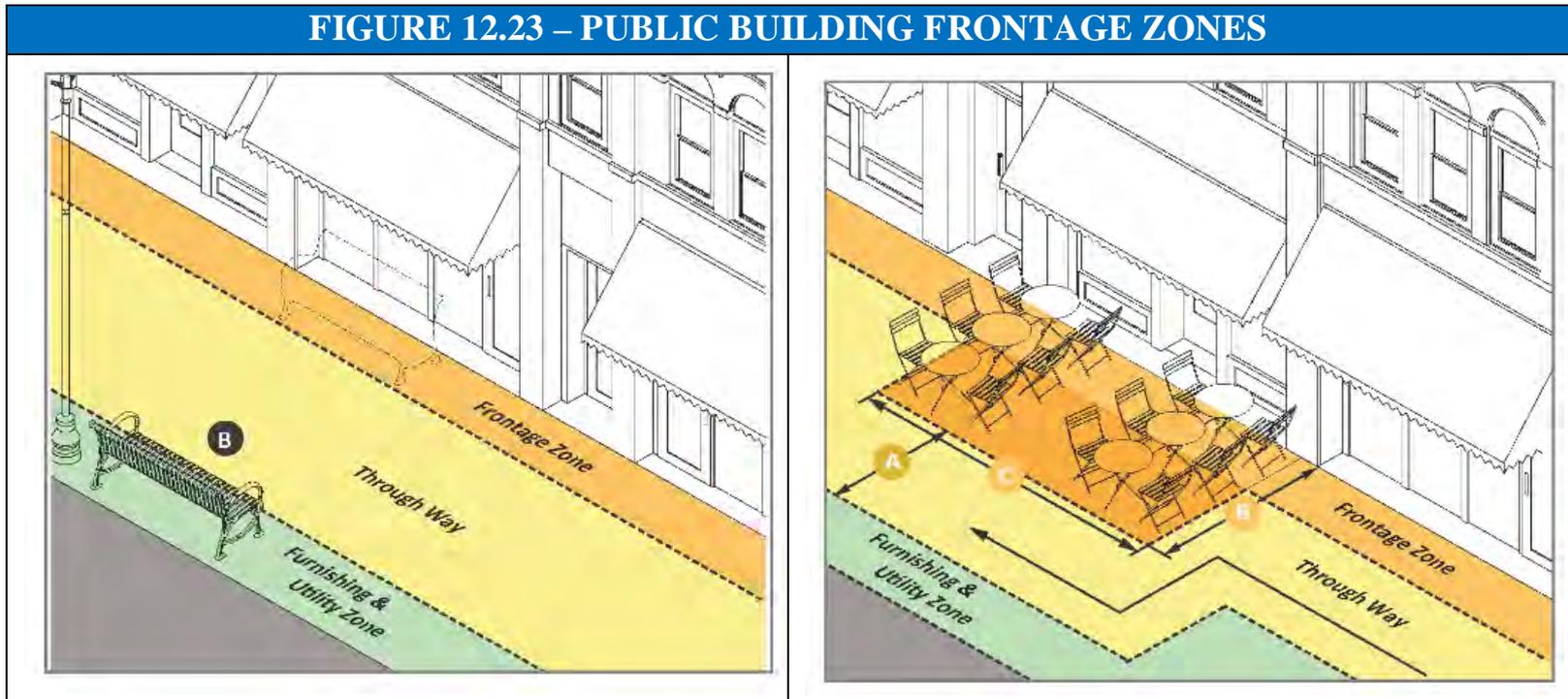
SECTION 12 - CBZD BYLAW

SECTION 12.8 OUTDOOR AMENITY SPACE

E. Private Building Frontage Zones

**F. Public Building Frontage Zones and
Allowed Encroachments**

FIGURE 12.23 – PUBLIC BUILDING FRONTAGE ZONES



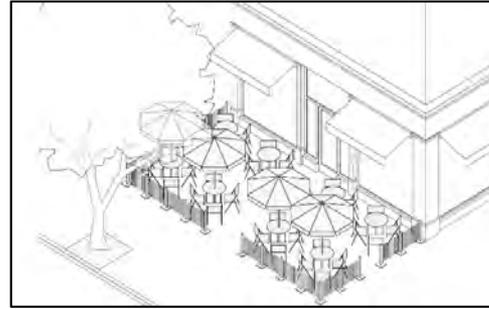
CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.8 OUTDOOR AMENITY SPACE

E. Private Building Frontage Zones

**F. Public Building Frontage Zones and
Allowed Encroachments**



1. OUTDOOR DINING TERRACE



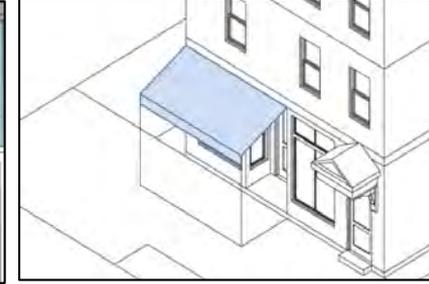
2. SIDEWALK DISPLAY



3. SANDWICHBOARD SIGN

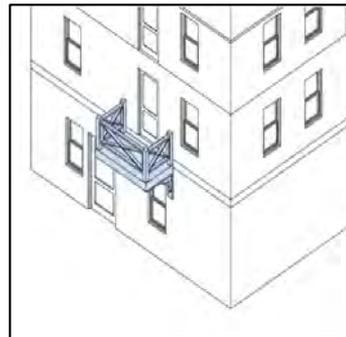


4. PROJECTING SIGN

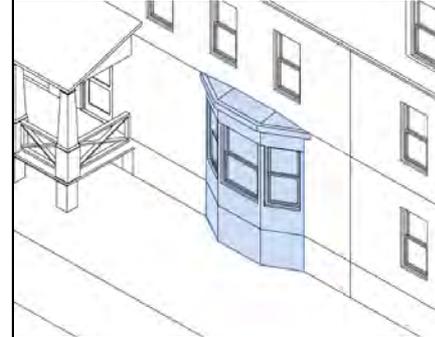


5. AWNING

Street Activation Methods



6. BALCONY



7. BAY WINDOW



8. ARCADE

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.9 - SIGNS

Relocate from CBZD Design Standards

Integrate with Section 35 and 37

1. PURPOSE
2. APPLICABILITY
3. SPECIAL PERMIT REVIEW
4. SIGN MAINTENANCE, ABANDONMENT AND REMOVAL
5. SIGN COPY AREA
6. SIGN ILLUMINATION
7. STRUCTURES AND INSTALLATION
8. SIGN PLACEMENT AT INTERSECTIONS
9. PERMITTED ACCESSORY AND PRINCIPAL SIGNS

Accessory Signs

- A. A-Frame/Sandwich Board Signs
- B. Display Case
- C. Directory Signs and Nameplates
- D. Other Accessory Signs

Principal Signs

- A. Awning and Canopy Signs
- B. Wall Signs
- C. Suspended Signs
- D. Freestanding and Yard Signs
- E. Marquee Signs
- F. Projecting and Blade Signs
- G. Vertical Blade/Banner Signs
- H. Roof/Skyline Sign
- I. Window Signs
- J. Other Principal Signs



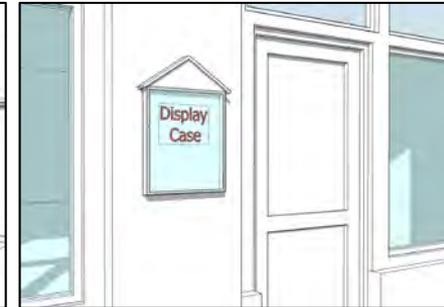
1. DIRECTORY SIGN



2. SANDWICHBOARD SIGN



3. DIRECTIONAL SIGN



4. DISPLAY CASE



5. AWNING SIGN



6. WINDOW SIGN

CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.9 - SIGNS

Relocate from CBZD Design Standards

Integrate with Section 35 and 37

1. PURPOSE
2. APPLICABILITY
3. SPECIAL PERMIT REVIEW
4. SIGN MAINTENANCE, ABANDONMENT AND REMOVAL
5. SIGN COPY AREA
6. SIGN ILLUMINATION
7. STRUCTURES AND INSTALLATION
8. SIGN PLACEMENT AT INTERSECTIONS
9. PERMITTED ACCESSORY AND PRINCIPAL SIGNS

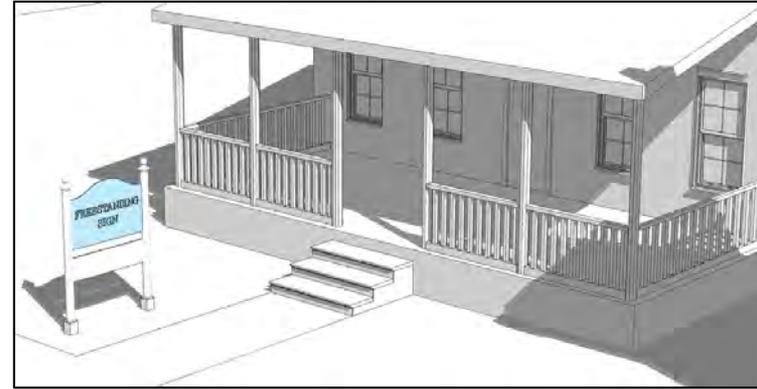
Accessory Signs

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- B. Display Case
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- D. Other Accessory Signs

Principal Signs

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- B. Wall Signs
- C. Suspended Signs
- D. Freestanding and Yard Signs
- E. Marquee Signs
- F. Projecting and Blade Signs
- G. Vertical Blade/Banner Signs
- H. Roof/Skyline Sign
- I. Wall Mural
- J. Window Signs
- K. Other Principal Signs

1. FREESTANDING/
YARD SIGN



2. WALL SIGN



3. PROJECTING SIGN



CHARACTER-BASED ZONING DISTRICTS

SECTION 12 - CBZD BYLAW

SECTION 12.9 - SIGNS

Relocate from CBZD Design Standards

Integrate with Section 35 and 37

1. PURPOSE
2. APPLICABILITY
3. SPECIAL PERMIT REVIEW
4. SIGN MAINTENANCE, ABANDONMENT AND REMOVAL
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- E. Marquee Signs
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- G. Vertical Blade/Banner Signs
- H. Roof/Skyline Sign
- I. Wall Mural
- J. Window Signs
- K. Other Principal Signs

4. BANNER SIGN



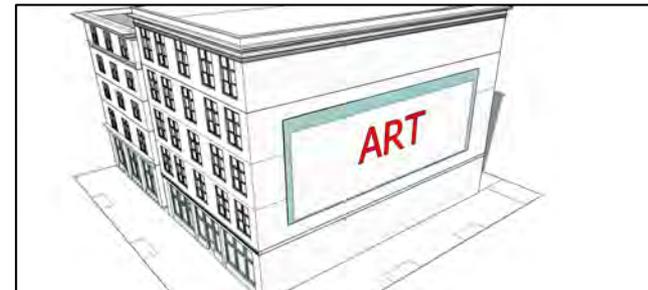
5. MARQUEE SIGN



6. ROOF SIGN



7. WALL MURAL



SEC. 12 - CHARACTER-BASED ZONING DISTRICTS (CBZD)

1. Purpose and Intent
2. Applicability
3. Zoning Map and Regulating Plan
4. General Standards for Buildings and Lots
5. Building Form and Function
6. Density and Bulk Standards
7. Development Site Standards
8. Outdoor Amenity Space
9. Signage (Possibly merge with Sec. 35 and 37)
10. Public Realm Standards
11. Terminology



SEC. 13 – DANVERS TOWN CENTER – CORE DISTRICT (DTC-C)

SEC. 14 – DANVERS TOWN CENTER – LIVE/WORK DISTRICT (DTC-L/W)

SEC. 15 – HIGH STREET CORRIDOR MIXED USE DISTRICT (HSMU)

SEC. 16 – DANVERSPORT WATERFRONT VILLAGE DISTRICT (DWV)

SEC. 17 – TAPLEYVILLE VILLAGE DISTRICT (TAP)

**SEC. 18 – MAPLE STREET TRADITIONAL NEIGHBORHOOD
DEVELOPMENT SMART GROWTH OVERLAY DISTRICT (MSTND)**

CHARACTER-BASED ZONING DISTRICTS

Danvers Downtown Vision Plan Activating Pedestrian and Public Spaces

The Conceptual Plan drawings show how Downtown Danvers and surrounding neighborhoods could evolve over the coming decades. The concept plans are not meant to serve as a guide to construction; in fact, the plan itself does not require any landowner to do anything with their property. Rather, the plan illustrates a shared vision for the downtown area that provides for existing uses while setting a framework for future development and civic enhancements.

For the purpose of illustrating this vision, the Concept Plan anticipates a balanced and incremental approach to growth. The plan focuses on infill development, repurposing of underutilized buildings, and targeted redevelopment consistent with the historic context and supported by streetscape improvements and active open spaces. The plan is designed to make Downtown Danvers more attractive and easier to navigate on foot. The general goals of the plan are to: provide opportunities for business growth; facilitate reinvestment in property; allow for mixed use and "lifecycle" housing choices for a range of households in all income, age, size, and family type; improve the utilization and efficiency of parking; and create a lively pedestrian zone where people can gather. Downtown Danvers will be a place where people can live, work, and play.

Danvers Downtown Concept Plan

- Charter Street Site
- Townsend Energy Site
- Dry Cleaners Site
- Danvers Square
- Maple Street Site

Maple Street Site

At the North end of the downtown, now known as the "Maple Street" Traditional Neighborhood Development, a variety of historic buildings are located on the Black Arm of Hoback Street for mixed residential and commercial uses. This could continue to be a focus, starting at the corner of Hoback, Maple and Locust Streets with a redesign of existing gas stations to cut oil pumps in the roof. Consolidated parking and pedestrian improvements on the adjoining blocks could unlock additional opportunities for redevelopment along the street. (Maple Street and Locust Street)

Danvers Square

Danvers Square is the natural center of the downtown, but right now it's dominated by cars. By shifting some parking to the rear of buildings, the Square could be reclaimed as a flexible public space with room for tree-lined plazas, outdoor markets, art displays, performance and events. Pedestrian-friendly improvements such as decorative paving, ornamental lights, benches, seat wall planters, street trees and outdoor dining areas will create interest and improve the downtown experience.

Future Vision

Rebuilding in urban form, the revitalization of downtown Danvers will include a mix of uses, including housing, parking, and public space. The plan includes a mix of uses, including housing, parking, and public space. The plan includes a mix of uses, including housing, parking, and public space.

Existing Conditions

The plan includes a mix of uses, including housing, parking, and public space. The plan includes a mix of uses, including housing, parking, and public space.

Danvers Downtown Vision Plan Potential Reuse and Redevelopment Opportunities

Townsend Energy Site

Residential redevelopment at the Townsend Energy site could include new townhomes and apartments fronting on a neighborhood park. A renovated brick building could feature the backdrop for an outdoor perform space opening up on the rail trail.



Focus Area Key Plan



Maple Street Site



Dry Cleaners Site

The block surrounding the former Dry Cleaners represents an opportunity to redevelop multiple properties under a coordinated plan with shared parking and a continuous network of networks and pedestrian pedestrian spaces.



Danvers Square

Danvers Square is the natural center of the downtown, but right now it's dominated by cars. By shifting some parking to the rear of buildings, the Square could be reclaimed as a flexible public space with room for tree-lined plazas, outdoor markets, art displays, performance and events. Pedestrian-friendly improvements such as decorative paving, ornamental lights, benches, seat wall planters, street trees and outdoor dining areas will create interest and improve the downtown experience.

Future Vision

Rebuilding in urban form, the revitalization of downtown Danvers will include a mix of uses, including housing, parking, and public space.



Existing Conditions



Charter Street Site

Cottage courts feature a group of small single-family or duplex homes surrounding shared open space. They have the advantages and cost efficiency of traditional condominium communities, while maintaining the ability to have individual foodstamping homes.



Future Vision

Rebuilding in urban form, the revitalization of downtown Danvers will include a mix of uses, including housing, parking, and public space.

DANVERS SQUARE



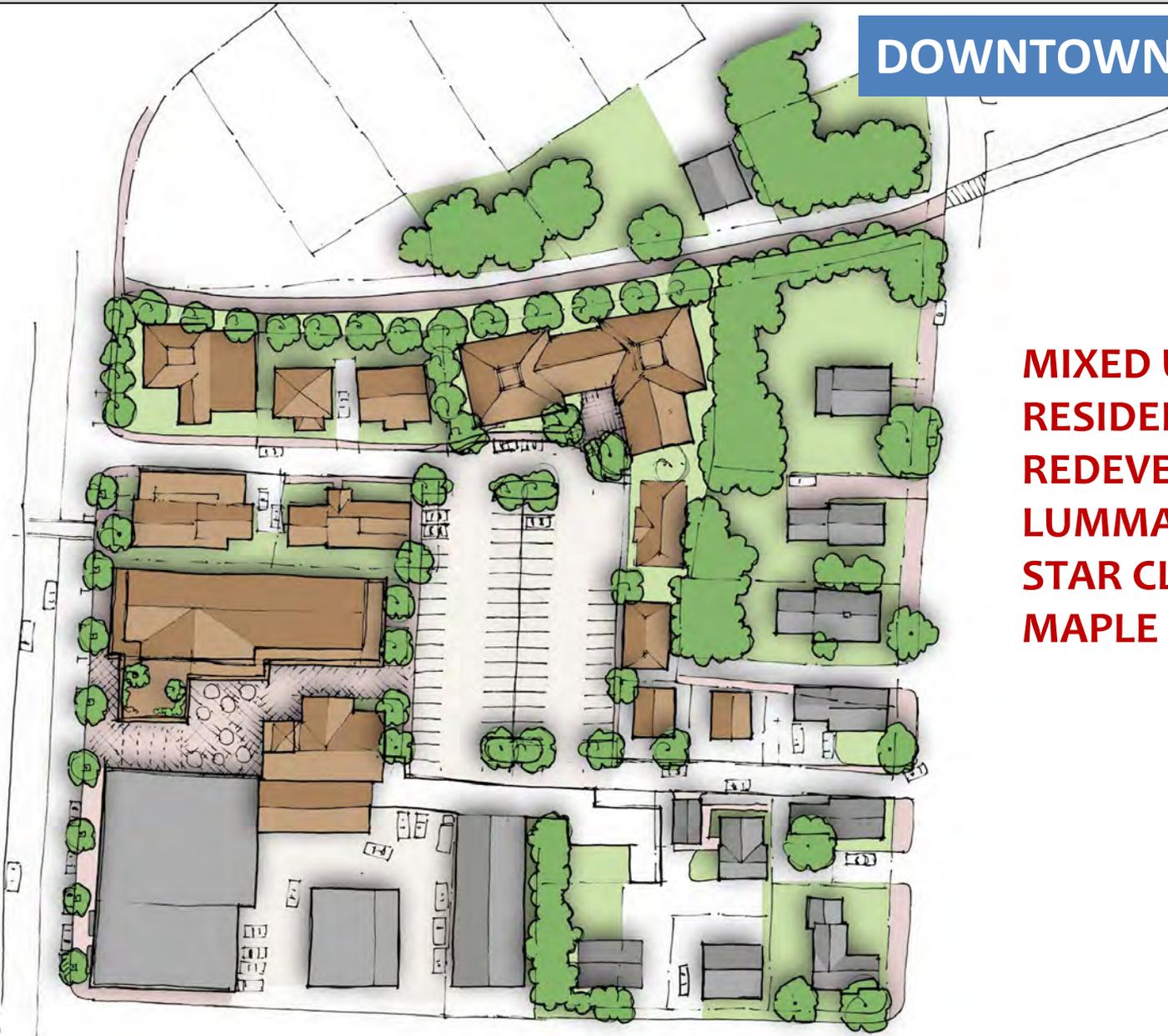
EXISTING



PROPOSED

CHARACTER-BASED ZONING DISTRICTS

DOWNTOWN VISION PLAN



**MIXED USE AND
RESIDENTIAL
REDEVELOPMENT ON
LUMMAS AVE AND GOLD
STAR CLEANER SITE – 81
MAPLE STREET**

CHARACTER-BASED ZONING DISTRICTS

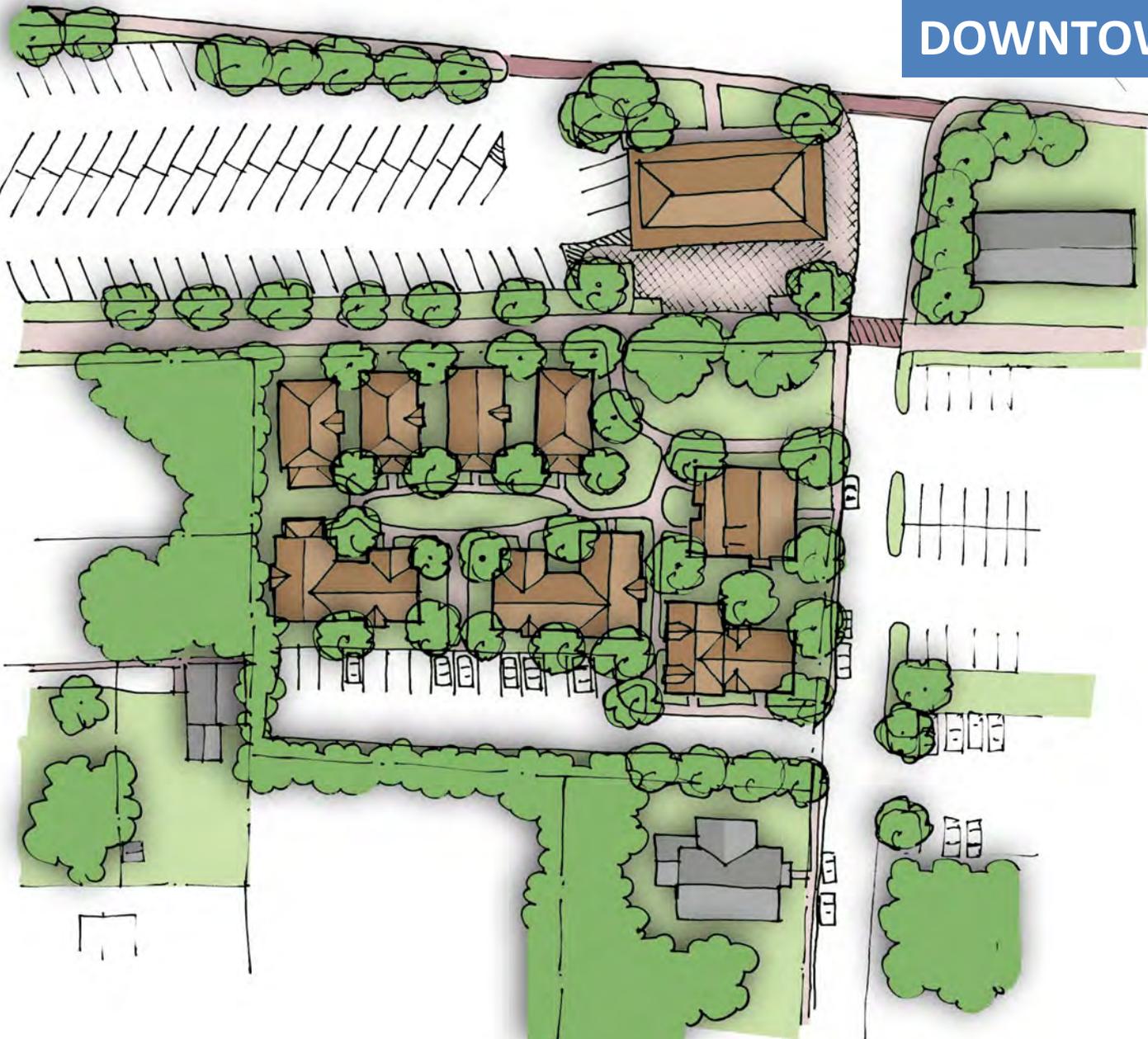
DOWNTOWN VISION PLAN



**RESIDENTIAL
REDEVELOPMENT ON
TOWNSEND ENERGY
SITE WITH DEPOT
RESTORATION AND
POCKET PARK ON
RAIL TRAIL**

CHARACTER-BASED ZONING DISTRICTS

DOWNTOWN VISION PLAN



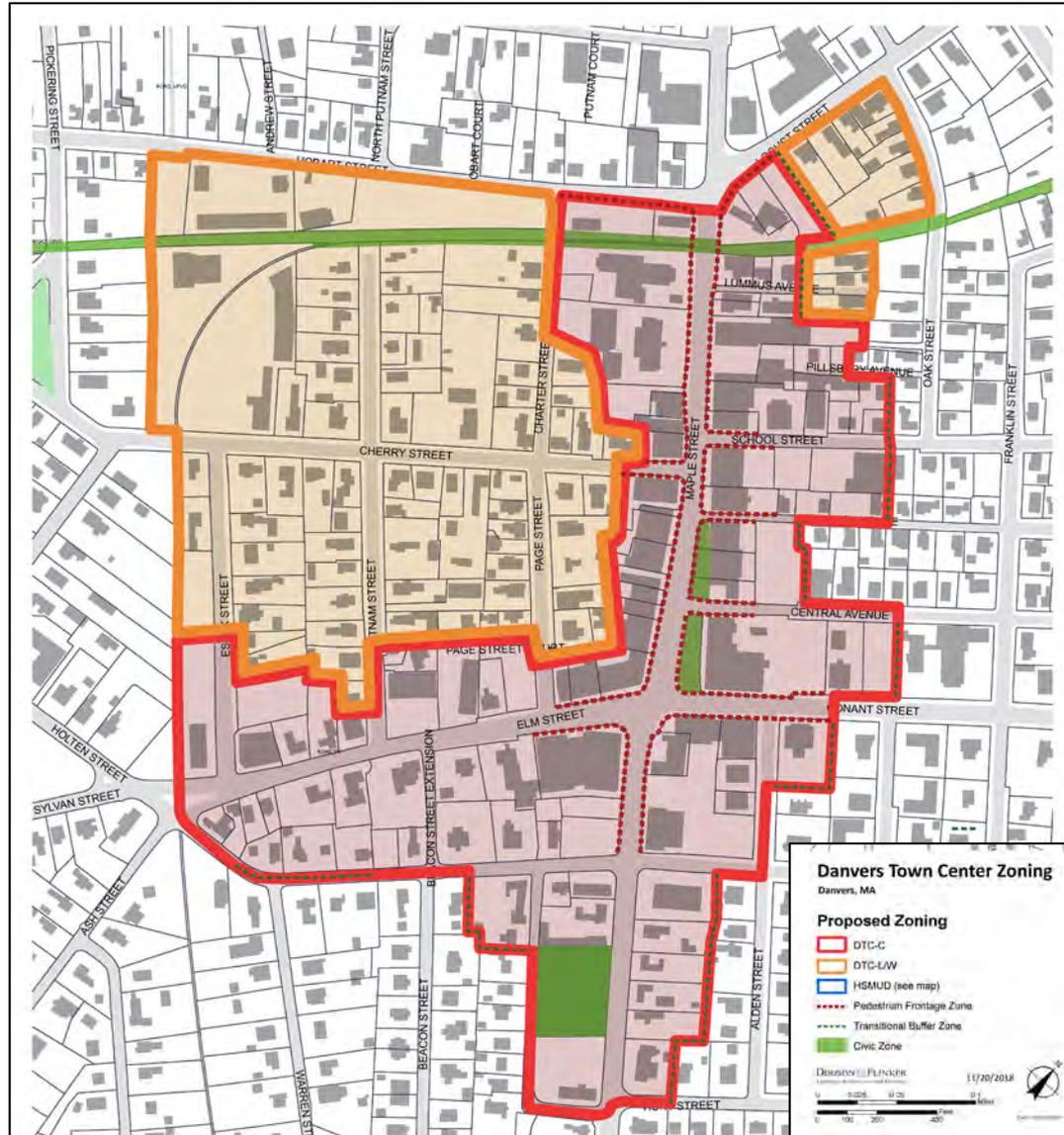
**COTTAGE COURT
DEVELOPMENT ON
CHARTER ST.
ADJACENT TO RAIL
TRAIL**

CHARACTER-BASED ZONING DISTRICTS

SECTION 13 – DTC-C BYLAW

DANVERS TOWN CENTER – CORE DISTRICT

- 1. Purpose and Intent**
- 2. Regulating Plan**
 - A. Pedestrian Frontage Zone
 - B. Civic Spaces
 - C. Transitional Buffer Zones
- 3. Character-Based District Development Standards**
 - A. Building Types
 - B. Residential Density and ADUs
 - C. Building and Property Use
 - D. Development Types
 - E. Parking Standards
 - F. Signage
 - G. Outdoor Amenity Spaces
 - H. Building Frontage Encroachments
 - I. Design Standards & Guidelines
- 4. Other Design and Development Standards Specific to the District**
 - A. Gas Backwards



CHARACTER-BASED ZONING DISTRICTS

SECTION 13 – DTC-C BYLAW

DANVERS TOWN CENTER – CORE DISTRICT

1. Purpose and Intent

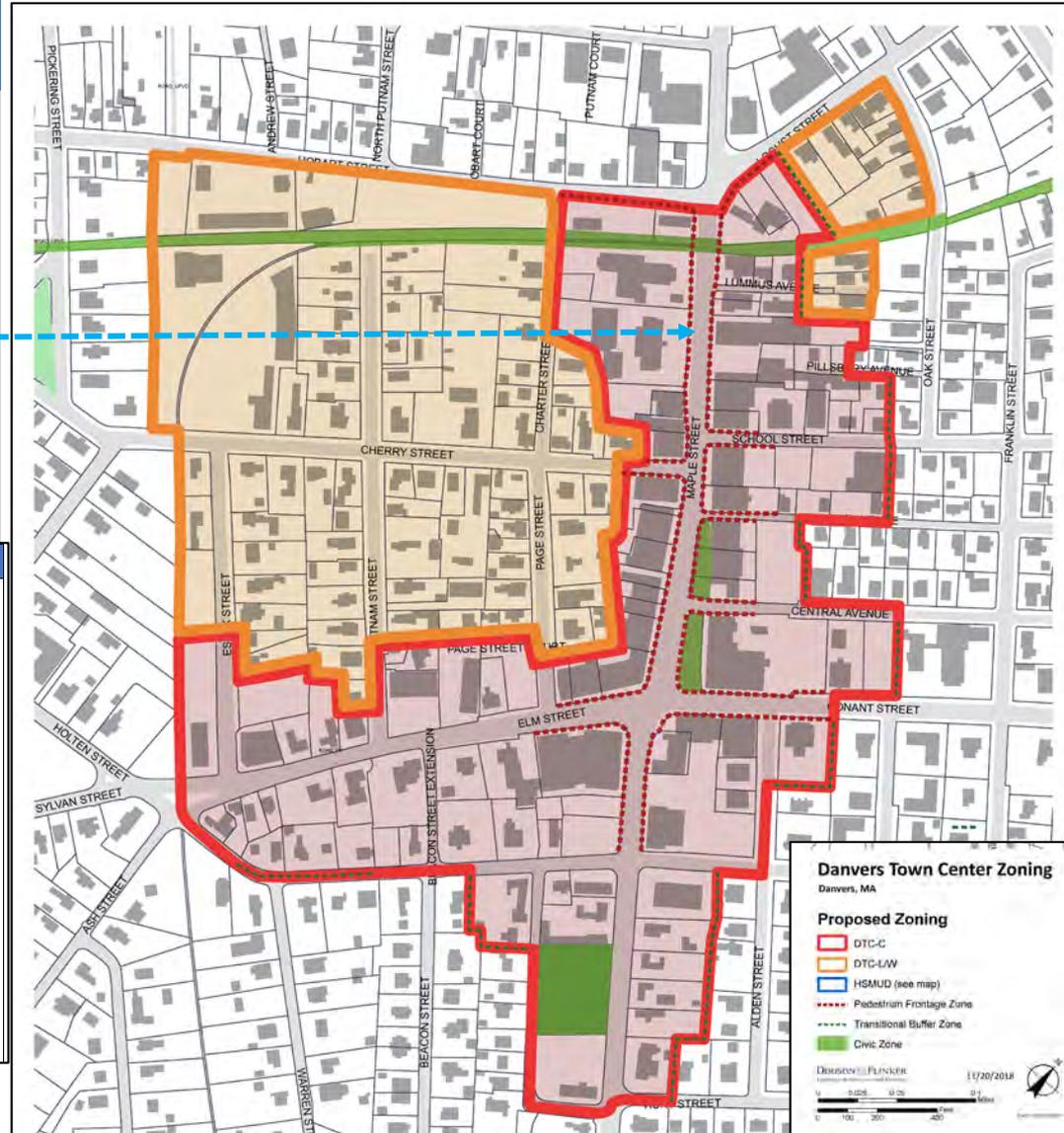
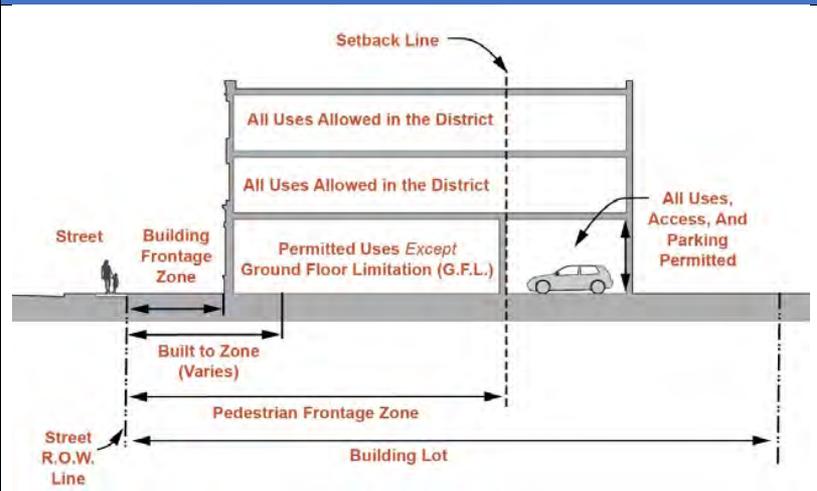
2. Regulating Plan

A. Pedestrian Frontage Zone

B. Civic Spaces

C. Transitional Buffer Zones

FIGURE 12.1 - PEDESTRIAN FRONTAGE ZONES



Danvers Town Center Zoning
Danvers, MA

Proposed Zoning

- DTC-C
- DTC-LW
- HSMUD (see map)
- Pedestrian Frontage Zone
- Transitional Buffer Zone
- Civic Zone

DENVER PLUNKER
11/20/2018

Scale: 0 100 200 Feet

CHARACTER-BASED ZONING DISTRICTS

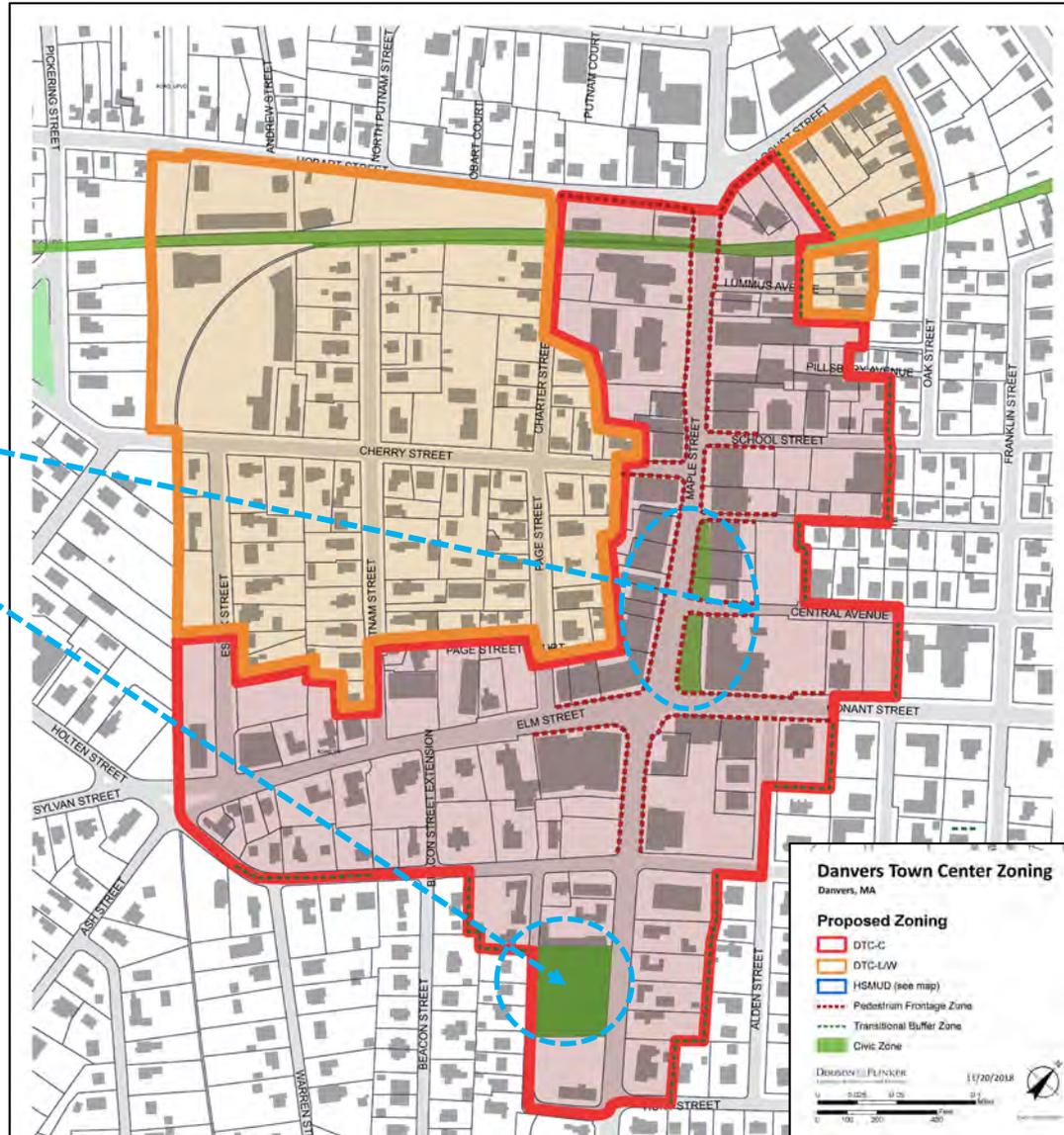
SECTION 13 – DTC-C BYLAW

DANVERS TOWN CENTER – CORE DISTRICT

1. Purpose and Intent

2. Regulating Plan

- A. Pedestrian Frontage Zone
- B. Civic Spaces**
- C. Transitional Buffer Zones



CHARACTER-BASED ZONING DISTRICTS

SECTION 13 – DTC-C BYLAW

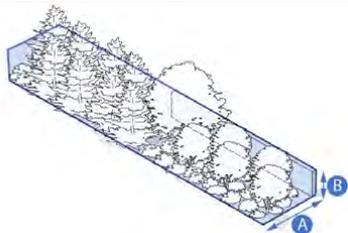
DANVERS TOWN CENTER – CORE DISTRICT

1. Purpose and Intent

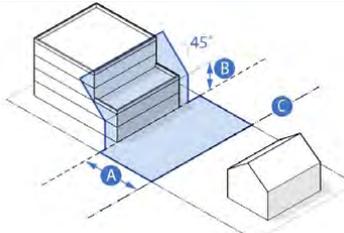
2. Regulating Plan

- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones**

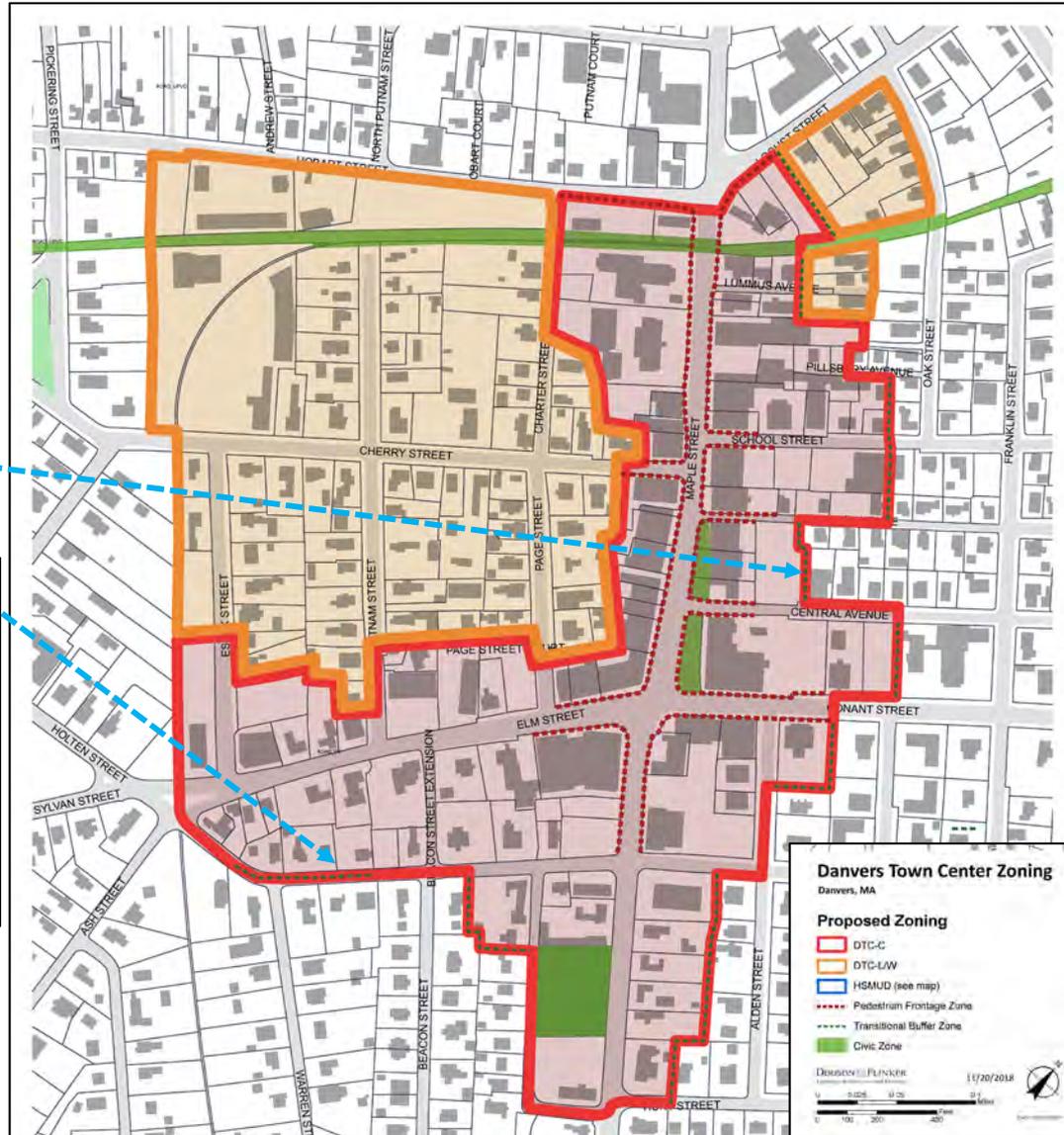
FIGURE 12.2 – TRANSITIONAL BUFFERS



Transitional Landscape Buffer
A = Minimum Depth; B = Minimum Height



Transitional Building Buffer
A= Minimum Setback; B=Maximum Building Height at Setback; C = Property Line



CHARACTER-BASED ZONING DISTRICTS

SECTION 13 – DTC-C BYLAW

DANVERS TOWN CENTER – CORE DISTRICT

1. Purpose and Intent

2. Regulating Plan

- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones

3. Character-Based District Development Standards

- A. Building Types
- B. Residential Density and ADUs
- C. Building and Property Use
- D. Development Types
- E. Parking Standards
- F. Signage
- G. Outdoor Amenity Spaces
- H. Building Frontage Encroachments
- I. Design Standards & Guidelines

4. Other Design and Development Standards Specific to the District

- A. Gas Backwards

TABLE 13.1 – DEVELOPMENT STANDARDS IN THE DTC-C DISTRICT

1. BUILDING TYPES			7. OUTDOOR AMENITY SPACES		
See Section 12.5.			See Section 12.8.		
A.	Detached Single Family House (SFD)	N	A.	Neighborhood Park or Preserve	N
B.	Workers Cottage/Cottage Court (WC)	SP	B.	Common or Green	P
C.	Paired House (PH)	SP	C.	Recreation Field or Court	SP
D.	Townhouse/Rowhouse (Attached SF DU)	P	D.	Pathway	P
E.	Multi-Family Building (MFB)	P	E.	Pedestrian Passage	P
F.	Live-Work/Shop House (LW)	P	F.	Community Garden	P
G.	General Commercial Building (GCB)	P	G.	Forecourt	P
H.	Mixed Use Building (MUB)	P	H.	Courtyard	P
I.	Flex Space/Fabrication Building (FFB)	P	I.	Plaza or Square	P
J.	Civic or Community Building (CCB)	P	J.	Pocket Park or Playground	P
K.	Gas Backwards Building (GB)	SP	K.	Outdoor Terrace	P
L.	Other Approved by Planning Board	SP	L.	Rooftop Terrace or Garden	P
			M.	Common Yard and Garden	P
2. RESIDENTIAL DENSITY AND ADUs			N.	Dooryard	P
See Section 12.6.A. - Residential Density by CBZD			O.	Other Approved by Planning Board	SP
3. BUILDING AND PROPERTY USE			8. BUILDING FRONTAGE ENCROACHMENTS		
See Section 12.5.C. Table 2 -Allowed Uses by CBZD			See Sections 12.8.E.		
			A.	Sidewalk Dining Terrace	SP
			B.	Storefront Display	P
			C.	Sandwich Board Sign	P
			D.	Projecting Sign and Banner	P
4. DEVELOPMENT TYPES			E.	Awning	P
See Section 12.7.B.			F.	Balcony	SP
A.	Pocket Neighborhood (PN)	SP	G.	Bay Window	SP
B.	Mixed-Use Development (MUD)	P	H.	Arcade	SP
C.	General Residential Development (GRD)	P	I.	Other Approved by Planning Board	SP
D.	General Comm./Ind. Development (GCD)	P			
5. PARKING STANDARDS					
See Section 12.7.D. and Section 4.2					
6. SIGNAGE			9. DESIGN STANDARDS & GUIDELINES		
See Section 12.9.			See CBZD Design Standards & Guidelines		
Principal Signs			G.	Guideline in this CBZD	
A.	Awning and Canopy Signs	P	S.	Standard Requirement in this CBZD	
B.	Band Signs	P			
C.	Blade and Projecting Signs	P	A.	General Design Standards	G
D.	Freestanding and Yard Signs	SP	B.	Building Frontage & Façade Treatments	G
E.	Vertical Blade/Banner Signs	P	C.	Building Components	G
F.	Marquee Signs	SP	D.	Open Space and Outdoor Amenities	S
G.	Suspended Signs	P	E.	Sustainable/Low Impact Development	G
H.	Wall Mural	SP	F.	Public Realm Standards	S
I.	Window Signs	P			
J.	Wall Signs	P			
K.	Other Principal Signs	SP			

CHARACTER-BASED ZONING DISTRICTS

SECTION 14 – DTC-L/W BYLAW

DANVERS TOWN CENTER – LIVE/WORK DISTRICT

1. Purpose and Intent

2. Regulating Plan

- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones

3. Character-Based District Development Standards

- A. Building Types
- B. Residential Density and ADUs
- C. Building and Property Use
- D. Development Types
- E. Parking Standards
- F. Signage
- G. Outdoor Amenity Spaces
- H. Building Frontage Encroachments
- I. Design Standards & Guidelines

4. Other Design and Development Standards Specific to the District

TABLE 14.1 – DEVELOPMENT STANDARDS IN THE DTC-L/W DISTRICT

1. BUILDING TYPES			7. OUTDOOR AMENITY SPACES		
See Section 12.5.			See Section 12.8.		
A.	Detached Single Family House (SFD)	P	A.	Neighborhood Park or Preserve	P
B.	Workers Cottage/Cottage Court (WC)	P	B.	Common or Green	P
C.	Paired House (PH)	P	C.	Recreation Field or Court	P
D.	Townhouse/Rowhouse (Attached SF DU)	P	D.	Pathway	P
E.	Multi-Family Building (MFB)	P	E.	Pedestrian Passage	P
F.	Live-Work/Shop House (LW)	P	F.	Community Garden	P
G.	General Commercial Building (GCB)	SP	G.	Forecourt	P
H.	Mixed Use Building (MUB)	SP	H.	Courtyard	P
I.	Flex Space/Fabrication Building (FFB)	SP	I.	Plaza or Square	P
J.	Civic or Community Building (CCB)	P	J.	Pocket Park or Playground	P
K.	Gas Backwards Building (GB)	N	K.	Outdoor Terrace	P
L.	Other Approved by Planning Board	SP	L.	Rooftop Terrace or Garden	P
			M.	Common Yard and Garden	P
2. RESIDENTIAL DENSITY AND ADUs			N.	Dooryard	P
See Section 12.6.A. - Residential Density by CBZD			O.	Other Approved by Planning Board	SP
3. BUILDING AND PROPERTY USE			8. BUILDING FRONTAGE ENCROACHMENTS		
See Section 12.5.C. Table 2 -Allowed Uses by CBZD			See Sections 12.8.E.		
			A.	Sidewalk Dining Terrace	N
			B.	Storefront Display	SP
			C.	Sandwich Board Sign	N
			D.	Projecting Sign and Banner	N
4. DEVELOPMENT TYPES			E.	Awning	P
See Section 12.7.B.			F.	Balcony	N
A.	Pocket Neighborhood (PN)	P	G.	Bay Window	N
B.	Mixed-Use Development (MUD)	SP	H.	Arcade	N
C.	General Residential Development (GRD)	P	I.	Other Approved by Planning Board	SP
D.	General Comm./Ind. Development (GCD)	SP			
5. PARKING STANDARDS					
See Section 12.7.D. and Section 4.2					
6. SIGNAGE			9. DESIGN STANDARDS & GUIDELINES		
See Section 12.9.			See CBZD Design Standards & Guidelines		
Principal Signs			G	Guideline in this CBZD	
A.	Awning and Canopy Signs	P	S	Standard Requirement in this CBZD	
B.	Band Signs	P			
C.	Blade and Projecting Signs	N	A.	General Design Standards	G
D.	Freestanding and Yard Signs	P	B.	Building Frontage & Façade Treatments	G
E.	Vertical Blade/Banner Signs	N	C.	Building Components	S
F.	Marquee Signs	N	D.	Open Space and Outdoor Amenities	S
G.	Suspended Signs	N	E.	Sustainable/Low Impact Development	G
H.	Wall Mural	SP	F.	Public Realm Standards	S
I.	Window Signs	P			
J.	Wall Signs	P			
K.	Other Principal Signs	SP			

CHARACTER-BASED ZONING DISTRICTS

SECTION 15 – HSMU BYLAW

HIGH STREET MIXED USE CORRIDOR DISTRICT



TOWN OF DANVERS HIGH STREET INDUSTRIAL 1 (I-1) DISTRICT STUDY

DRAFT FINAL REPORT
DRAFT FOR DISCUSSION - 03/16/18



CHARACTER-BASED ZONING DISTRICTS

SECTION 15 – HSMU BYLAW

High Street Mixed Use Corridor District

1. Purpose and Intent

2. Regulating Plan

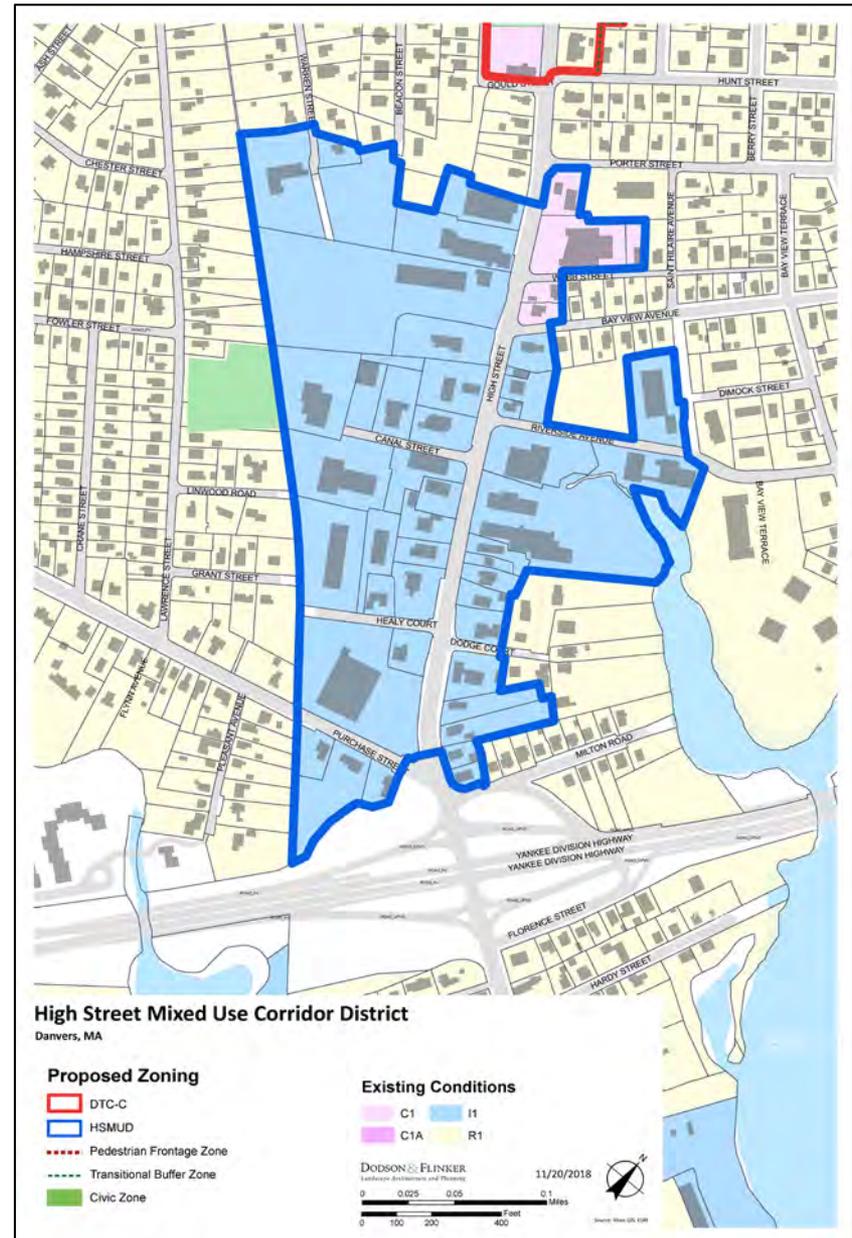
- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones

3. Character-Based District Development Standards

- A. Building Types
- B. Residential Density and ADUs
- C. Building and Property Use
- D. Development Types
- E. Parking Standards
- F. Signage
- G. Outdoor Amenity Spaces
- H. Building Frontage Encroachments
- I. Design Standards & Guidelines

4. Other Design and Development Standards Specific to the District

- A. Gas Backwards



CHARACTER-BASED ZONING DISTRICTS

SECTION 15 – HSMU BYLAW

HIGH STREET MIXED USE CORRIDOR DISTRICT

1. Purpose and Intent

2. Regulating Plan

- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones

3. Character-Based District Development Standards

- A. Building Types
- B. Residential Density and ADUs
- C. Building and Property Use
- D. Development Types
- E. Parking Standards
- F. Signage
- G. Outdoor Amenity Spaces
- H. Building Frontage Encroachments
- I. Design Standards & Guidelines

4. Other Design and Development Standards Specific to the District

- A. Gas Backwards

TABLE 15.1 – DEVELOPMENT STANDARDS IN THE HSMUD

1. BUILDING TYPES			7. OUTDOOR AMENITY SPACES		
See Section 12.5.			See Section 12.8.		
A.	Detached Single Family House (SFD)	N	A.	Neighborhood Park or Preserve	P
B.	Workers Cottage/Cottage Court (WC)	N	B.	Common or Green	P
C.	Paired House (PH)	N	C.	Recreation Field or Court	P
D.	Townhouse/Rowhouse (Attached SF DU)	SP	D.	Pathway	P
E.	Multi-Family Building (MFB)	SP	E.	Pedestrian Passage	P
F.	Live-Work/Shop House (LW)	SP	F.	Community Garden	P
G.	General Commercial Building (GCB)	P	G.	Forecourt	P
H.	Mixed Use Building (MUB)	P	H.	Courtyard	P
I.	Flex Space/Fabrication Building (FFB)	P	I.	Plaza or Square	P
J.	Civic or Community Building (CCB)	P	J.	Pocket Park or Playground	P
K.	Gas Backwards Building (GB)	SP	K.	Outdoor Terrace	P
L.	Other Approved by Planning Board	SP	L.	Rooftop Terrace or Garden	P
			M.	Common Yard and Garden	P
2. RESIDENTIAL DENSITY AND ADUs			N.	Dooryard	P
See Section 12.6.A. - Residential Density by CBZD			O.	Other Approved by Planning Board	SP
3. BUILDING AND PROPERTY USE			8. BUILDING FRONTAGE ENCROACHMENTS		
See Section 12.5.C. Table 2 - Allowed Uses by CBZD			See Sections 12.8.E.		
			A.	Sidewalk Dining Terrace	SP
			B.	Storefront Display	P
			C.	Sandwich Board Sign	P
			D.	Projecting Sign and Banner	P
4. DEVELOPMENT TYPES			E.	Awning	P
See Section 12.7.B.			F.	Balcony	SP
A.	Pocket Neighborhood (PN)	N	G.	Bay Window	SP
B.	Mixed-Use Development (MUD)	P	H.	Arcade	SP
C.	General Residential Development (GRD)	SP	I.	Other Approved by Planning Board	SP
D.	General Comm./Ind. Development (GCD)	P			
5. PARKING STANDARDS					
See Section 12.7.D. and Section 4.2					
6. SIGNAGE			9. DESIGN STANDARDS & GUIDELINES		
See Section 12.9.			See CBZD Design Standards & Guidelines		
Principal Signs			G	Guideline in this CBZD	
A.	Awning and Canopy Signs	P	S	Standard Requirement in this CBZD	
B.	Band Signs	P			
C.	Blade and Projecting Signs	P	A.	General Design Standards	G
D.	Freestanding and Yard Signs	P	B.	Building Frontage & Façade Treatments	G
E.	Vertical Blade/Banner Signs	P	C.	Building Components	G
F.	Marquee Signs	SP	D.	Open Space and Outdoor Amenities	S
G.	Suspended Signs	P	E.	Sustainable/Low Impact Development	G
H.	Wall Mural	SP	F.	Public Realm Standards	S
I.	Window Signs	P			
J.	Wall Signs	P			
K.	Other Principal Signs	SP			

DOWNTOWN MIXED USE CASE STUDIES

DEVELOPMENT CASE STUDIES/Downtown Infill & MU

WEST CONCORD, MA

Concord Outfitter Infill Building



- Replace SF Home with 2-Story Mixed Use Building on Commonwealth Ave.
- 3,000 SF Retail (Concord Outfitters); 2 Apartments Upper Floor; Parking to Rear

DEVELOPMENT CASE STUDIES/Downtown Infill & MU

W.CONCORD, MA

BROOKSIDE SQUARE MIXED USE TOD



- 2015 Mixed use project in West Concord Village Center adjacent to the commuter train station.
- Redevelopment of Dilapidated Industrial and Warehouse Buildings
- Density: 17 DU/Acre
- 3-story TOD project with the following components:
 - 36,270 SF light ind., office, indoor rec. on 1st floor (10% leased as affordable business start-ups)
 - 74 apartments (84,494 SF) on 2nd /3rd floors – 4 Studios, 32 1-BRM Units, 38 2-BRM Units (10% affordable).
 - Existing Post Office – 3,364 SF; Future Retail – 6,750 SF
 - Active Open Space – market plaza, courtyards, and pathway along the brook

DEVELOPMENT CASE STUDIES/Downtown Infill & MU



LIVE 155/NORTHAMPTON

- Built in 2019
- Retail, Offices Uses
- Apartments
- Shared Parking
- 4 Stories



DEVELOPMENT CASE STUDIES/Mixed Use



30 HAVEN ST PROJECT, READING MA (40R)



30 HAVEN ST PROJECT, READING MA (40R)

DEVELOPMENT CASE STUDIES/Mixed Use

SCITUATE, MA



HARBORSIDE VILLAGE REDEVELOPMENT

Scituate Harbor - 91-93 Front Street

- Built in 2006
- 37 Residential Condos (7 Affordable)
- Unit Size: 1,548 Net SF and 2-Bedroom
- Land Area: 29,309
- 2,314 SF Ground Floor Comm. Space
- 55 Parking Spaces (all underground)
- Parking access off side street
- 3.5 Stories/40 feet height
- Small Plaza in front of building
- Residential Density: 55 DU/Acre



DEVELOPMENT CASE STUDIES/Mixed Use

SCITUATE, MA



MILL WHARF REDEVELOPMENT

Scituate Harbor - 132 Front Street

- Built in 2004
- 28 Residential Condos
- 2 and 3-Bedroom Units
- Land Area: 48,711 SF
- Ground Floor Comm. Space
- Movie Theater
- 1 Parking Space/DU (all in car ports)
- Parking access off side street
- 3.5 Stories/40 feet height
- Small Plaza in front of building
- Residential Density: 25
DU/Acre



DEVELOPMENT CASE STUDIES/Upper Floor Additions

SCITUATE, MA

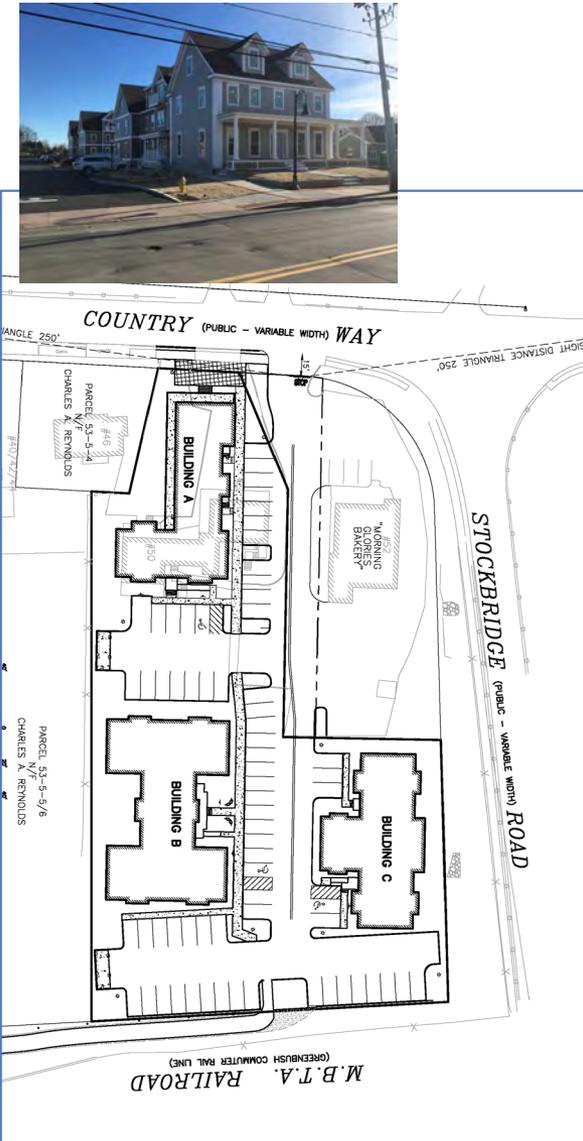
105 FRONT STREET



DEVELOPMENT CASE STUDIES/Mixed Use

SCITUATE, MA

GREENBUSH STATION PLACE



Greenbush Station Place (Greenbush)

- Approved in 2016 (Under Construction) on open parcel of 1.41 acres
- 1 Mixed Use Building along Country Way with 6 Commercial Units (4,770 SF) and 5 Apartments
- 2 Residential buildings to the rear with 25 units.(785-1,615 SF;1 and 2 BR)
- Total DUs: 30 Units (Rental/Ownership); 4 Affordable DUs
- Unit Size: Mix of 1 and 2-Bedroom units
- 67 total parking spaces
- 2.5 Stories buildings with traditional architecture
- Open Space on site is limited but a connections is made to an existing pathway the leads to Driftway
- Residential Density: 21 DU/Acre

DEVELOPMENT CASE STUDIES/Historic Building Additions

NORWOOD, MA



117-125 Washington Street - Deteriorated 1-Story Building (1998)

DEVELOPMENT CASE STUDIES/Historic Building Additions

NORWOOD, MA



117-125 Washington Street – Repaired and second floor added (2005)

DEVELOPMENT CASE STUDIES/Historic Building Additions

New Building
behind Façade

Façade Preservation/Restoration



NATICK CENTER

- Built in 2018
- Retail, Offices Uses
- Apartments
- Underground Parking
- Façade Preservation

DEVELOPMENT CASE STUDIES/Upper Floor Additions

DANVERS, MA

44 MAPLE STREET



Revisions	
#	Date

Revisions	
#	Date

DMS design, llc
Architecture & Interior Design
100 North Street, Suite 121K
Danvers, MA 01923
Phone: 866-238-3333
Fax: 866-238-3333

Address: 44 Maple Street
Danvers, MA

Historical Photo
Scale: N.T.S.
Drawn By: DMS Team

A-7

DEVELOPMENT CASE STUDIES/Upper Floor Additions

DANVERS, MA

44 MAPLE STREET



Original Building



Same Building Today

This photo is contained with plans on file with the Zoning Board of Appeals for a project at 44-50 Maple St. in Danvers Square. It shows the building in 1895, when it had 4 stories. The building now has 2 stories, and the owners want to add another floor to allow for housing on two upper stories and business on the ground floor.

DEVELOPMENT CASE STUDIES/Upper Floor Additions

DANVERS, MA

44 MAPLE STREET



Existing Building

--

Revisions	
#	Date

--

DMS design, llc
Architecture & Interior Design
1000 North Main Street, Suite 210A
Danvers, MA 01923
Phone: 802.786.2100
Fax: 802.786.2101

Address: 44 Maple Street
Danvers, MA

Existing Building
Scale: N.T.S.
Drawn By: DMS Team

A-6

DEVELOPMENT CASE STUDIES/Upper Floor Additions

DANVERS, MA

44 MAPLE STREET



Approved Upper Floor Addition

Revisions	
#	Date

Revisions	
#	Date

DMS design, llc
Architecture & Interior Design
100 North Main Street, Suite 200
Danvers, MA 01923
Phone: 978-996-2410
Fax: 978-996-2828

Attention: 44 Maple Street
Danvers, MA

Green Scheme
Elevation
With Setback
Scheme: N.Y.S.
Date: 7/1/18
Drawn By: ELSA Towner

A-5

DEVELOPMENT CASE STUDIES/Upper Floor Additions

WALTHAM, MA

CRONIN'S LANDING



DEVELOPMENT CASE STUDIES/Upper Floor Additions

WALTHAM, MA

CRONIN'S LANDING



DEVELOPMENT CASE STUDIES/New Residential Development

COPPER COVE, PLYMOUTH, MA



- Located in Downtown Plymouth near harbor, restaurants, shops, park, boat access, bike trails
- 42 apartments: 36 2-bedroom units (900SF); 6 1-bedroom units (1,110 SF)
- Rental units starting at \$2,500/month; 4 affordable units
- 16 Apartments on Upper Floors (2 Affordable; 5 1-bedroom; 11 2-Bedroom; 1350-1,665 SF)
- Limited underground parking; first come – first serve

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

STRIP COMMERCIAL INFILL AND GAS BACKWARDS – DAVIDSON, NC

Rushco Gas Backwards



First Roundabout off Exit 30 off I77 – Griffith St

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

STRIP COMMERCIAL INFILL AND GAS BACKWARDS – DAVIDSON, NC



First Roundabout - Welcome to Davidson Monument Sign and Infill Development

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

LINDEN SQUARE, WELLESLEY, MA



250,000 SF mixed use infill development, shared access and parking, street side parking (on street but not in r-o-w), internal connection to public sidewalk, parking placed behind frontage buildings, plazas and sidewalk seating; 3.5 spaces/1000 parking ratio for mixed use; 10 new on-street parking spaces.

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill



**Infill Mixed Use Development
Oriented to Street and Pedestrians**

**New Open Spaces and
"Streetside" Parking Added**

DEVELOPMENT CASE STUDIES/Sprawl Repair, Small Infill & MU

WHOLE FOODS, WELLESLEY, MA



Parking ratio: 3.5 spaces/1000 for mixed use; provides 10 on-street parking spaces

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill



CUMBERLAND FARMS GAS SIDEWAYS NORTHAMPTON - AFTER

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill



CUMBERLAND FARMS GAS SIDEWAYS NORTHAMPTON - AFTER

CUMBERLAND FARMS GAS SIDEWAYS NORTHAMPTON - AFTER



DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

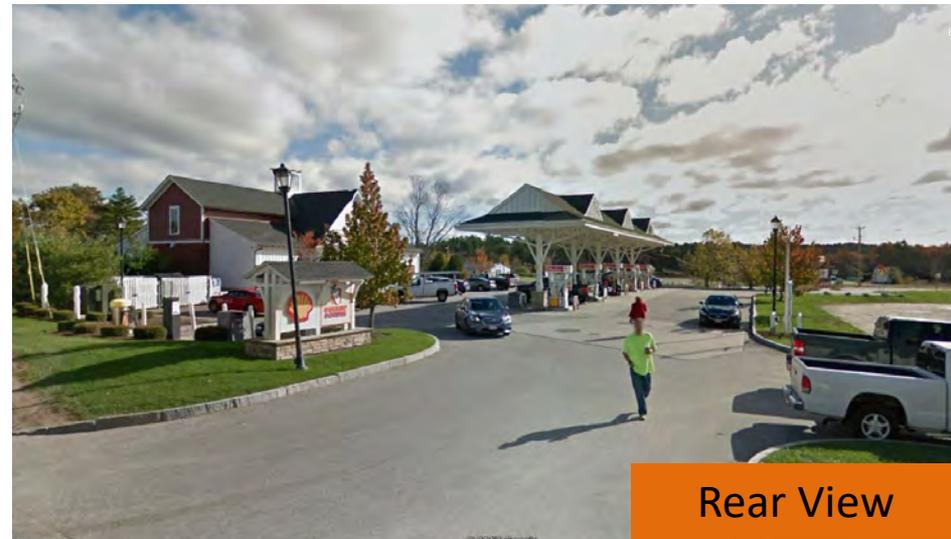
GAS BACKWARDS – RIVERBRIDGE TND, BERLIN MA



GAS BACKWARDS: A new “Sprawl Repair” technique that requires the convenience store is located along the street line and the gas pumps and canopy are placed to the rear.

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

GAS BACKWARDS – RIVERBRIDGE TND, BERLIN MA



GAS BACKWARDS: A new “Sprawl Repair” technique that requires the convenience store is located along the street line and the gas pumps and canopy are placed to the rear.

DEVELOPMENT CASE STUDIES/Sprawl Repair and Infill

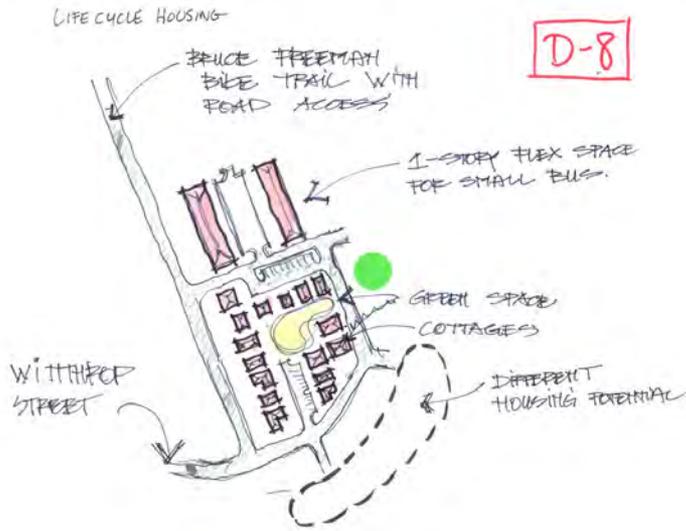
STRIP COMMERCIAL INFILL AND GAS BACKWARDS – AUBURN, AL



Under Construction

WEST CONCORD, MA

RIVERWALK COTTAGE COURT



- Public Input from the Design Charrette Led to on Lifecycle Housing, Cottage Courts, and other Pocket Neighborhoods

CHARACTER-BASED ZONING DISTRICTS PROJECT

Town of Danvers, MA

PUBLIC WORKSHOP

Downtown Corridor Zoning Initiative

April 24, 2019



The Danvers Team:

- Brovitz Community Planning & Design
- Dodson & Flinker