

# CHARACTER-BASED ZONING DISTRICTS PROJECT

Town of Danvers, MA

**PUBLIC WORKSHOP**

**Downtown Corridor  
Zoning Initiative**

Thursday, June 20, 2019

6:30 PM – 8:30 PM

Danvers Town Hall – Toomey Room

**Downtown Corridor Zoning  
Initiative Stakeholder Meeting**



## The Danvers Team:

- Brovitz Community Planning & Design
- Dodson & Flinker

# CHARACTER-BASED ZONING DISTRICTS

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## ADD SECTION 12

## CHARACTER-BASED ZONING DISTRICTS (CBZD)

Framework for “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)**

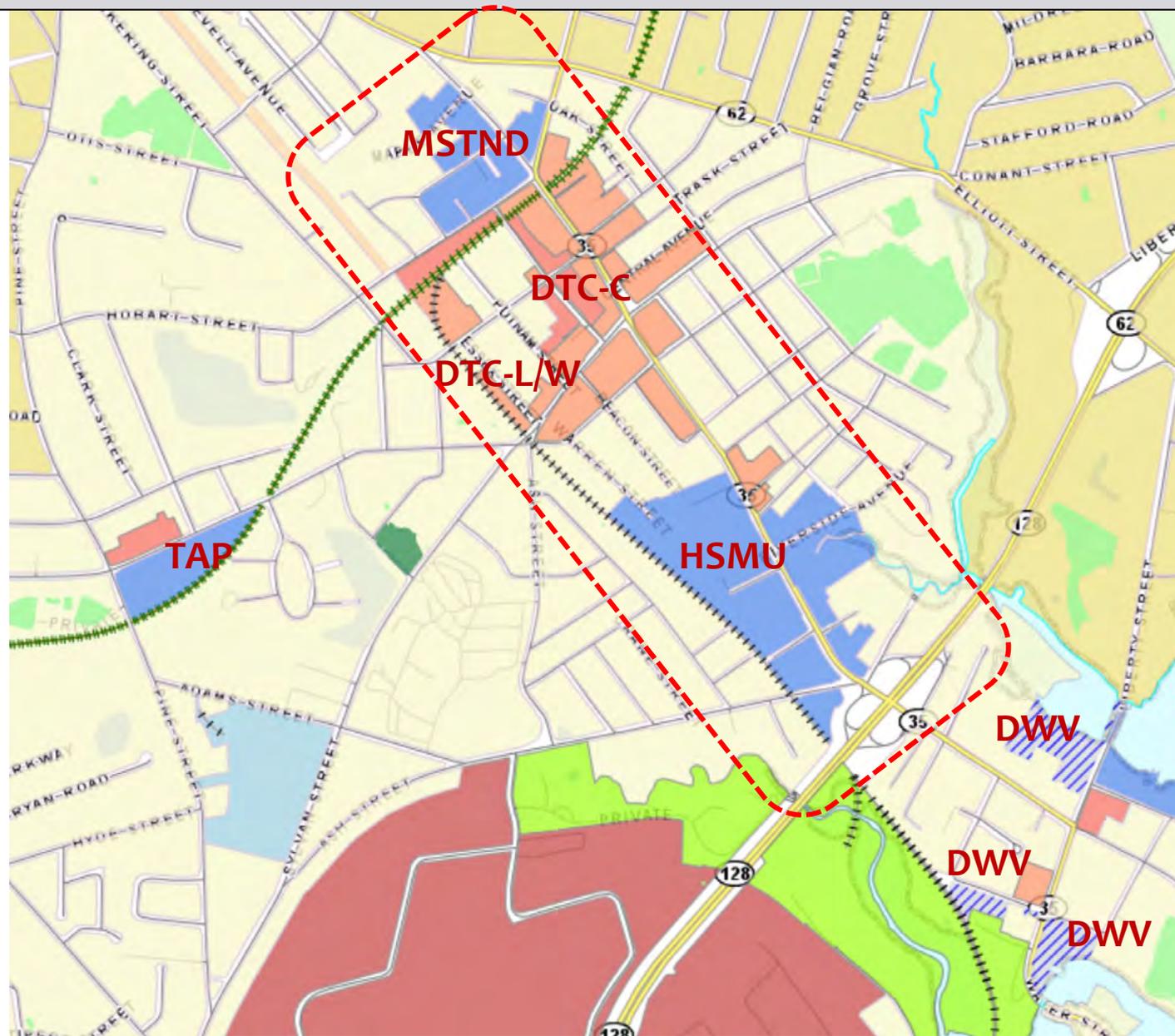
**SEC. 17 – TAPLEYVILLE VILLAGE DISTRICT (TAP)**

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

# CHARACTER-BASED ZONING DISTRICTS

## Zoning

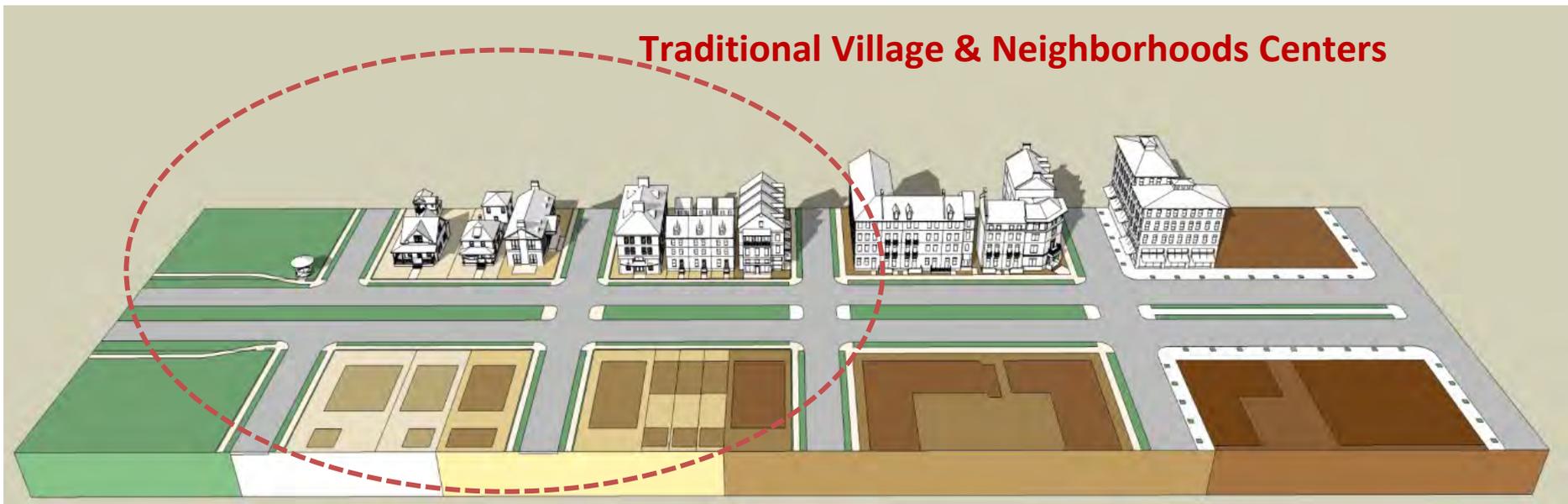
- Village Dist.
- Adult HCZ
- RMD
- Tapleyville I-I
- Highway Corridor
- Zone 114A
- Zone 114B
- HCD
- Res. I
- Res. II
- Res. III
- Industrial I
- Industrial II
- Danversport Industrial
- Waterfront Village
- Commercial I
- Commercial IA
- Commercial III
- R1A
- R2A
- R3A
- Hathorne West
- Road
- Water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



# CHARACTER-BASED ZONING DISTRICTS

MATCHING THE VISION TO NEW ZONING.....

MIXED USE AND WALKABLE DISTRICTS TARGETED FOR NEW INVESTMENT



**Traditional Village & Neighborhoods Centers**

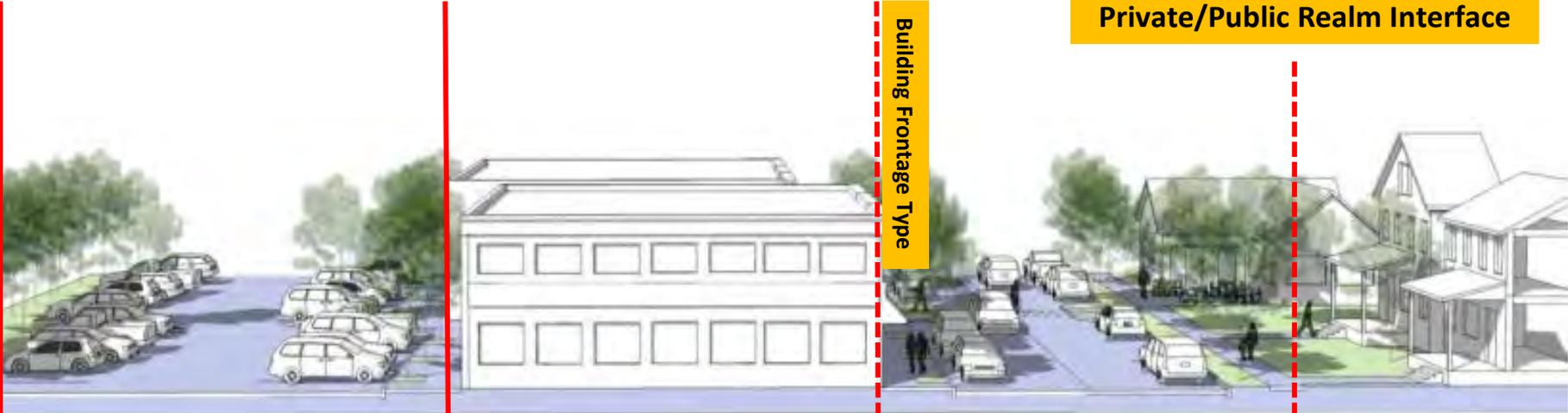
**THE COMMUNITY TRANSECT:** An illustrative model of how land use standards are organized around the existing or desired patterns of development from open spaces, to neighborhoods, to village centers, to special districts.

# CHARACTER-BASED ZONING DISTRICTS

## ZONING STANDARDS FOR PUBLIC AND PRIVATE REALMS

### 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

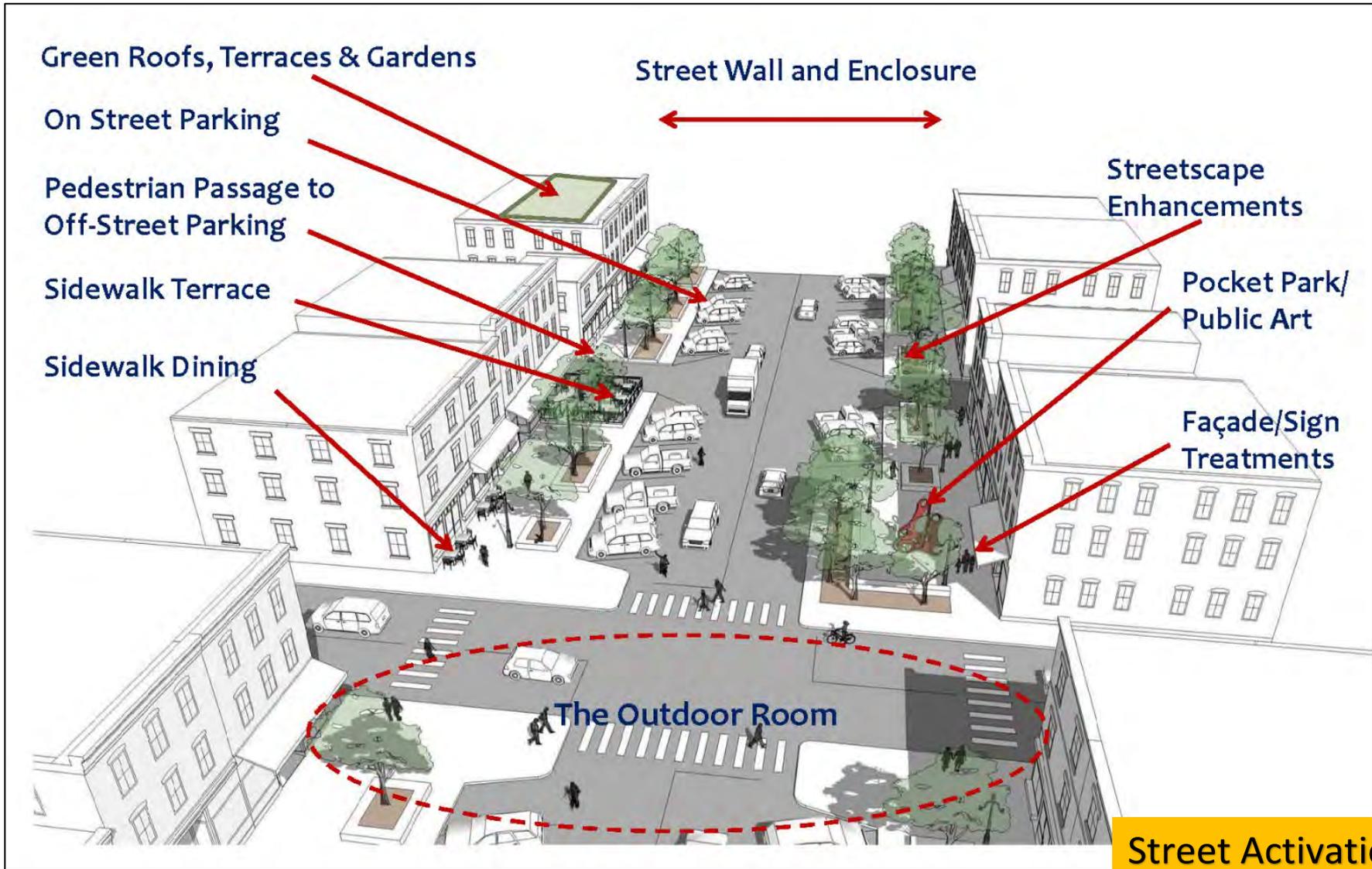
PRIVATE REALM

PUBLIC REALM

POPS

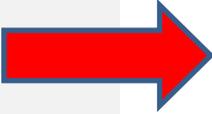
# CHARACTER-BASED ZONING DISTRICTS

## PUBLIC/PRIVATE REALM INTERFACE – THE “OUTDOOR ROOM”



# 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



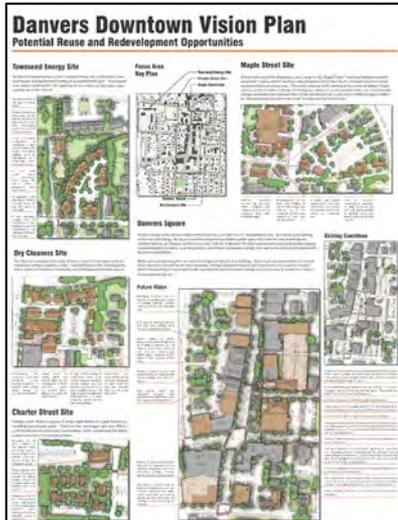
## DOWNTOWN CORRIDOR ZONING INITIATIVE

### 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	
<b>1. BUILDING TYPES</b> See Section 12.5	<b>7. OUTDOOR AMENITY SPACES</b> 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
<b>2. RESIDENTIAL DENSITY AND ADUS</b> 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
<b>3. BUILDING AND PROPERTY USE</b> See Section 12.5.C. Table 2 – Allowed Uses by CBZD	<b>8. BUILDING FRONTAGE ENCROACHMENTS</b> See Section 12.8.F.
	A. Sidewalk Dining Terrace SP
	B. Signfront Display P
	C. Sandwich Board Sign P
<b>4. DEVELOPMENT TYPES</b> See Section 12.7.B.	D. Projecting Sign and Banner P
A. Pocket Neighborhood (PN) SP	E. Awning SP
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
<b>5. PARKING STANDARDS</b> See Section 17.D. and Section 4.2	
<b>6. SIGNAGE</b> See Section 12.9.	<b>9. DESIGN STANDARDS &amp; GUIDELINES</b> See CBZD Design Standards & Guidelines
<b>Principal Signs</b>	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

## 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.



Consider a village street in downtown Danvers to activate the existing street to open up to Danvers.



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**Danvers Downtown Concept Plan**

- Revitalize the historic downtown
- Improve the streetscape
- Activate the streetscape
- Improve the streetscape
- Improve the streetscape



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## 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 to the rail trail.



### 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.



### 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 foodservice housing.



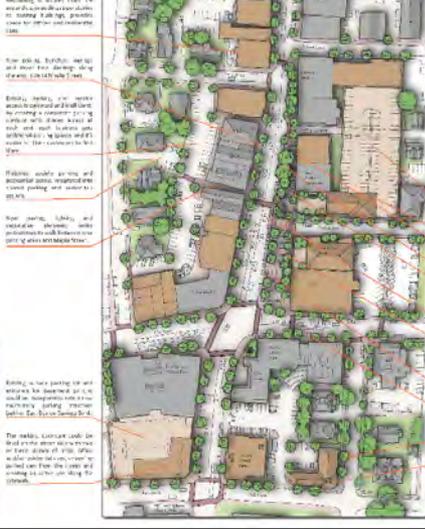
### Focus Area Key Plan



### Danvers Square

Danvers Square is the central corner 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



### Maple Street Site

At the North end of the downtown, now known as the "Maple Street" Traditional Neighborhood Development, a variety of residential redevelopment at the Black Arm of Hobart Street for mixed residential and commercial uses. This could continue south, starting at the corner of Hobart, 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 through and rail trail corridor.



### Existing Conditions



# DANVERS SQUARE



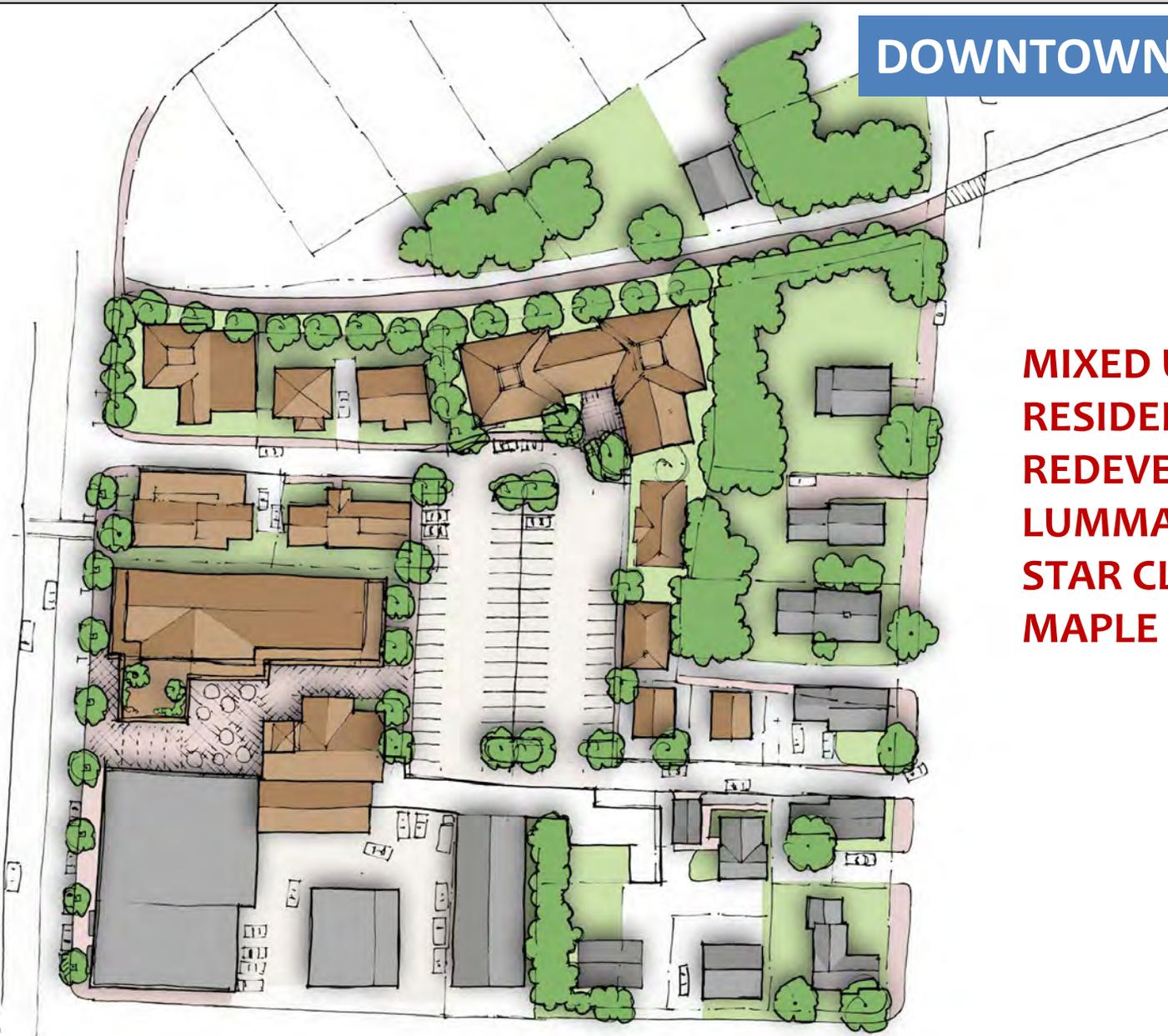
**EXISTING**



**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

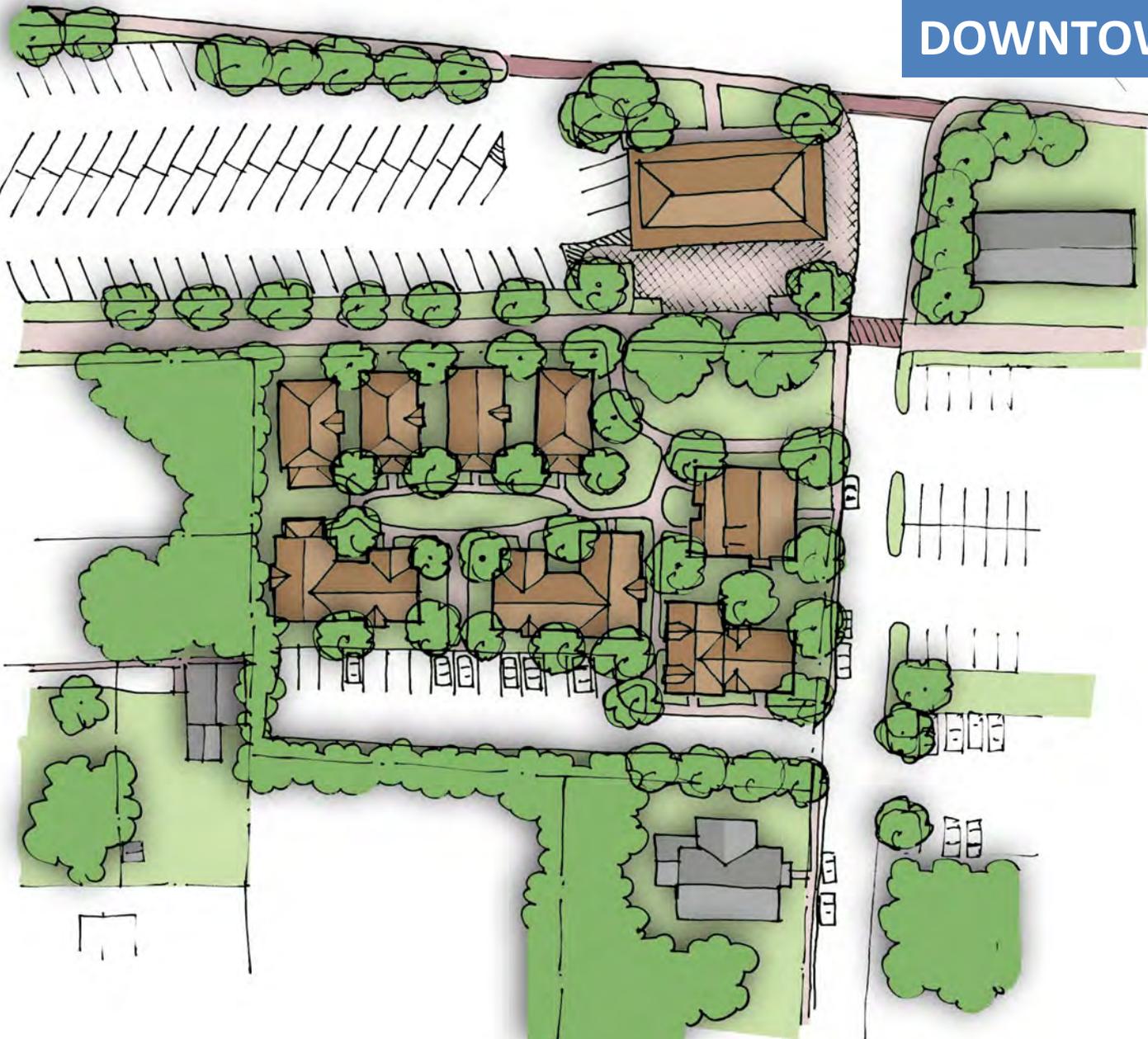
## DOWNTOWN VISION PLAN



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

# CHARACTER-BASED ZONING DISTRICTS

## DOWNTOWN VISION PLAN



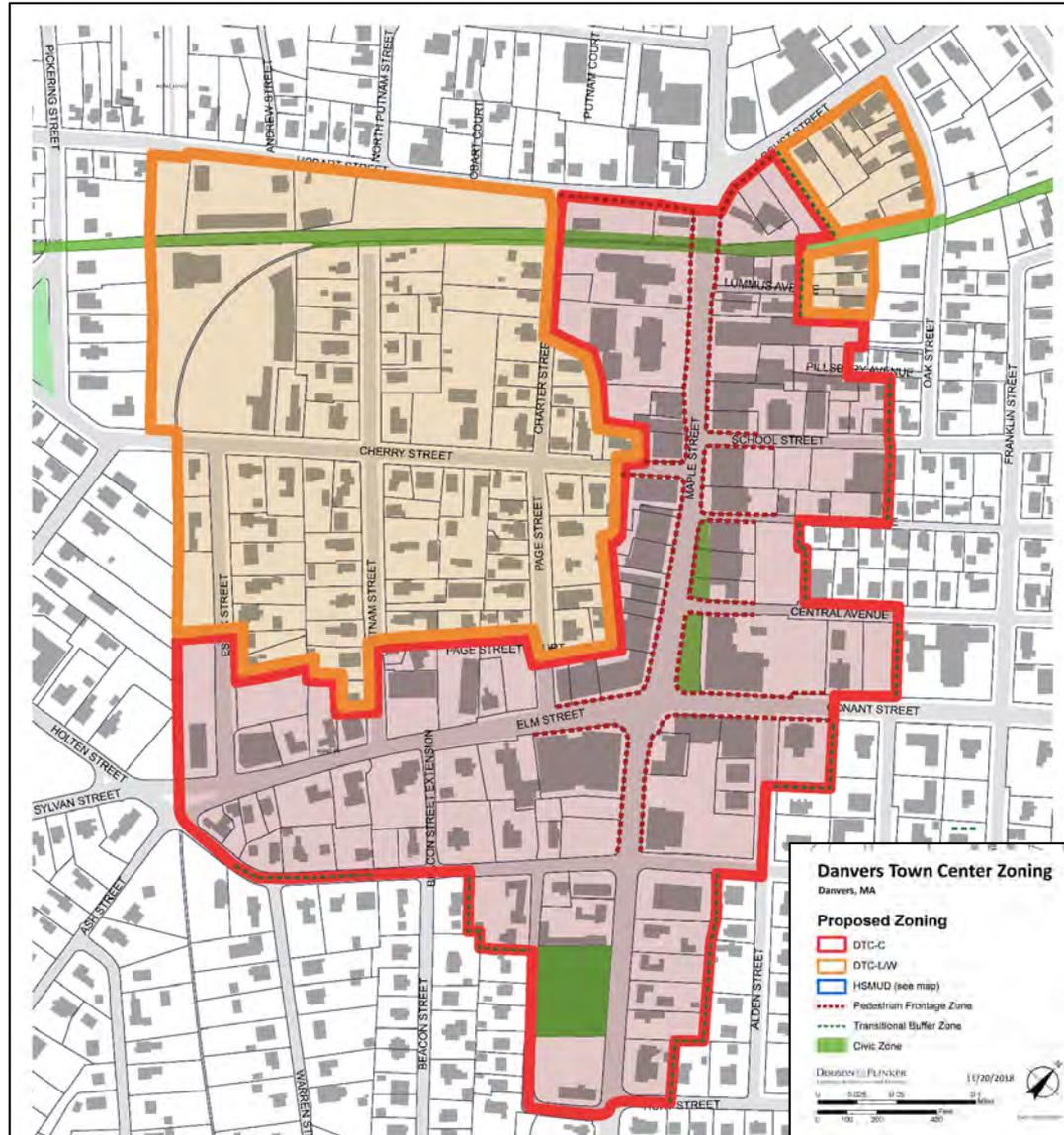
**COTTAGE COURT  
DEVELOPMENT ON  
CHARTER ST.  
ADJACENT TO RAIL  
TRAIL**

# 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

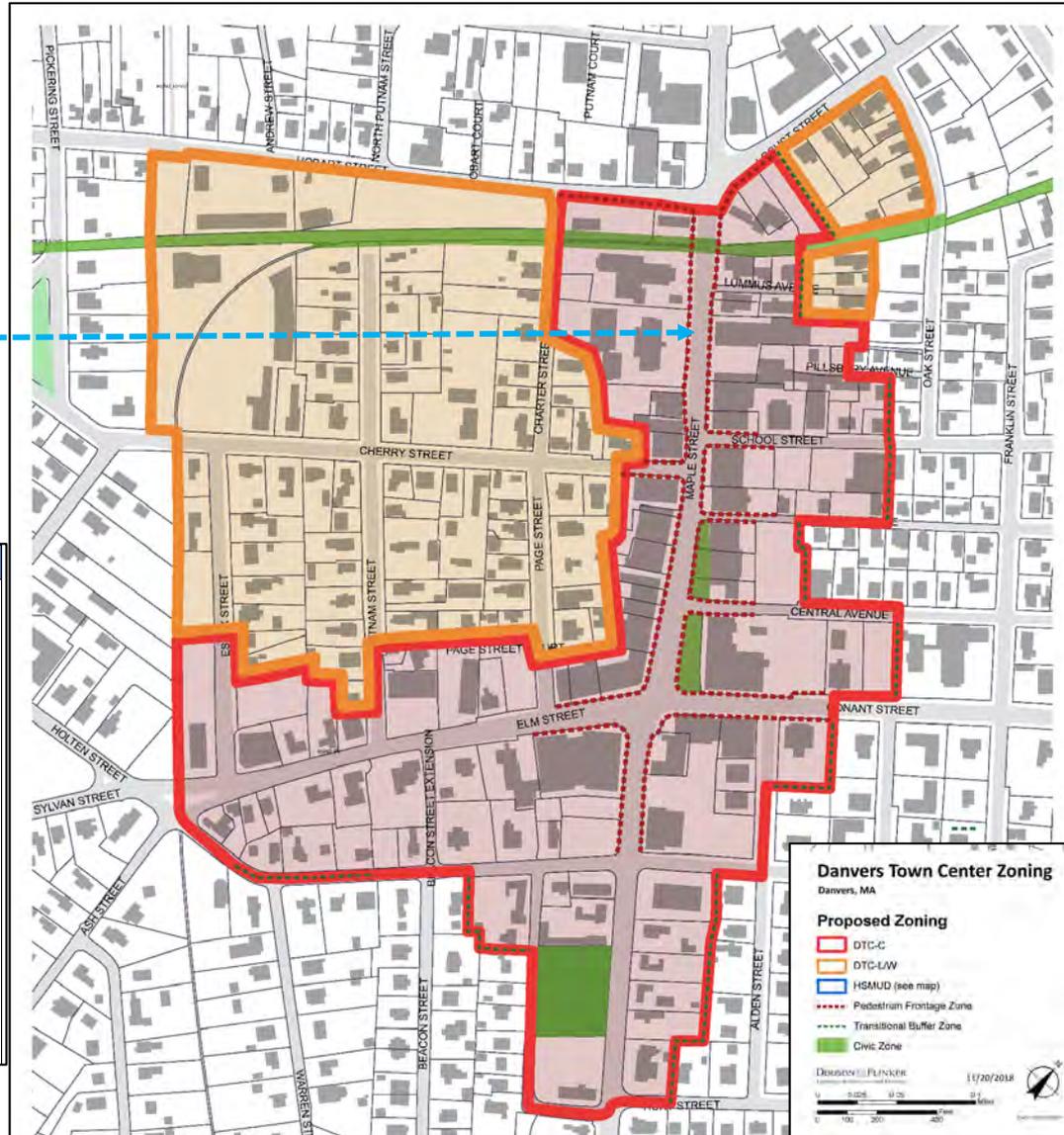
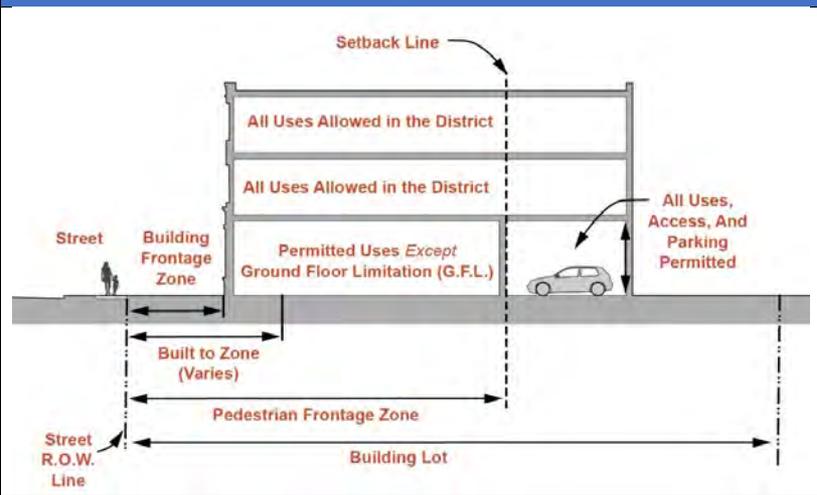
#### 2. Regulating Plan

##### A. Pedestrian Frontage Zone

##### B. Civic Spaces

##### C. Transitional Buffer Zones

FIGURE 12.1 - PEDESTRIAN FRONTAGE ZONES

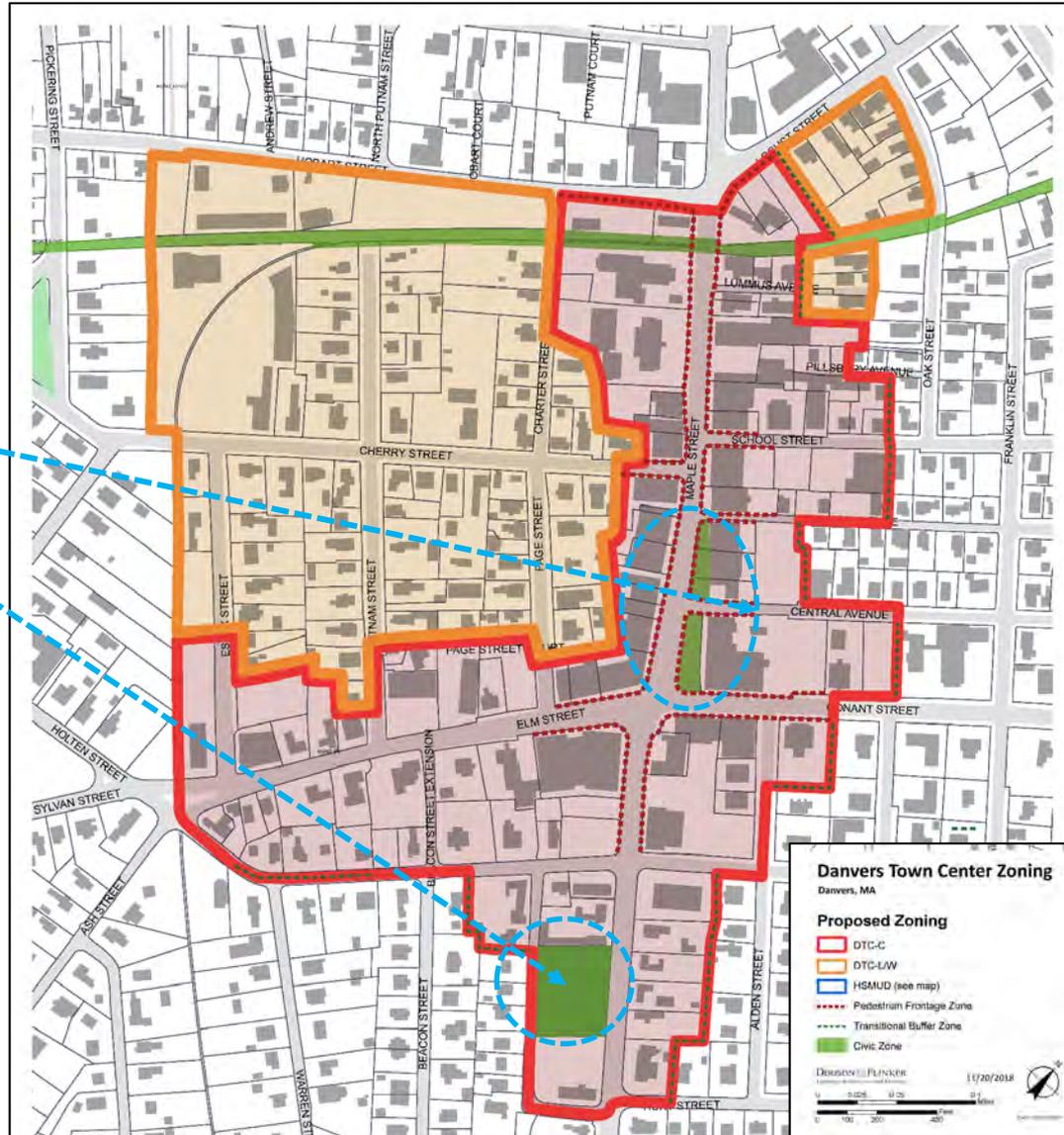


# CHARACTER-BASED ZONING DISTRICTS

## SECTION 13 – DTC-C BYLAW

### DANVERS TOWN CENTER – CORE DISTRICT

1. Purpose and Intent
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  - A. Pedestrian Frontage Zone
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  - C. Transitional Buffer Zones



# CHARACTER-BASED ZONING DISTRICTS

## SECTION 13 – DTC-C BYLAW

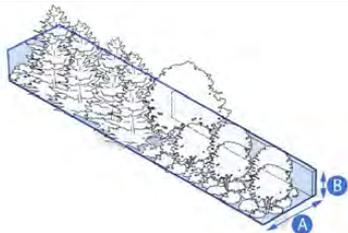
### DANVERS TOWN CENTER – CORE DISTRICT

#### 1. Purpose and Intent

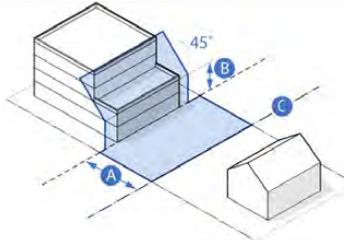
#### 2. Regulating Plan

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

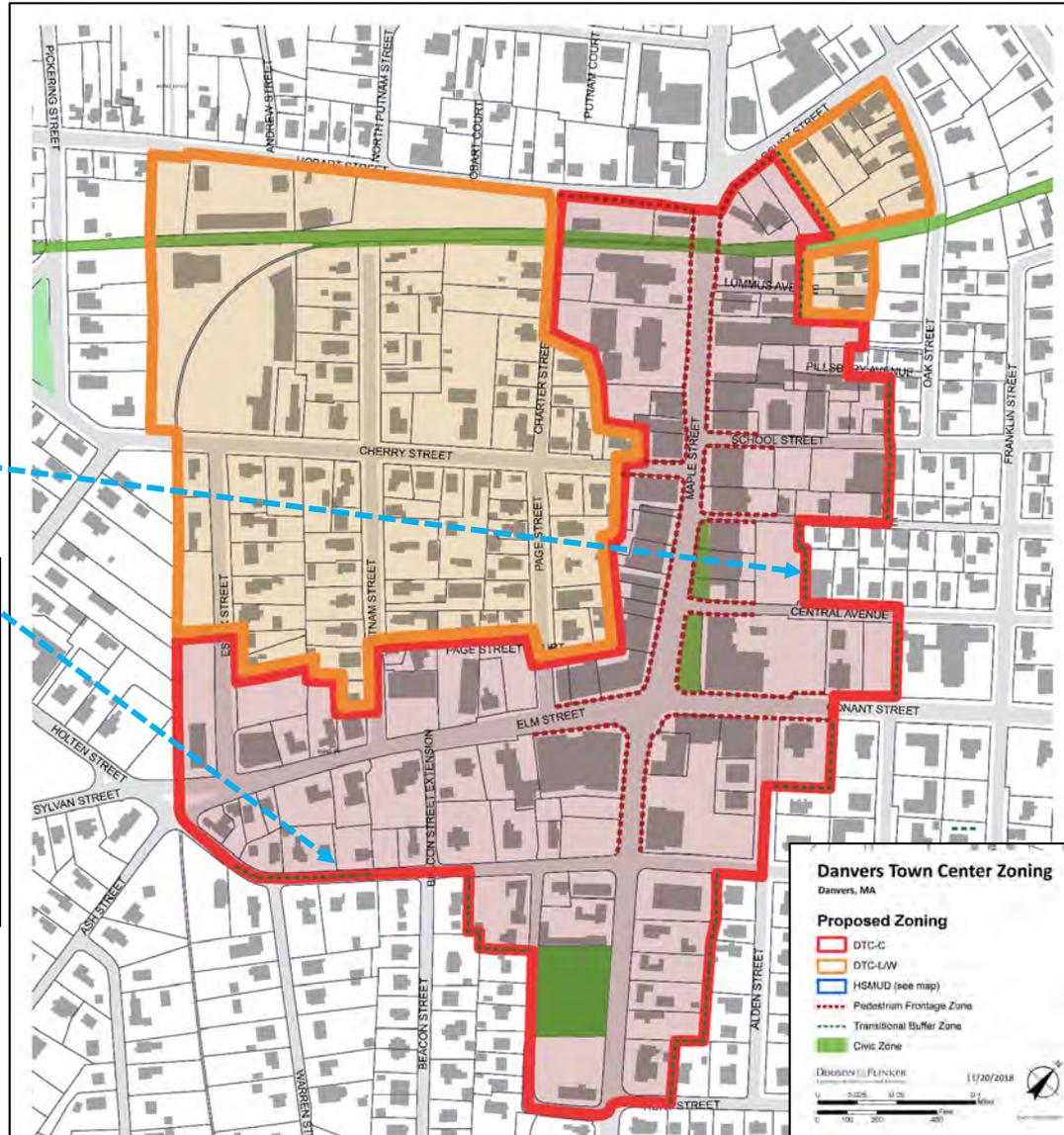
FIGURE 12.2 – TRANSITIONAL BUFFERS



**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 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

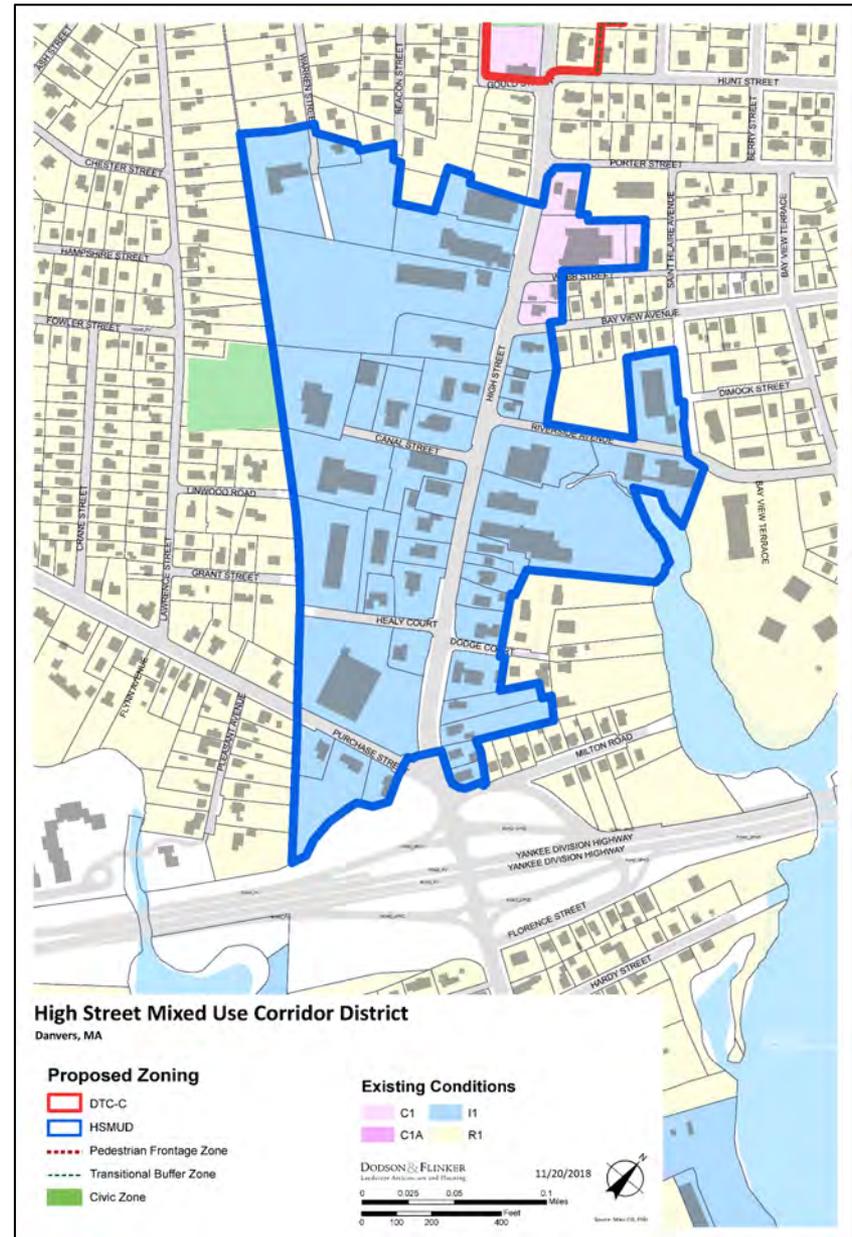
- A. Pedestrian Frontage Zone
- B. Civic Spaces
- C. Transitional Buffer Zones

#### 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 12 - CBZD BYLAW

### 12.1 PURPOSE AND INTENT

### 12.2 TERMINOLOGY

#### 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)

### Purpose and Intent

- 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

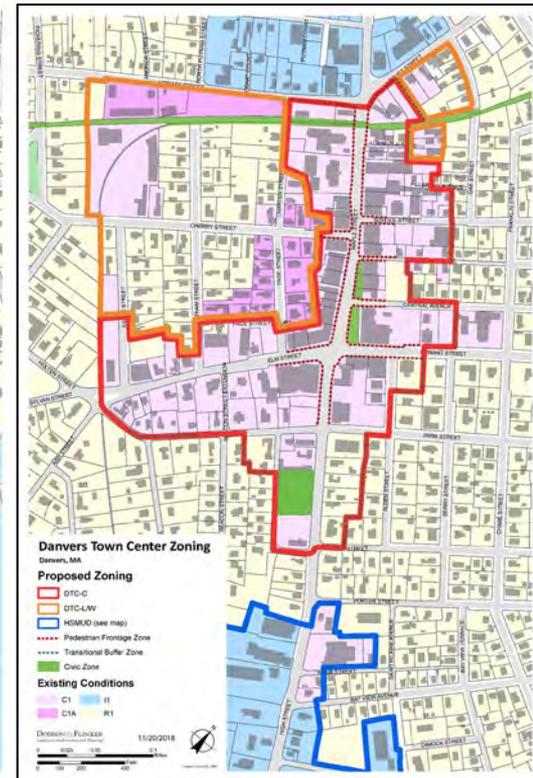
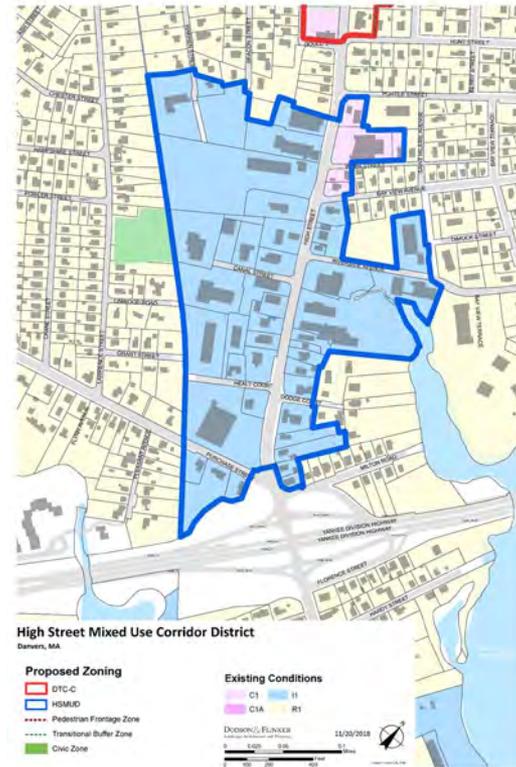


FIGURE 12.1 - PEDESTRIAN FRONTAGE ZONES

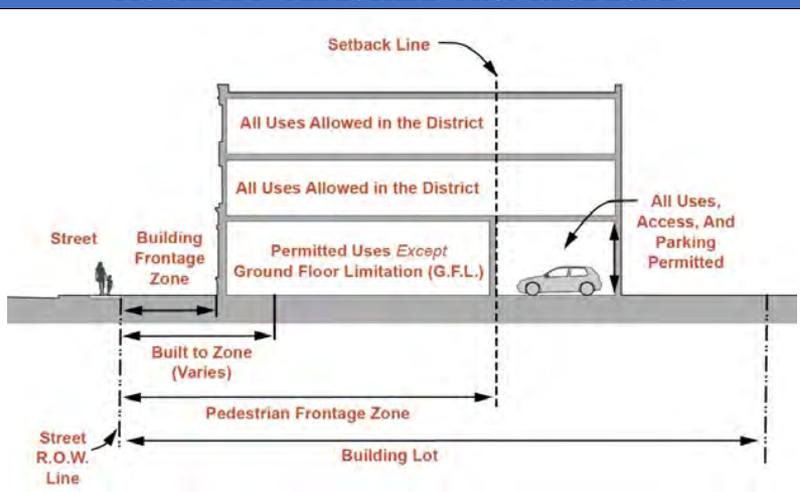
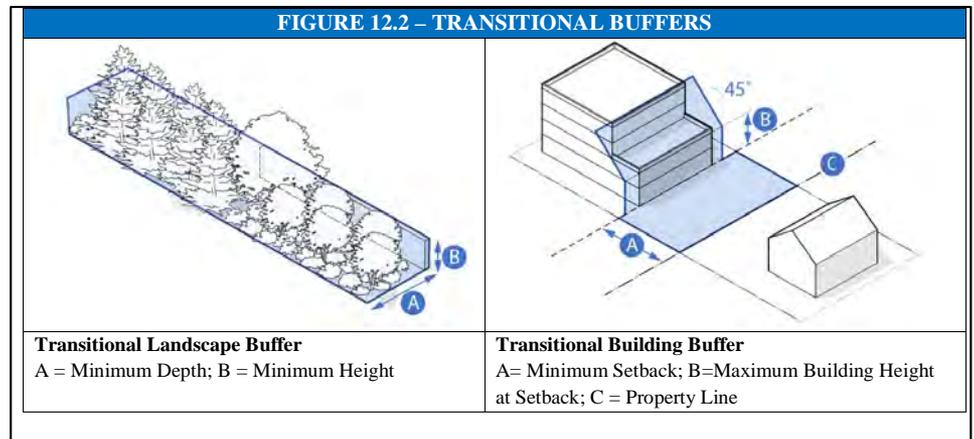


FIGURE 12.2 – TRANSITIONAL BUFFERS



# 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

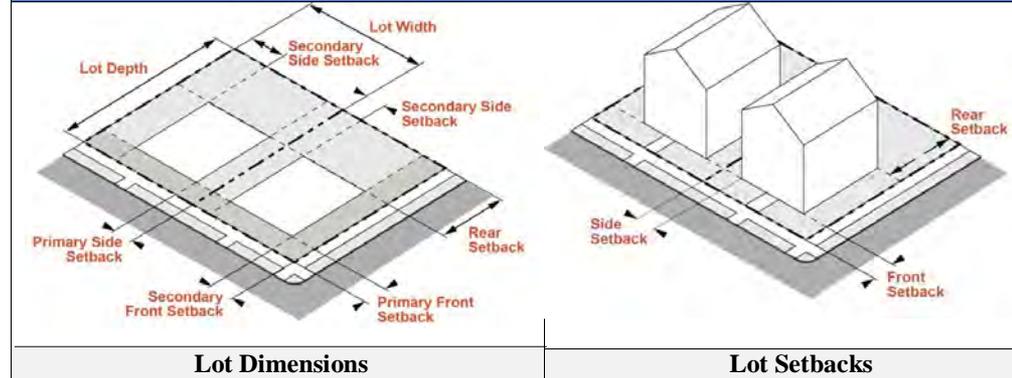


FIGURE 12.4 - PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)

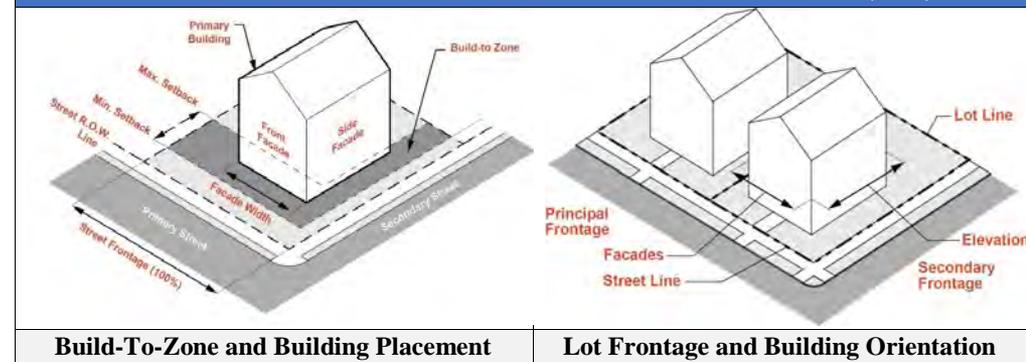
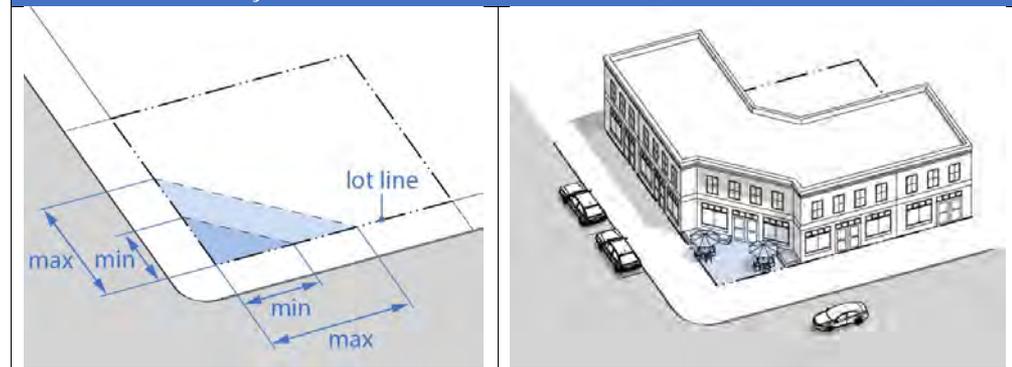


FIGURE 12.5 - FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



# CHARACTER-BASED ZONING DISTRICTS

## SECTION 12 - CBZD BYLAW

### SECTION 12.4 GENERAL STANDARDS FOR BUILDINGS & LOTS

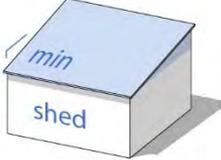
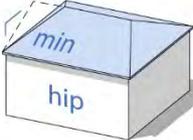
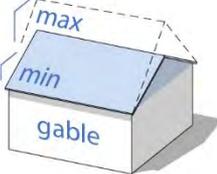
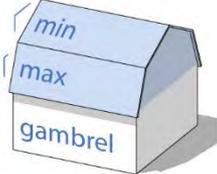
- A. Building Placement and Orientation
- B. Building Height**
- C. Roof Types and Design**
- D. Facade Composition for Commercial and Mixed Use Buildings
- E. Building Stepback and Street Enclosure

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

FIGURE 12.13 - BLANK WALL LIMITATIONS

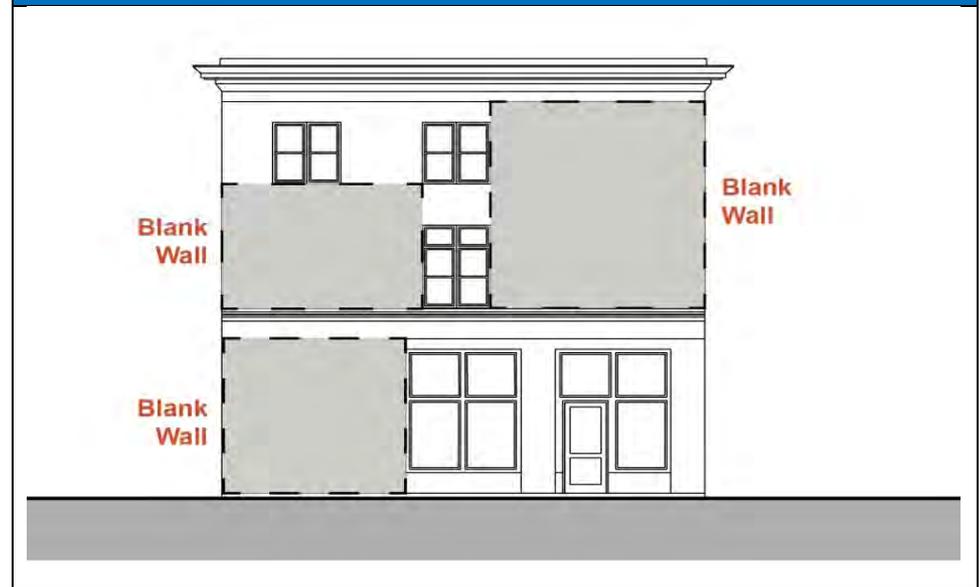
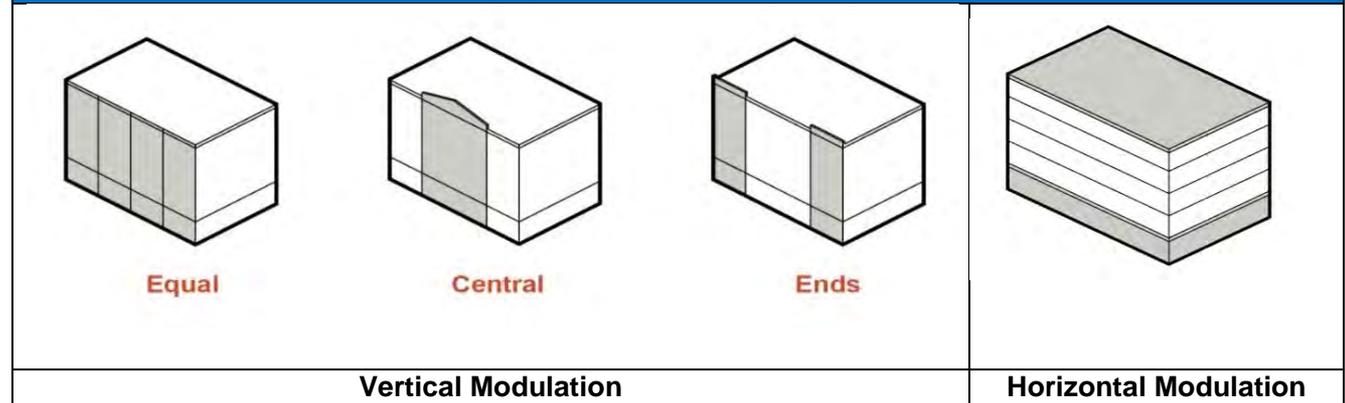


FIGURE 12.12 - VERTICAL & HORIZONTAL STREET-FACING FACADE MODULATION



# CHARACTER-BASED ZONING DISTRICTS

## SECTION 12 - CBZD BYLAW

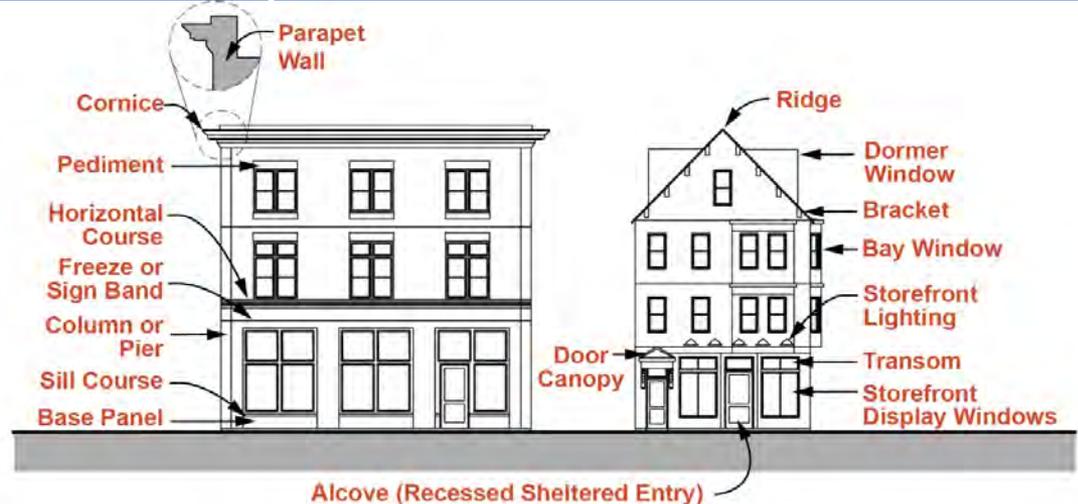
### SECTION 12.4 GENERAL STANDARDS FOR BUILDINGS & LOTS

- 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 12.14 – BUILDING TRANSPARENCY AND FENESTRATION



FIGURE 12.15 - FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES



# CHARACTER-BASED ZONING DISTRICTS

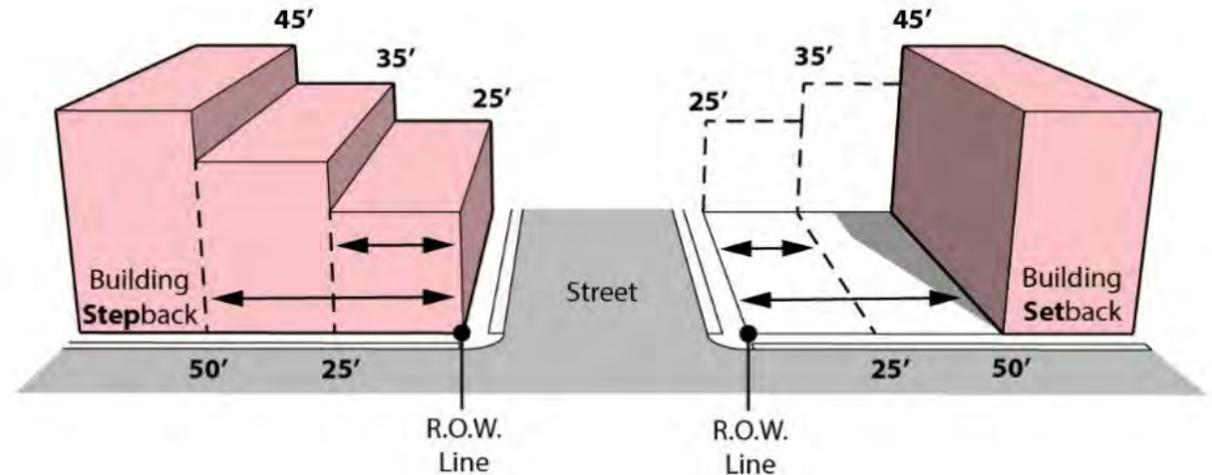
## SECTION 12 - CBZD BYLAW

### 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 12.10 - 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	RESERVE	RESERVE
0 Feet	35	25	See Sec. 18	25		
10 Feet	45	35	See Sec. 18	35		
20 Feet	45	35	See Sec. 18	35		
30 Feet	45	35	See Sec. 18	35		
40 Feet	45	35	See Sec. 18	35		
50 Feet or More	45	35	See Sec. 18	45		



# CHARACTER-BASED ZONING DISTRICTS

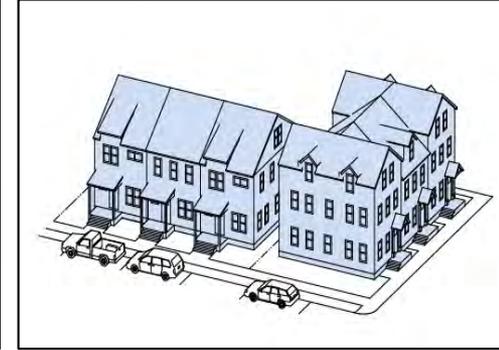
## SECTION 12 - CBZD BYLAW

### 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



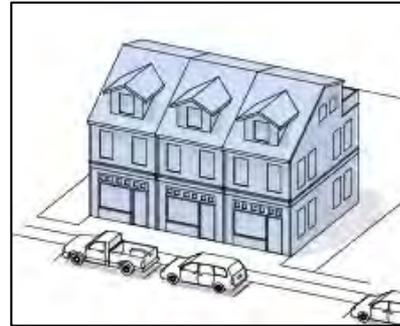
2. ROWHOUSE AND TOWNHOUSE



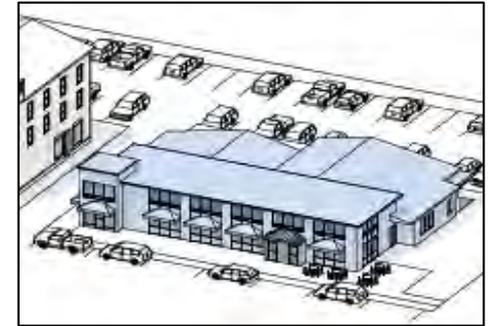
3. PAIRED HOUSE



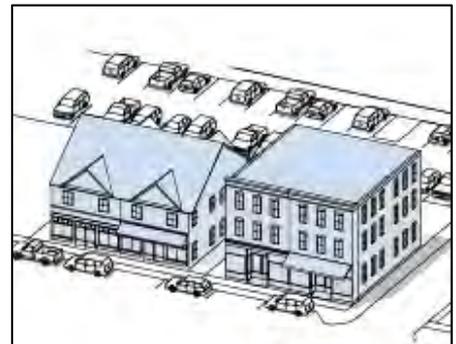
4. MULTI-FAMILY BUILDING



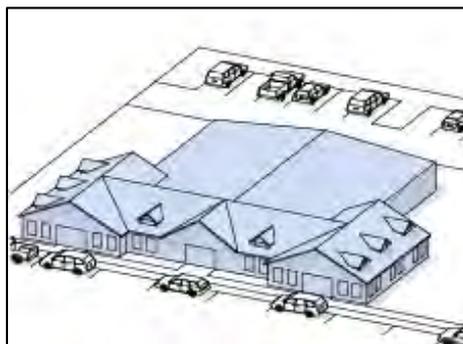
5. LIVE/WORK BUILDING



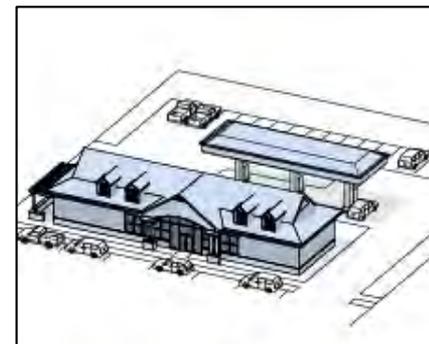
6. GEN. COMMERCIAL BUILDING



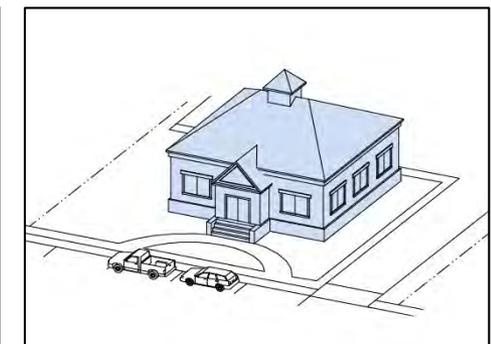
7. MIXED USE BUILDING



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 Uses:

- Residential
- Commercial
- Trades/Fabrication
- 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					HSMUD
	DTC-C	DTC-L/W	MSTND			
			1	2	3	
<b><u>Residential (See Section 12.6 for Density Standards)</u></b>						
Workers Cottage (1 Dwelling Unit)	SP	P	P	P	P	
Single-Family Detached House (1 Dwelling Unit)		P				
Townhouse/Rowhouse (Attached Dwelling Unit)	P	P	P	P	P	P
Paired House (2 or 3 Dwelling Units)	SP	P	P	P		
Multi-Family Building (4 or More Dwelling Units)	P	P	P	P	P	P
Live-Work/Shop House (1 Dwelling Unit)	P	P	P	P	P	P

# CHARACTER-BASED ZONING DISTRICTS

## SECTION 12 - CBZD BYLAW

### SECTION 12.5 BUILDING FORM & FUNCTION

#### Commercial Uses

TABLE 12.2 - BUILDING AND PROPERTY USES ALLOWED BY CBZD						
BUILDING AND PROPERTY USES	CHARACTER-BASED DISTRICTS					
	DTC-C	DTC-L/W	MSTND			HSMUD
			1	2	3	
<b>Commercial Uses</b>						
Animal Hospital/Veterinary Clinic	SP					SP
Banks/Financial Services - No Drive-Up Window	P	SP	P	P	P	P
Gas Backwards (Filling Station/Convenience Store (See 12.5))	SP				SP	SP
Lodging/Boarding/Rooming/Tourist House (Less than 3 lodgers)	P	P	SP	SP	SP	P
Lodging/Boarding/Rooming/Tourist House (3 or more lodgers)	SP	SP	SP	SP	SP	P
Office (All Types) - Up to 5,000 GFA	P	P	P	P	P	P
Office (All Types) - Over 5,000 GFA	P	SP	SP	SP	SP	P
Medical Clinic – Up to 2,500 GFA	P	P	P	P	P	P
Medical Clinic – Up to 5,000 GFA	P	P	P	P	P	P
Medical Clinic – Over 5,500 GFA	P	SP	P	SP	SP	P
Retail and Consumer Service - Up to 2,500 GFA	P	P	P	P	P	P
Retail and Consumer Service - Up to 5,000 GFA	P	P	P	P	P	P
Retail and Consumer Service - Over 5,000 GFA	SP	SP	SP	SP	SP	P
Convenience/Neighborhood Store – up to 2,500 GFA	P	SP	P	P	P	P
Take Out Restaurant - Up to 2,500 GFA	P	SP	P	P	P	P
Restaurant and Pub – Up to 2,500 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub – Up to 5,000 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub - Over 5,000 GFA; No Drive-Up Window	SP	SP	SP	SP	SP	P
Personal Services - Up to 2,500 GFA	P	P	P	P	P	P
Personal Services - Over 2,500 GFA	P	SP	SP	SP	SP	P
Day Care Center	SP	SP	P	P	P	P
Microbrewery and Brewpub - Under 10,000 GFA	P	SP	P	P	P	P
Indoor Recreation	P	SP	SP	SP	SP	P
Instructional School	P	SP	SP	SP		P
Co-Work Office/Business Incubator	P	P	P	P	P	P

# CHARACTER-BASED ZONING DISTRICTS

## SECTION 12 - CBZD BYLAW

### SECTION 12.5 BUILDING FORM & FUNCTION

**Trades/Fabrication**  
**Public and Civic Uses**  
**Accessory Uses**

TABLE 12.2 - BUILDING AND PROPERTY USES ALLOWED BY CBZD

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

# 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	HSMUD
Workers Cottage (1 Dwelling Unit)	0/16	8/16	8/16	0/0
Single-Family Detached House (1 Dwelling Unit)	0/0	8/12	0/0	0/0
Single-Family Attached House (1 Dwelling Unit)	12/16	12/16	12/16	12/16
Paired House (2 or 3 Dwelling Units)	0/12	12/16	12/12	0/0
Multi-Family Building (4 or More Dwelling Units)	0/24	16/24	20/36	20/36
Live-Work/Shop House (1 Dwelling Unit)	12/16	8/12	12/16	12/16
Mixed-Use Buildings (Commercial/Multi-Family Units)	12/24	12/24	20/36	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

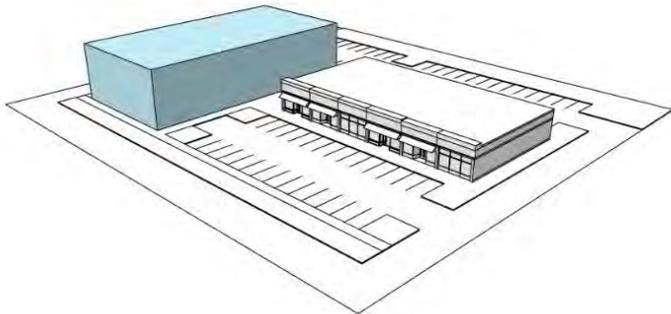


FIGURE 12.16 - DEVELOPMENT SITE BUILDING ENVELOPE

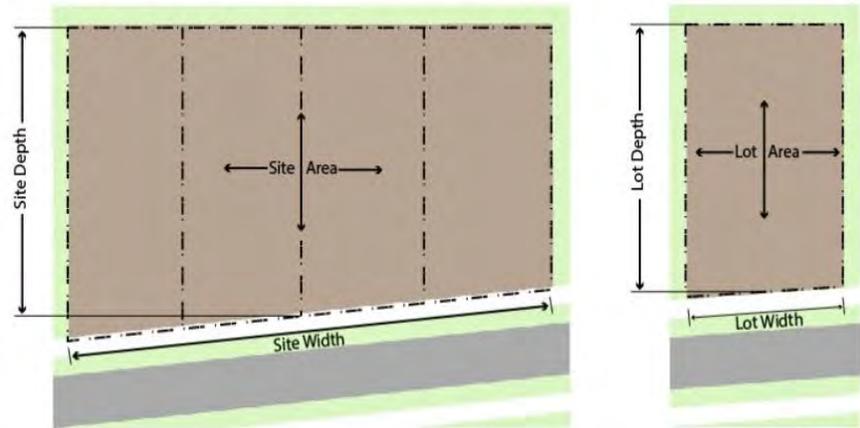
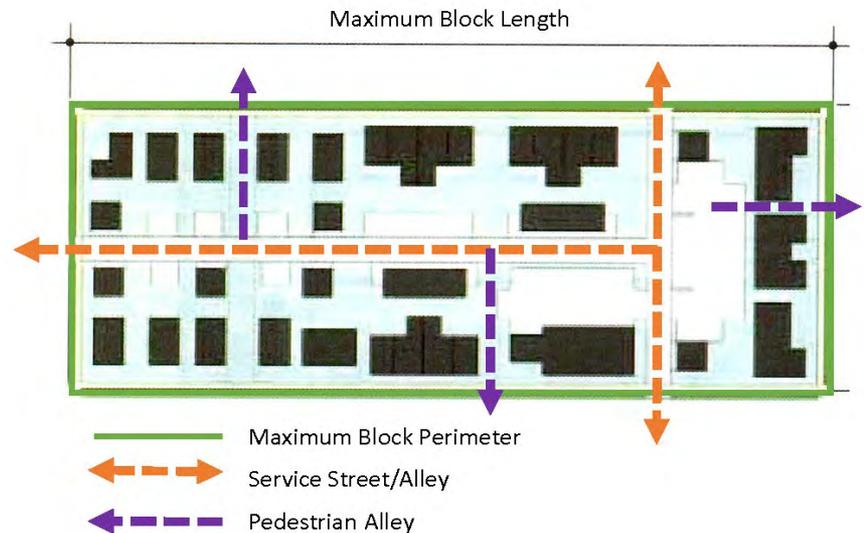


FIGURE 12.17 - TYPICAL DEVELOPMENT BLOCK



# 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 <sup>1</sup>	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
<b>Fabrication and Trades</b>	Determined by Planning Board	Determined by Planning Board
<b>Residential Uses</b>		
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

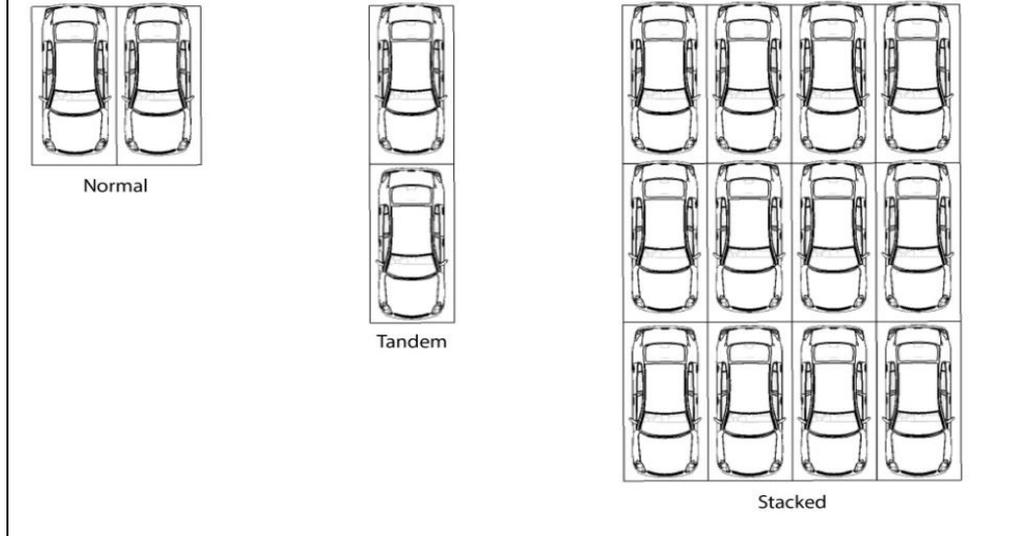


TABLE 12.8 - BICYCLE PARKING REQUIREMENTS

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)

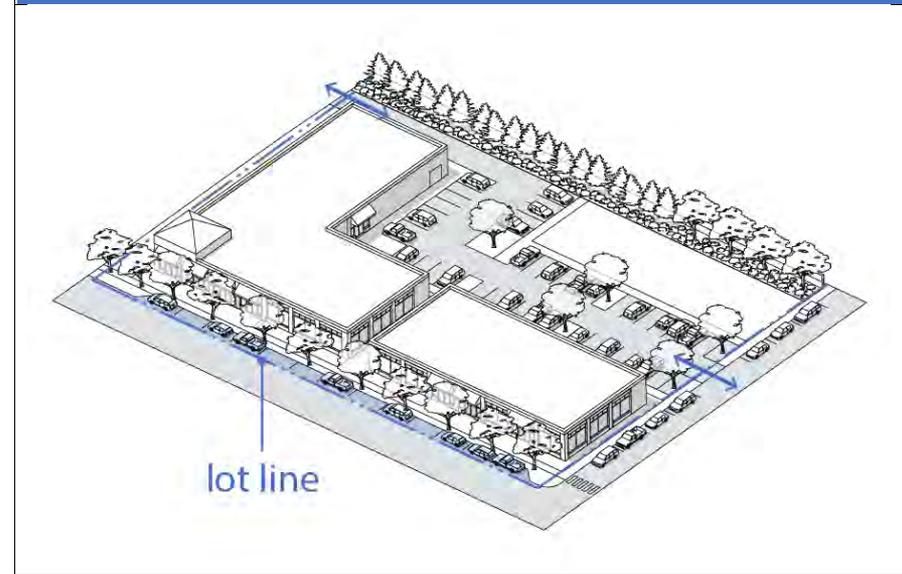
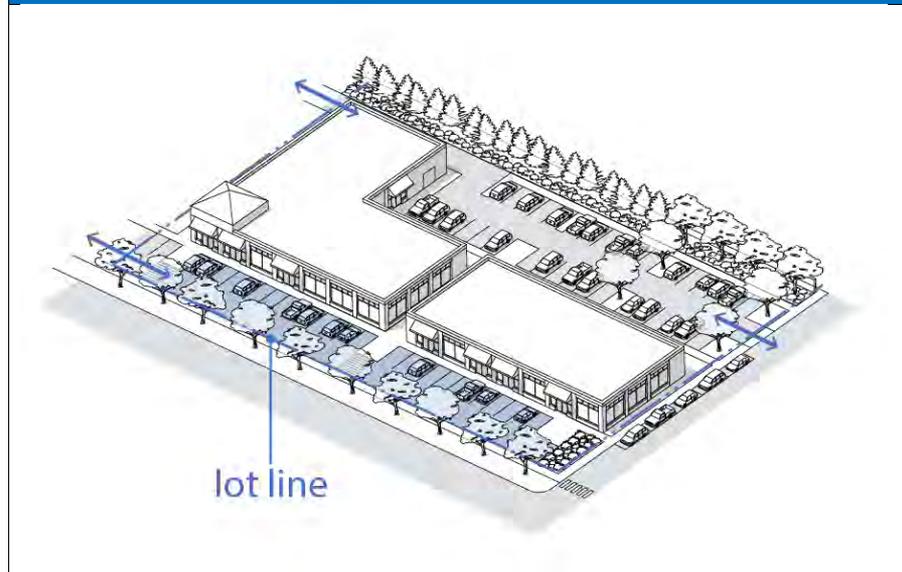


FIGURE 12.21 - TEASER PARKING (IN FRONT OF PRIMARY BUILDING)



# 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

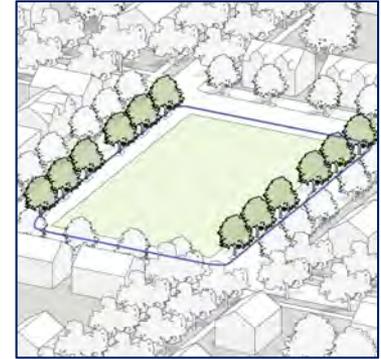
#### C. Outdoor Amenity Space Types By Principal Building Type

#### D. Private Building Frontage Zones

#### E. Public Building Frontage Zones and Allowed Encroachments



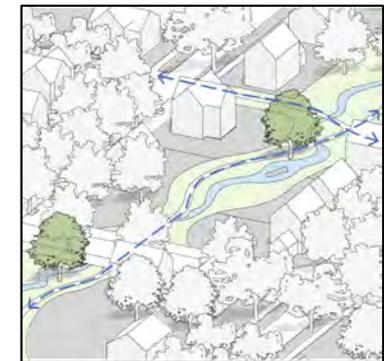
1. NEIGHBORHOOD PARK



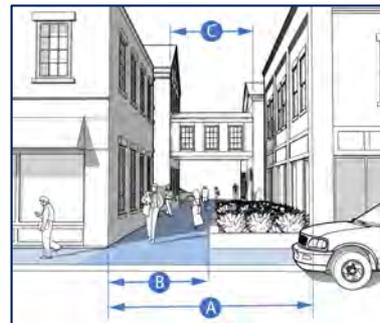
2. GREEN/COMMON



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

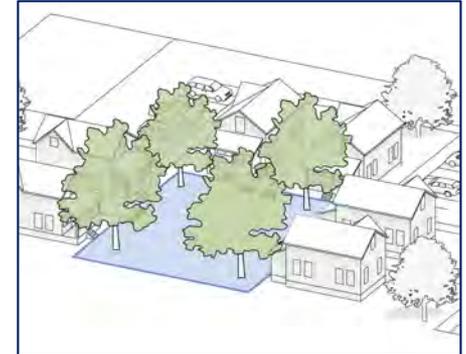
#### C. Outdoor Amenity Space Types By Principal Building Type

#### D. Private Building Frontage Zones

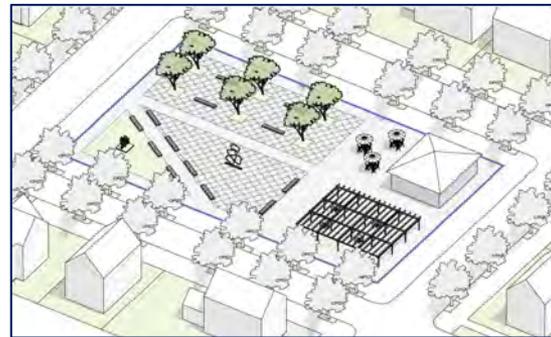
#### E. Public Building Frontage Zones and Allowed Encroachments



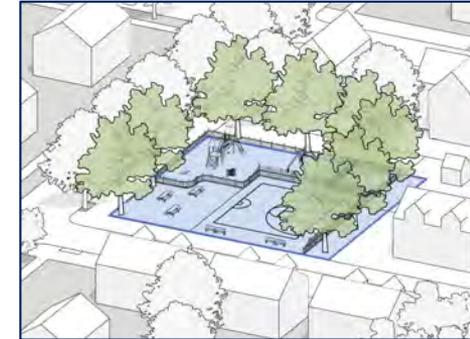
7. FORECOURT



8. COURTYARD



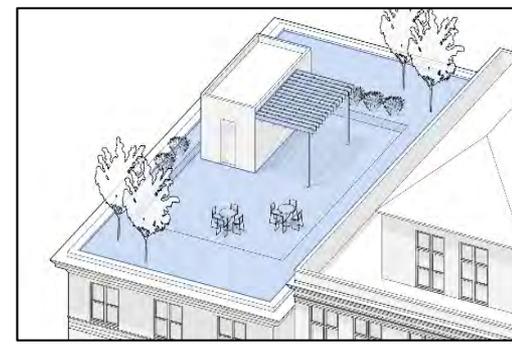
9. PLAZA/SQUARE



10. POCKET PARK/PLAYGROUND



11. OUTDOOR TERRACE



12. ROOFTOP TERRACE

# CHARACTER-BASED ZONING DISTRICTS

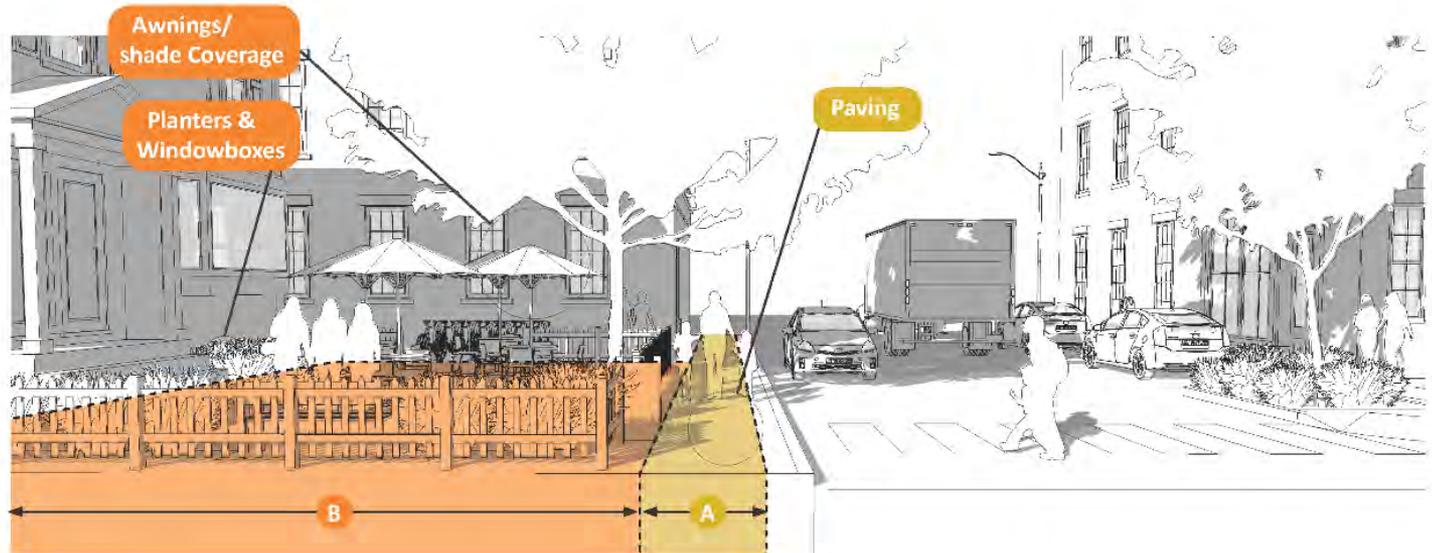
## SECTION 12 - CBZD BYLAW

### SECTION 12.8 OUTDOOR AMENITY SPACE

#### E. Private Building Frontage Zones

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

FIGURE 12.22 – PRIVATE BUILDING FRONTAGE ZONE



**A = Public Throughway 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**

The figure consists of two side-by-side diagrams illustrating public building frontage zones. Both diagrams show a building facade on the right side of the frame. The zones are defined by dashed lines and color-coded: an orange 'Frontage Zone' adjacent to the building, a yellow 'Through Way' in the middle, and a green 'Furnishing & Utility Zone' at the bottom left. In the left diagram, a bench is placed in the 'Furnishing & Utility Zone' near a utility pole. In the right diagram, a dining table with chairs is placed in the 'Through Way' area. Labels 'A', 'B', and 'C' are used to indicate specific zones or features in both diagrams.

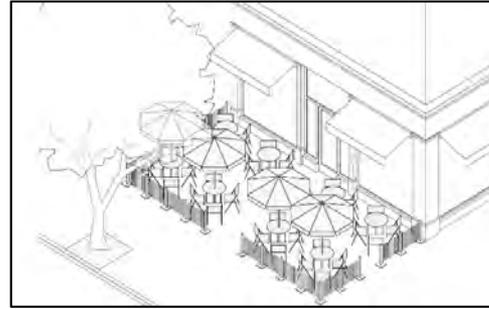
# CHARACTER-BASED ZONING DISTRICTS

## 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



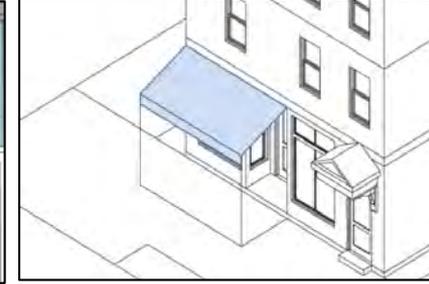
2. SIDEWALK DISPLAY



3. SANDWICHBOARD SIGN

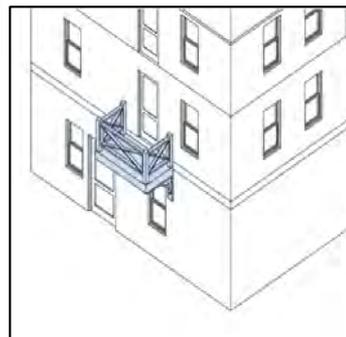


4. PROJECTING SIGN

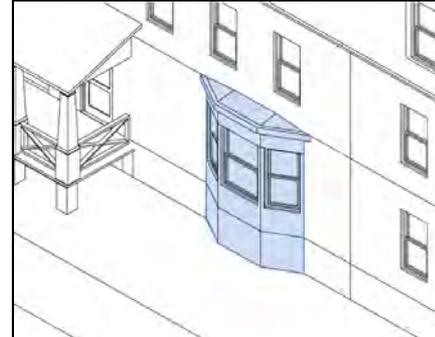


5. AWNING

### 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**

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2. APPLICABILITY
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7. STRUCTURES AND INSTALLATION
8. SIGN PLACEMENT AT INTERSECTIONS
9. PERMITTED ACCESSORY AND PRINCIPAL SIGNS

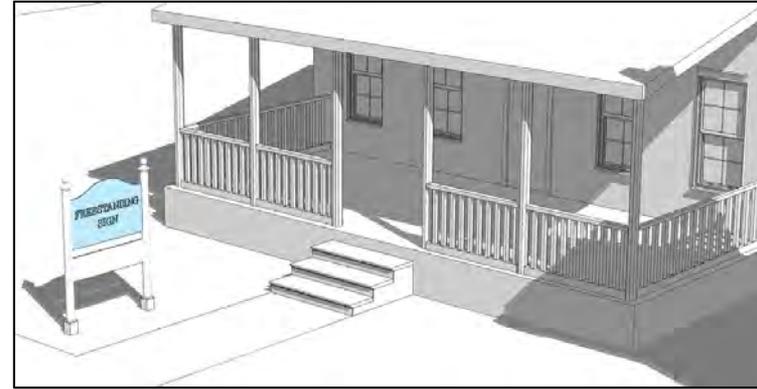
#### Accessory Signs

- 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
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- 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
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. Wall Mural
- J. Window Signs
- K. Other Principal Signs

4. BANNER SIGN



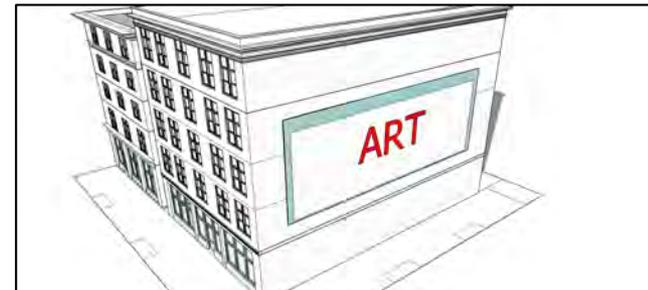
5. MARQUEE SIGN



6. ROOF SIGN



7. WALL MURAL



# CHARACTER-BASED ZONING DISTRICTS PROJECT

Town of Danvers, MA

**PUBLIC WORKSHOP**

**Downtown Corridor  
Zoning Initiative**

Thursday, June 20, 2019

6:30 PM – 8:30 PM

Danvers Town Hall – Toomey Room

**Downtown Corridor Zoning  
Initiative Stakeholder Meeting**



## The Danvers Team:

- Brovitz Community Planning & Design
- Dodson & Flinker