

DESIGN STANDARDS & GUIDELINES

CHARACTER BASED ZONING DISTRICTS (CBZD)

Danvers Town Center – Core District (DTC-C)

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

High Street Corridor Mixed Use District (HSMUD)

Maple Street Traditional Neighborhood District (MSTND)

VERSION 2.0

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Brovitz Community Planning & Design

with

Dodson & Flinker Associates

DESIGN STANDARDS & GUIDELINES

CHARACTER-BASED ZONING DISTRICTS

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1.0 PURPOSE AND APPLICABILITY

1.1. PURPOSE

These design standards and guidelines supplement the Character Based Zoning Districts (CBZD) Sections 12 through 18 in the Danvers Zoning By-laws. This includes both standards for developments in Sections 4 through 8, and non-binding principles and guidelines in Section 3 and 4 as more fully described herein. The design standards and guidelines shall be used by the Planning Board in their review and consideration of Development Projects proposed pursuant to the CBZD Bylaw. A Development Project shall be approved by the Planning Board upon a finding that it complies with the CBZD Bylaw and these Design Standards and Guidelines.

1.2. APPLICABILITY

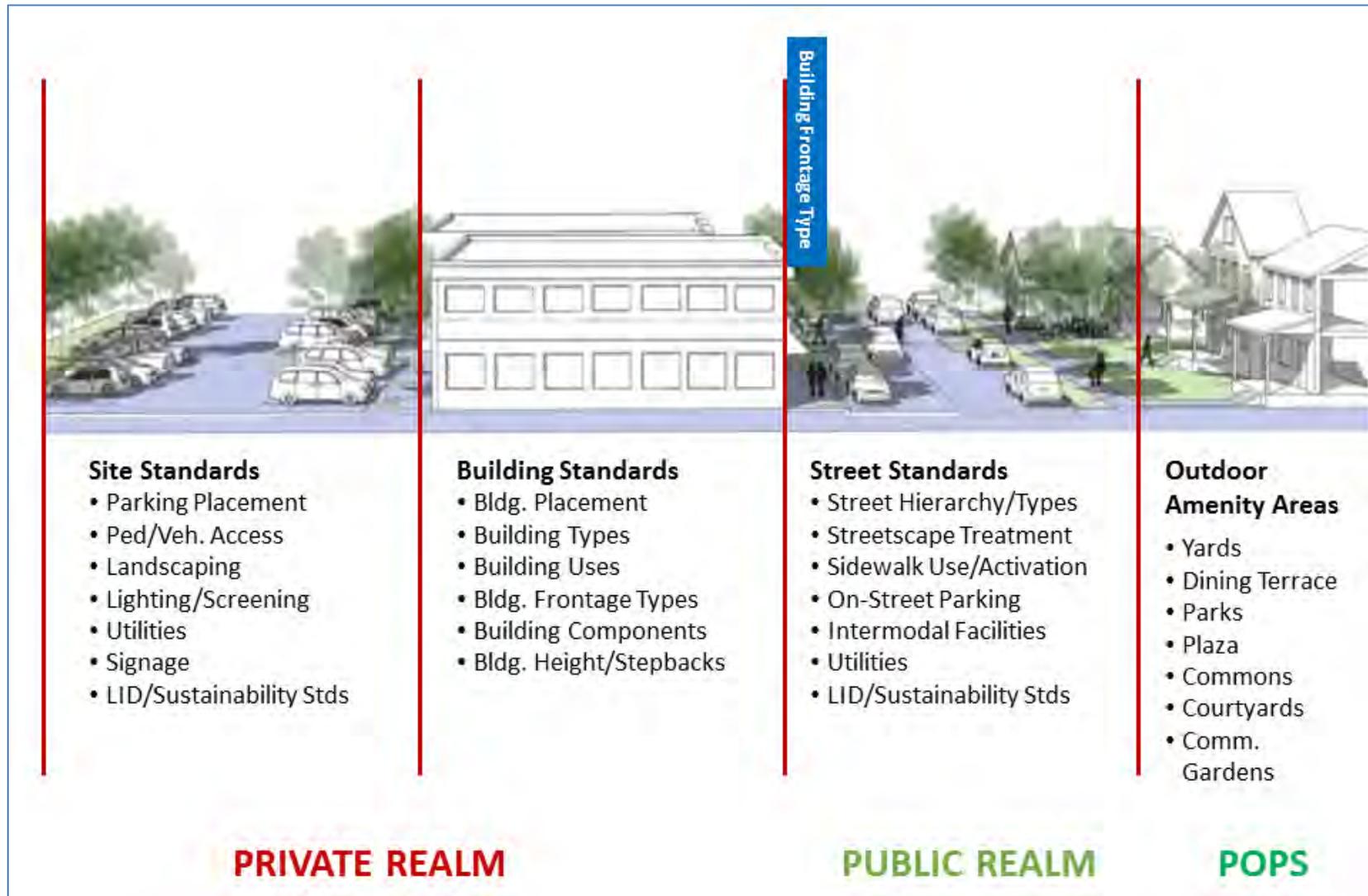
- A. The Design Guidelines principles and guidelines in Section 3 and 4 shall apply generally to all Development Projects that are subject to Site Plan Approval pursuant to the CBZD Bylaw in Section 12 – Character Based Zoning District (CBZD), and all Development Projects proposed pursuant to a Smart Growth Overlay District (SGOD).
- B. The Design Standards in Sections 4 through 9 shall be applicable to all Development Projects that are subject to Site Plan Approval and a Special Permit pursuant to the CBZD Bylaw in Section 12, and all Development Projects proposed pursuant to a Smart Growth Overlay District (SGOD).
- C. The Design Standards in Sections 4 through 9 shall serve as guidelines for all Development Projects that are allowed by right and subject to Site Plan Approval pursuant to the CBZD Bylaw in Section 12.
- D. The Applicant shall comply with these Design Standards as applicable above unless an exemption is specifically authorized by the Planning Board. Such exemption may be concurrent with the review process.
- E. In the case of inconsistency between the CBZD Bylaw and these Design Standards, the CBZD shall govern. In the case of inconsistency between applicable state or federal laws, including, without limitation, state building codes or life safety codes, and these Design Standards, the applicable state and federal laws, rules and regulations shall govern.

1.3. PRIVATE REALM AND PUBLIC REALM COMPONENTS

The CBZD Design Standards contains Private Realm and Public Realm components. For example, Private Realm design standards address building frontages and façade treatments, building components, outdoor amenity spaces, and other site design elements. Public Realm design standards address street design, streetscape treatments, on-street parking, pathways, utilities, and related elements. In any successful traditional neighborhood district, there is a strong, supportive relationship between private development and public spaces such as streets and open spaces. In particular, the transitional areas in pedestrian-oriented districts are critical such as the placement, orientation, and access to buildings in relationship to streets and sidewalks. The CBZD Design Standards are

intended to reinforce the strong relationship between the Private Realm and Public Realm with the understanding that theirs an investment to be made and benefit to be realized by the developer as well as the Town. The diagrams below illustrate this relationship and summarize the Private Realm and Public Realm components contained within the CBZD Design Standards.

CBZD TRANSFORMATIVE ZONING AND DESIGN STANDARDS



CBZD TRANSFORMATIVE ZONING AND DESIGN STANDARDS

PUBLIC REALM			PRIVATE REALM							
TRAVELED WAYS	ENCROACHMENTS		BUILDING FRONTAGES	BUILDING TYPES	BUILDING COMPONENTS	BUILDING/PROPERTY USE & PERFORMANCE STANDARDS	OUTDOOR AMENITY TYPES	PARKING STANDARDS	LID & SUSTAINABILITY	SIGNAGE
	PARKING LANE	SIDEWALK								
Primary Streets	Parklet	Dining Terrace	A. Common Yard	A. Worker's Cottage, Cottage Court, Cohousing	A. Awning	A. Residential Uses	A. Common Yard	On-Site Requirements	On-Site Stormwater Treatment	<u>Principal Signs:</u>
Secondary Streets (Alleys)	Food Truck	Displays	B. Door Yard	B. S.F. Attached - Rowhouse	B. Entry Canopy	B. Commercial Uses	B. Dooryard	On-Site Off-Sets:	Pervious Pavers	A. Awning and Canopy Signs
Pedestrian Passage	Loading Zones	Projecting Signs	C. Forecourt	C. Paired House	C. Balcony	C. Fabrication & Trades Uses	C. Forecourt	On-Street Spaces	Shade Trees	B. Band Signs
Multipurpose Pathway	Bus Pullouts	Awnings	D. Stoop	D. Multi-Family Building	D. Bay Window	D. Civic & Institutional Uses	D. Porch	Shared Parking	Bioswales	C. Suspended Signs
Bike Facilities	Bus Shelters	Balconies	E. Portico	E. Live-Work/Shop House	E. Deck	E. Accessory Uses	E. Terrace	Remote Parking	Rainwater cisterns	D. Freestanding and Yard Signs
Bike Lane	Curb Extensions	Gallery	F. Doorway	F. General Commercial Building	F. Roof Deck		F. Balcony	Off-Street Public Parking	Greywater Systems	E. Marquee Signs
Sharrows	Bike Corrals	Arcade	G. Porch, Projecting	G. Mixed-Use Building	G. Window's Walk		G. Deck or Patio	Tandem Parking	Building Energy Systems	F. Projecting and Blade Signs
Streetscape Standards			H. Porch, Integral	H. Fabrication Building	H. Cupola		H. Roof Deck, Terrace or Garden	Stacked Parking	Infiltration Parks	G. Vertical Blade/Banner Signs
Intersection Treatments			I. Porch, Engaged	I. Gas Backwards	I. Tower		I. Outdoor Dining Café	Valet Parking	Xerascaping	H. Roof/Skyline Sign
			J. Officefront	J. Civic Building	J. Turret		J. Courtyard	In Lieu of On-Site Parking Fee		I. Wall Mural
			K. Storefront	K. Other Building Types	K. Cross Gable		K. Neighborhood Park	Street Side Parking		J. Wall Signs
			L. Terrace		L. Dormer Window		L. Common or Green	Structured Parking		K. Window Signs
			M. Gallery		M. Rear Addition		M. Square or Plaza			<u>Accessory Signs:</u>
			O. Arcade		N. Side Wing		N. Pocket Park and Playground			A. A-Frame/ Sandwich Board
					O. Side Shop		O. Community Garden			B. Display Case
					P. Penthouse		P. Public Art Installation			C. Directory Signs and Nameplates

2.0 TERMINOLOGY

RESERVED

3.0 GUIDING PRINCIPLES

3.1. ILLUSTRATIVE MASTER PLANS

These Guiding Principles are goals and aspirations that reflect the Town of Danvers' Illustrative Master Plans and Transects for the Character Based Zoning Districts.

A. Maple Street Traditional Neighborhood Development District (MSTND)

Applicants should strive for consistency with the MSTND Master Plan in their Development Projects. These Guiding Principles shall not be applied as specific regulatory standards.





MSTND LAND USE TRANSECT – HOBART STREET SECTION



MSTND LAND USE TRANSECT – N. PUTNAM STREET SECTION

B. High Street Mixed Use District (HSMUD)

See Illustrative Plan Below



**C. Danvers Town Center - Core District (DTC-C) and Danvers Town Center
– Live/Work District (DTC-L/W)**

See Illustrative Plan Below

Danvers Downtown Vision Plan

Activating Pedestrian and Public Spaces

The Concept 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 cottage court on Charter Street to provide an alternative housing type in close proximity to downtown.



Explore redevelopment of the Townsend Energy site with new homes, a neighborhood park, an extension of the rail trail, and adaptive reuse of the old train station.



Improve pedestrian access to parking areas, and retrofit with low-impact stormwater management strategies and enhanced landscaping.



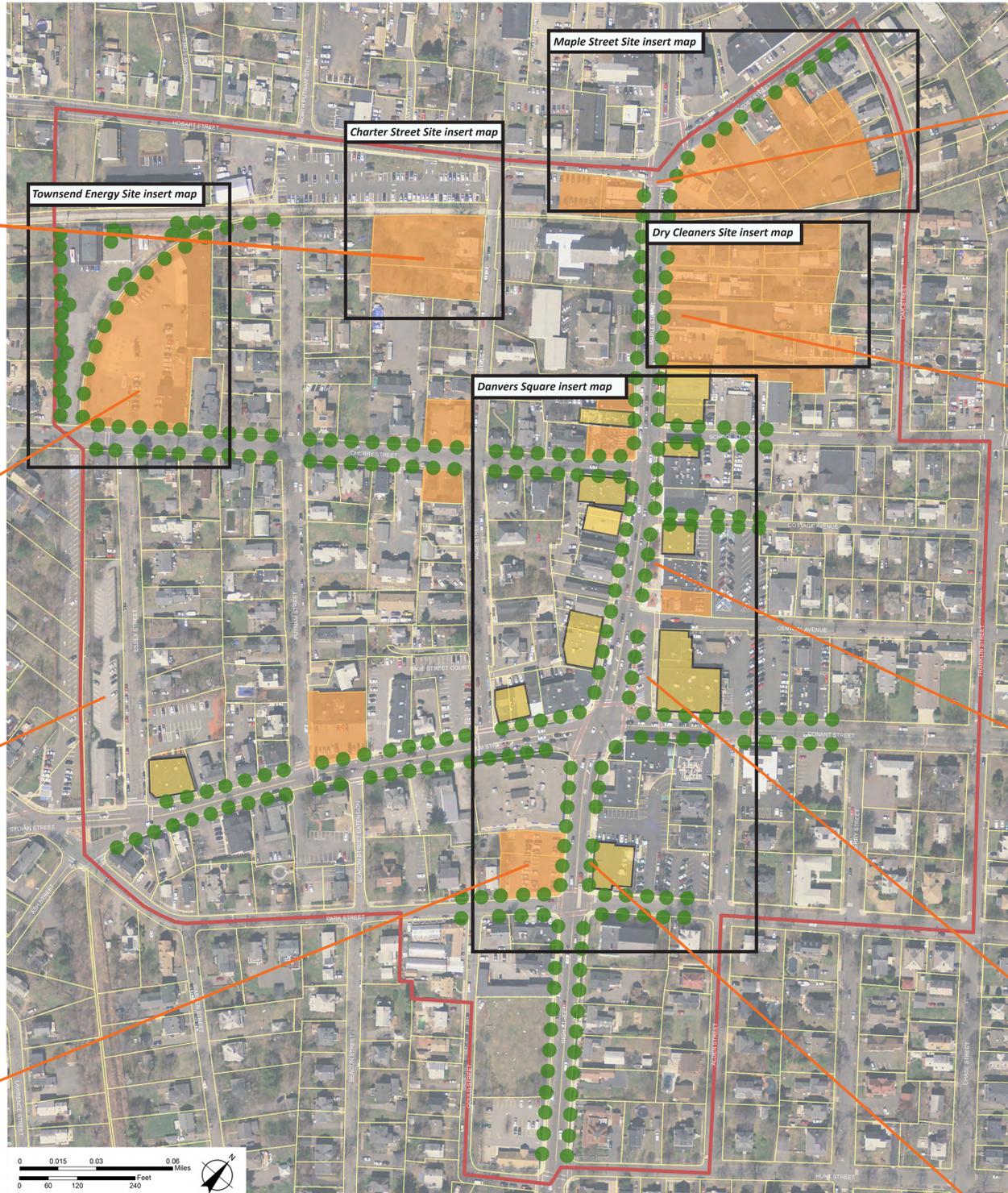
Activate sidewalks, parking lots, and parks in ways that create interest and improve the downtown experience



Create attractive, functional, and flexible streetscapes with clearly defined zones for walking, plantings, sitting and signage.



Improve sustainability by treating stormwater on site and utilizing roof areas for gardens and terraces.



Danvers Downtown Concept Plan

- Danvers Rail Trail and potential spur
 - Potential new development
 - Potential second story expansion
 - Potential parks and open space
 - Study area
- DODSON & FLINKER
Landscape Architecture and Planning
BROVITZ COMMUNITY PLANNING & DESIGN



Improve bicycling and bus transit facilities to encourage a broader range of mobility in and around the downtown area



Activate sidewalks and alleys that expand business opportunities and add life to the streetscape.



Allow for projecting signs that are visible to pedestrians and drivers and encourage diversity in design, colors, and materials.



Install a wayfinding system at key locations with directional signs, kiosks, and gateway treatments that identify business and civic entities and improve the downtown experience.



Throughout the downtown, encourage redevelopment of single-story, single use buildings with mixed use structures, with commercial uses on the ground floor and residential on upper stories, together with active sidewalks uses.



Redesign the streetscape to clearly define spaces for sitting, gathering, planting and other uses.



Replace unnecessary parking with active uses that create interest and improve the downtown experience.



Where space is limited, consider enlivening the streetscape using parklets that replace parking spaces with more active uses.



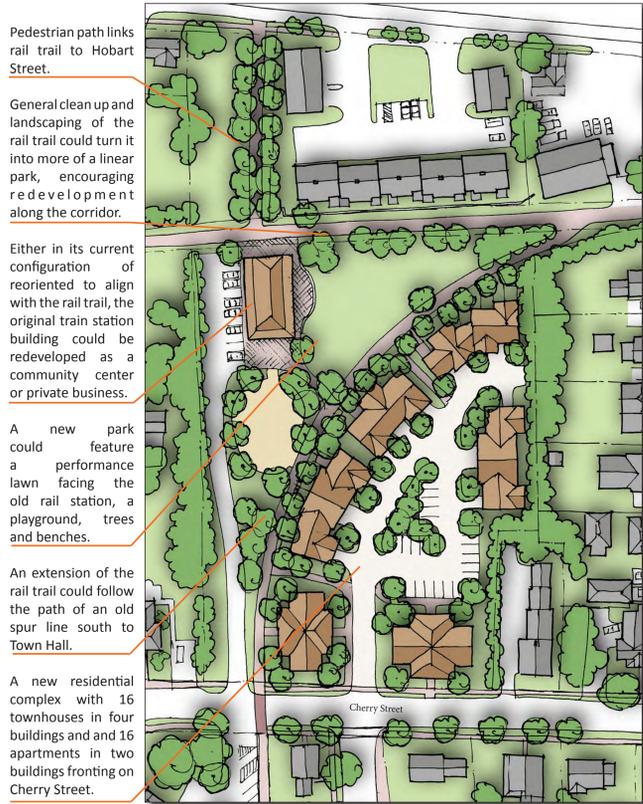
Encourage businesses to improve storefronts with window displays, signs, awnings, and landscaping that improves the pedestrian environment.

Danvers Downtown Vision Plan

Potential Reuse and Redevelopment Opportunities

Townsend Energy Site

Residential redevelopment at the Townsend Energy site could include new townhouses and apartments fronting on a neighborhood park. A renovated train station could become the backdrop for an outdoor performance space opening up on the rail trail.



Pedestrian path links rail trail to Hobart Street.

General clean up and landscaping of the rail trail could turn it into more of a linear park, encouraging redevelopment along the corridor.

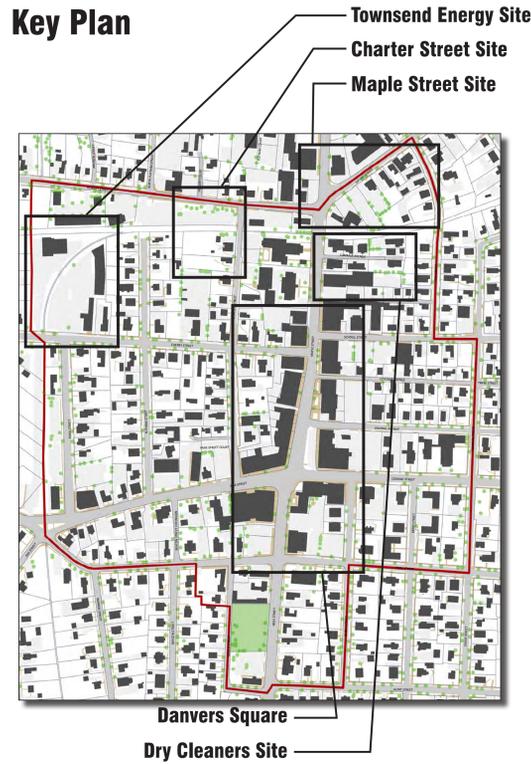
Either in its current configuration or reoriented to align with the rail trail, the original train station building could be redeveloped as a community center or private business.

A new park could feature a performance lawn facing the old rail station, a playground, trees and benches.

An extension of the rail trail could follow the path of an old spur line south to Town Hall.

A new residential complex with 16 townhouses in four buildings and 16 apartments in two buildings fronting on Cherry Street.

Focus Area Key Plan



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-shaded plazas, outdoor markets, art displays, performances and festivals. 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.

While some parcels along this corridor afford opportunities for new buildings, there are many opportunities for second story expansions to existing one-story buildings. Parking could potentially be addressed with a new parking structure behind the buildings facing Maple Street, spanning the blocks between Cottage Ave and Conant St, where the current surface parking lots are.

Future Vision

Rebuilding structures from the ground up, or adding upper stories to existing buildings, provides space for offices and residential uses.

New paving, benches, signage and street tree plantings along the west side of Maple Street.

Existing parking and service access is awkward and inefficient. By creating a consistent parking corridor with shared access at each end, each business gets additional parking spaces and it's easier for their customers to find them.

Historical society parking and pedestrian access integrated into shared parking and pedestrian system.

New paving, lighting and decorative elements invite pedestrians to walk between rear parking areas and Maple Street.

Existing surface parking lot and entrance for basement parking could be incorporated into a new multi-story parking structure behind East Boston Savings Bank.

The parking structure could be lined on the street side with two or three stories of retail, office and/or residential uses, screening parked cars from the street and creating an active use along the sidewalk.

Maple Street Site

At the North end of the downtown, new zoning for the "Maple Street Traditional Neighborhood Development" overlay district envisions redevelopment of the block North 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 put the pumps in the rear. Consolidated parking and pedestrian improvements on the adjoining blocks could unlock additional opportunities for redevelopment along both the street frontage and rail trail corridor.



Potential relocation site for the old train station, integrated with neighboring structures by pedestrian plazas, walks and landscaping.

Redevelopment of the Mobil and Phillips 66 corner could bring store buildings up to the street and put the pump canopies in the rear: "gas-backwards."

A single large, shared parking lot in the center of the block would allow for redevelopment of new offices and residential uses

New or renovated residential or mixed-use buildings next to the rail trail could take advantage of plentiful parking and direct access to the trail corridor

Dry Cleaners Site

The block surrounding Golden Star Cleaners represents an opportunity to redevelop multiple properties under a coordinate plan with shared parking and a continuous network of sidewalks and landscaped pedestrian spaces.



Redeveloping old, poorly-configured structures allows existing businesses to expand while adding upper stories for apartments and offices.

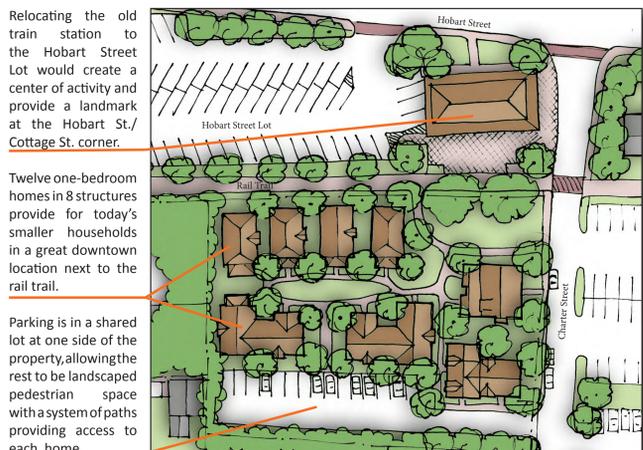
Shared access to parking allows for existing alleys to be reconfigured as lively pedestrian spaces with outdoor dining, displays and space for special events.

A large central parking lot could serve all of the homes and businesses on the block. Linking Lummus Ave and Pillsbury Ave, the lot could ease circulation around the neighborhood and allow for redevelopment currently limited by lack of room for additional parking

Apartments and single family cottage homestake advantage of quiet back lots and add desirable dwelling units to the downtown.

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 ones own free-standing home.

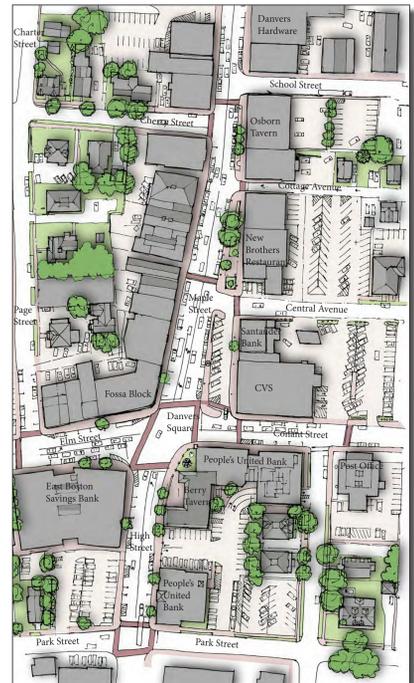


Relocating the old train station to the Hobart Street Lot would create a center of activity and provide a landmark at the Hobart St./Cottage St. corner.

Twelve one-bedroom homes in 8 structures provide for today's smaller households in a great downtown location next to the rail trail.

Parking is in a shared lot at one side of the property, allowing the rest to be landscaped pedestrian space with a system of paths providing access to each home.

Existing Conditions



A new multi-story parking structure extends from Central Ave to School Street. Cottage Ave remains, passing under the structure and providing access to ground-level parking and service access to the rear of Maple Street buildings.

At each end of the parking structure, retail buildings line the street frontage, helping to keep the sidewalk active. These buildings benefit from direct access to the garage.

Outdoor cafe spaces controlled by adjoining restaurants

New paving, benches, signage and street tree plantings provide an improved pedestrian experience at the North end of the square.

Key locations can be set aside for outdoor art installations.

Decorative paving patterns extend across the entrance to Central Ave, allowing cars to continue across but signaling that this is also a pedestrian space. This could be closed off temporarily for special market days and festivals.

Plentiful shade trees provide shade in summer and help block the wind in the winter.

Parking is removed from the Square, allowing for new trees and decorative pavement, with lines radiating perhaps from the existing flagpole and memorial. New seating-height planters, cafe lighting and signage invite everyday users to sit awhile and provide an attractive setting for special events.

On-street parking remains wherever possible, providing convenient access to shops and restaurants.

New street trees and other pedestrian improvements extend down side streets, enhancing business opportunities and making it easier to walk downtown from surrounding neighborhoods.

Where possible, infill structures replace parking at important locations.



INSERT ILLUSTRATIVE PLAN FOR DTC-C, DTC-L/W

3.2. DEVELOPMENT PRINCIPLES

A. Traditional Neighborhood Development Patterns and Design

Individual site design should create identifiable and practical hierarchies among site elements such as building types, uses, landscape and streetscape treatments, and open spaces. Buildings and ground floor uses should be oriented toward the street, and entrances and outdoor amenity spaces are intended to invite and engage the public.

Overall site design should include architectural transitions between the sub-districts within the CBZDs. Building scale and materials should provide a visual signal that the pedestrian is moving from one sub-district to another. Abrupt transitions in building height, such as locating a four-story building immediately adjacent to a one-story building on the same side of the street, are discouraged.

Applicants and landowners are encouraged to work cooperatively to pursue “creative re-parcelization” where it would benefit the overall success of CBZDs. This could include assembly of multiple parcels into a single ownership, forming a partnership between multiple landowners, and land swaps between landowners, including the town.

B. Compact Development and Human Scale Design

CBZDs are intended to encourage compact developments in order to promote a more efficient use of land, reduce dependency on vehicles for travel, and reduce the costs of providing public infrastructure and services. Development should be designed for the human scale, taking into account the relationship between the dimensions of the human body and the proportion of traveled ways, public spaces and buildings. Design should consider how various site features relate to the pedestrian, and should include paths with destinations and comfortable seating areas spaced periodically within walking distance of one another. The height of buildings, the design of street lights and signs, sidewalks, and other features should be determined based on what will create a pleasant environment for the pedestrian at street level.

C. Mixed Uses and Flexible Building Space

CBZDs are envisioned to include a mixture of uses including nonresidential land uses, such as commercial and open space intended to complement the residential land uses in design and scale. Mixed use development promotes a neighborhood or community focal point, including a mix of housing types and sizes to accommodate households of a broad range of ages, sizes, incomes and physical abilities. The overall site design should provide a variety of lot sizes and densities, and should allow a mix of Single-Family Detached Dwelling Units, Single-Family Attached Dwelling Units, and Multi-Family Dwelling Units. To encourage creative

design and dynamic neighborhoods, housing may be provided adjacent to or above commercial uses such as shops or offices.

D. Architectural Context and Adaptive Reuse of Historic Structures

New buildings should be designed to reflect traditional New England “village” architecture such as Greek Revival, Georgian, Colonial Revival, Shingle, and Stick. The design of buildings within CBZDs should capture this varied approach to design while remaining true to historic New England form. Architecture should be varied but compatible in scale. When complete, CBZDs should appear to be a 21st Century New England Village with roots in traditional New England architectural styles.

Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and when such design is compatible with the surrounding environment. The history character of downtown and surrounding neighborhoods can be considered a suitable source for design inspiration.

E. Commercial Vitality and Expanded Housing Choices

A primary goal of the CBZDs is to provide a broad range of residential housing types at moderate density in and around the downtown core and other targeted commercial and industrial districts to support local business in terms of customers and employment base. Increased density is incorporated in a variety of development forms including cottages, townhouses, multi-family buildings, and mixed-use development. These building types and development forms are also intended to provide a positive transitional area for surrounding neighborhoods. It is important to provide convenient pedestrian and vehicular connections to the surrounding neighborhoods and downtown core by a network of streets, continuous sidewalks, crosswalks, and trails. At the same time residential areas should be protected from unwanted traffic and visual intrusion, and negative impact to the pace and scale of their environments.

F. Active Open and Civic Space

Each Development Project should contribute to the successive increase of private and publicly-oriented open spaces within CBZDs. Active and shared outdoor spaces should be a major element of any Development Plan, providing a clear purpose of social and community interaction, and fostering participation in civic activities. The type and distribution of Outdoor Amenity Spaces should be coordinated with municipal facilities such as the Danvers Rail Trail, and other existing and future open and civic spaces across multiple ownerships within CBZDs.

G. Landscape and Streetscape Character

Overall composition and location of landscaping should complement the scale of the Development Project and its surroundings. In general, larger, well-placed contiguous planting areas are preferred to smaller, disconnected areas. Smaller landscaped areas and open spaces should be integrated throughout a Development Project with an emphasis on functionality – such as providing a comfortable, shaded place to sit – and not simply aesthetic appeal.

Landscaping and streetscaping should be arranged in such a way as to act as a unifying element between buildings, sidewalks, streets, pathways and public spaces. Special attention should be given to street trees which in general should be located between curb and sidewalk and should be continuous along all Primary and Secondary Traveled Ways except where the design of adjacent public spaces supports an exception.

H. Alternative Modes of Transportation

The CBZDs should provide an interconnected network of circulation systems that facilitate walking, bicycling, and driving. Streets should be designed to establish a satisfactory level of service for vehicular travel, and promote the safe and efficient use of different transportation modes. A connected street pattern should limit the need for dead-end streets in order to create multiple routes for pedestrians, bicyclists, and motorists. Private networks of sidewalks and bikeways should complement the public street network and Danvers Rail Trail, and the overall transportation network should invite and encourage pedestrian activity. Streets should be narrow and should incorporate “traffic calming” techniques, such as differentiated paving, smaller turning radii, and/or street trees, to slow traffic speed and promote pedestrian safety. Enhancing new Development Projects as well as protecting surrounding residential neighborhoods should include implementation of mitigating measures to enhance pedestrian safety and to discourage undesired vehicle movements. Such measures may include, but not be limited to: signage, streetscape material changes, raised sidewalks and crossings, and access restrictions.

I. Downtown and Neighborhood Gateways

Overall site design should include prominent, attractive gateway treatments into the Downtown Core as an organizing principle. Design should consider the initial visual impression of the site for people driving or walking to and from CBZDs from Route 35, Route 62, Elm Street, Hobart Street, and surrounding neighborhoods. The street network, sight lines, mix of uses, public spaces, signage, building height, materials, lighting, landscaping, and setbacks should be chosen to create and reinforce a specific sense of place for gateway areas.

J. Smart Growth and Sustainable Development

Many Smart Growth and Sustainable Development principles are inherent to the overall CBZD Illustrative Plans and Zoning Bylaw. Integrated with the principles are urban design concepts such as pedestrian-oriented design, traditional neighborhood development, and green building practices. CBZD Development Projects should protect and enhance the overall health, natural environment, and quality of life of our community. Air, water, light, and land pollution should be minimized. Both site design and construction of buildings should result in efficient use, reuse, and recycling of resources, including energy, water use, and construction materials.

The Town of Danvers supports design and planning approaches that adhere to the principles of Smart Growth and Sustainability and offer measurable long term benefits. The Planning Board will highly favor projects that intend to seek certification under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and the LEED-Neighborhood Development Rating System™.

Low Impact Development (LID) techniques should be used to reduce the concentration of stormwater runoff and maintain existing stormwater flows. Where feasible, bioswales, rain gardens and other bioretention techniques should be employed. Green roofs and rain storage systems are encouraged in order to reduce and reuse roof drainage. Pervious paving materials shall be used where feasible to reduce runoff from hardscaped areas and integrated into the design of the project.

4.0 SUSTAINABLE SITE DEVELOPMENT STANDARDS

4.1. PURPOSE AND INTENT

- A. To encourage building and site design techniques that address privacy concerns in a moderate density, mixed use environment.
- B. To facilitate best practices in site design including sustainable stormwater management techniques, landscaping, low impact development.
- C. To ensure energy saving building features are properly designed and appropriately installed which encourage the passive cooling of interior spaces and reduce the need for electrical air conditioning; protect circadian rhythms and enhance the happiness and productivity of building occupants by visually connecting them with the outdoors and introducing natural daylight into interior spaces; and minimize heat island impacts on the urban environment.
- D. To ensure storefront design that invites interaction, enlivens the pedestrian environment, and provides a secondary, more intimate, source of lighting at night.
- E. To ensure that review results in visual harmony between the individual elements of a building.

4.2. SUSTAINABLE BUILDING DESIGN STANDARDS

A. Building Privacy

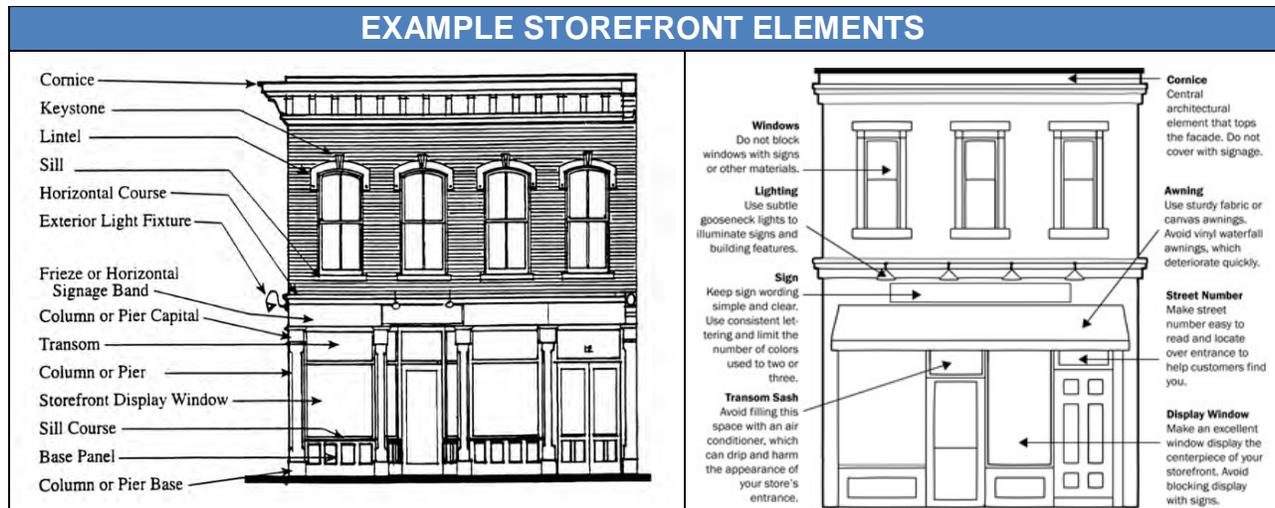
1. Ground Story Elevation: Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
2. Windows: Fenestration patterns and window configurations that break the direct line of sight between neighboring properties should be utilized to every extent possible. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
3. Outdoor Amenity Spaces: Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should include screening walls or devices at the sides to provide privacy, security, and limit views of abutting properties from elevated vantage points.

B. Storefronts

1. Style: Storefronts should generally employ architectural details typical of New

England commercial architecture in the 19th and early 20th century.

2. Franchises: Franchise storefront architecture (i.e., building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is not allowed. Franchises or national chains shall follow these standards to create a unique building that is compatible with the CBZD.
3. Display Windows: Storefronts should be designed to include, at minimum, a paneled or rendered stallriser and display windows positioned between columns, pilasters, or piers with a proportional fascia or frieze and cornice capping the storefront as illustrated in the Storefront Elements diagram below.
 - a) Display windows must extend to at least eight (8) feet above the grade of the adjacent sidewalk.
 - b) The principal entrance of a storefront should be a glass panel door centered between or set to one side of the display windows.
4. Entrances: Storefront entrances may be recessed up to ten (10) feet behind the plane of the facade. Where recessed entrances (or alcoves) are provided, the recessed area should be no wider than fifteen (15) feet per individual entry and display windows should wrap around the recessed area on both sides of the entrance.
5. Transom Windows: Where height permits, transom windows should be included above storefront doors and display windows to allow natural daylight to penetrate into the interior space.
6. Awning and Canopies: When present, awnings and canopies should be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/ frieze and transom window bars.
7. Window Displays: An unobstructed view of the ground story interior space or maintained and lighted merchandise display(s) should be provided for a depth of at least four (4) feet behind the glass of storefront display windows.
8. Security Elements: Security grills, gates, and roll-down security doors and windows are discouraged.
9. Utility Elements: Vents, ducts, permanent air conditioners, and other utility elements are discouraged on building facades.
10. Drainage Systems: If present, drainage systems should be architecturally integrated into the design of the building facade.



C. Exterior Finish Materials

1. Traditional materials such as brick, stone, clapboard, shingle are preferred construction materials. Where this standard is waived, structures may be substituted with glass, metal, block, and other siding materials, although other materials must be used in ways that are compatible with these more traditional materials.
2. Materials that have texture or pattern are encouraged.
3. Operable windows should be provided, especially on storefronts.
4. Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
5. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.
6. The main elements of the architectural treatment of the building's front façade, including the materials used, should be continued around all sides of the building that are visible from a street, pedestrian passage, or Outdoor Amenity Spaces.
7. Synthetic products, such as cementitious horizontal siding and vinyl siding are permitted, provided they are applied in combination with proportional architectural elements. Examples of such architectural elements include cornerboards, soffits, and eaves. Aluminum siding, and siding with narrow trim is strongly discouraged.

D. Energy Efficiency

All buildings in the CBZD should strive to achieve a zero net energy goal of 100% through best practices in design and construction practices such as

governed by the Energy Star Program the U.S. Green Building Council LEED Rating System. Some specific methods are as follows:

1. Solar Orientation and Utilization: The use of solar thermal and solar photovoltaic techniques in the CBZD is highly encouraged. Massing of buildings should be considerate of solar access to neighboring properties, particularly allowing sun during winter to properties immediately to the north.
 - a. Whenever possible buildings should be of a size and orientation to minimize the blocking of sunlight on public spaces such as sidewalks.
 - b. Windows should be oriented to make the best use of passive solar heating.
 - c. The primary roof plane should face as close to solar south as possible, to allow for installation or retrofit with solar panels.
 - d. Gable roofs and shorter buildings may be more appropriate on the south sides of a street while gable end roofs and taller buildings may be more suited for the north side.
 - e. Solar powered lighting.
2. Shutters: If installed, shutters should be functional, sized to provide complete coverage of the window when closed, and include appropriate hardware to keep them secured when open or closed.
3. Windows:
 - a) At least fifty percent (50%) of the windows of each floor of a building and serving each dwelling unit should be operable.
 - b) Operable windows should be oriented toward prevailing winds to every extent possible and support the creation of cross breezes that can assist in the passive cooling of interior spaces.
 - c) All south facing windows should be recessed or shaded by deciduous trees, awnings, canopies, or interior or exterior light shelves.
4. Daylight and Views: The following apply to portions of mixed-use buildings in non-residential use:
 - a) A minimum of fifty percent (50%) of the floor area of all regularly occupied interior spaces should receive sufficient daylight equal to a spatial daylight autonomy of three hundred (300) lux or more for at least fifty percent (50%) of the time.
 - b) A direct line of sight to the outdoors should be provided for at least seventy-five percent (75%) of the floor area of all regularly occupied interior spaces.
5. Roof Albedo:
 - a) Flat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12) should have a minimum solar reflectance index rating of seventy-

eight (78) for a minimum of seventy-five percent (75%) of the roof surface.

- b) Roofs pitched above nine and one-half degrees (9.5°; 2:12) should have a minimum solar reflectance index rating of twenty-nine (29) for a minimum of seventy-five percent (75%) of the roof surface.

E. Other Sustainable Building Applications

Applicants are encouraged to use other applications improve building envelope energy efficiency and use materials and equipment that reduce energy consumption in the CBZD such as the following:

1. Natural cooling through appropriate glazing, shading of glazed surfaces, and operable windows.
2. Wind and roof-mounted solar energy generation.
3. Ground source heat exchange (closed system geothermal energy).
4. On-site biomass use for energy production.
5. Renewable heat and cooling (i.e sunlight, rain, wind).
6. Combined heat and power systems.
7. Green walls and green blocks.
8. Increased insulation (i.e. R-26 and triple-glazed windows)
9. Energy Star rated appliances.
10. EcoStar Program (shared recycling streams between park tenants).
11. Dual-flush and waterless toilets.
12. Ultra-efficient heat and hot water systems.
13. Open and simple floor plans (i.e. square and cubes).
14. Improved building air seal (i.e. taped sheathing).
15. Greywater systems.

4.3. SUSTAINABLE SITE DESIGN STANDARDS

Sustainable Design and Low Impact Development (LID) techniques are highly encouraged in the CBZD to achieve low net energy consumption, reduced stormwater runoff and improve water quality, support dark skies, high canopy tree cover, and production of local food.

A. Stormwater Management

1. Purpose and Intent: The stormwater management measures proposed for site

development shall conform to the best management practices described in the Commonwealth of Massachusetts Stormwater Management Handbook, as may be amended from time to time. The purpose and intent of this sections is the following:

- a. To promote stormwater management practices that maintain pre-development hydrology through site design, site development, building design and landscape design techniques that infiltrate, filter, store, evaporate and detain stormwater close to its source;
- b. To protect water resources and other natural aquatic systems on the development site and elsewhere from degradation that could be caused by construction activities and post-construction conditions;
- c. To protect other properties from damage that could be caused by stormwater and sediment from improperly managed construction activities and post-construction conditions on the development site;
- d. To reduce the impacts on surface waters from impervious surfaces such as streets, parking lots, rooftops and other paved surfaces; and
- e. To promote public safety from flooding and streambank erosion, reduce public expenditures in removing sediment from stormwater drainage systems and natural resource areas, and to prevent damage to municipal infrastructure from inadequate stormwater controls.

2. Applicability:

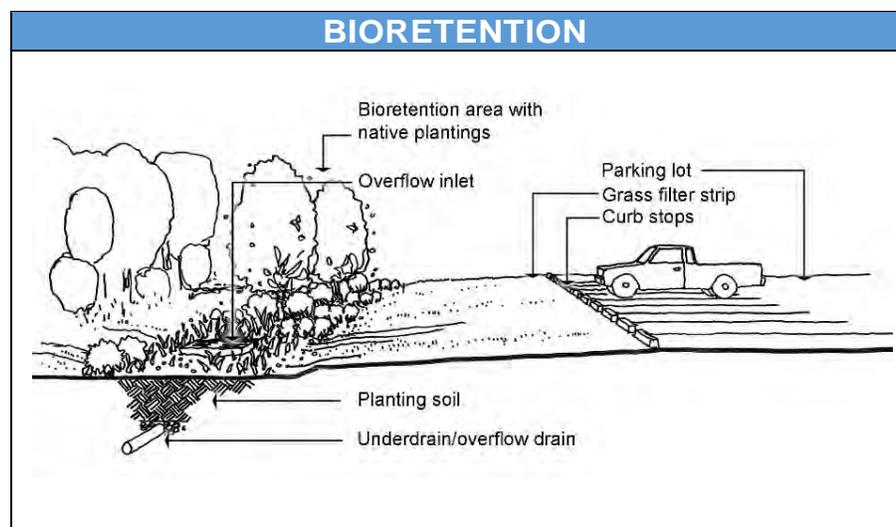
- a. Consistent with stormwater management best practices, new Development Projects in the CBZD should maintain or achieve pre-development hydrology through sustainable site design techniques that infiltrate, filter, store, evaporate and detain storm water close to its source.
- b. The post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event shall not exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application. Low Impact Design (LID) practices as identified in Section 4.3.A.3 below should be incorporated into the design as necessary to achieve the required runoff rate. If constraints prevent the use of these LID practices, other stormwater treatment best practices detailed in the Commonwealth of Massachusetts Stormwater Management Handbook may be used to achieve the required post construction runoff rate.

3. Stormwater Best Practices:

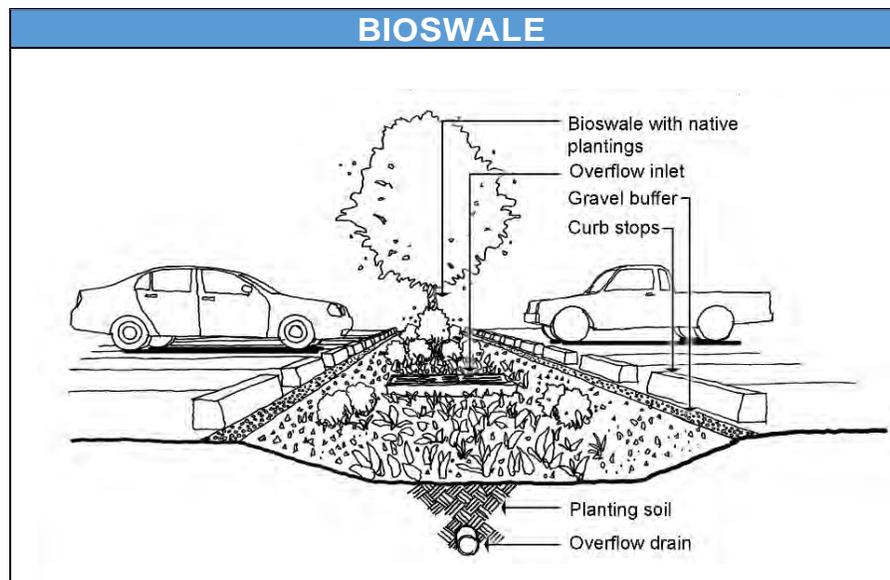
- a. District Stormwater System: When an entire Character District or large scale development is planned at once, one storm water management system may be developed to manage the whole development. Increased runoff in one area can be balanced by greater infiltration in another,

through incorporation into a collective District Stormwater System which results in the reduction in release rates and runoff volumes.

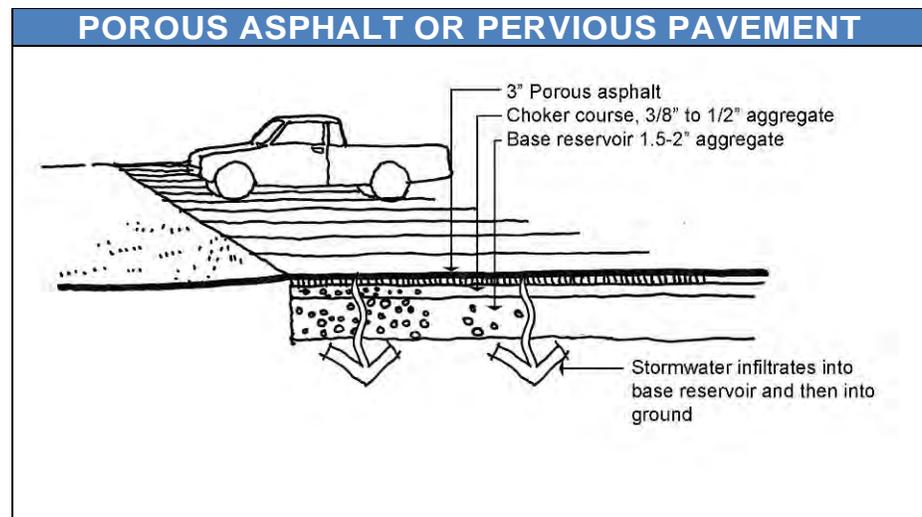
- b. Light Imprint Site Layout: LID applications shall integrate hydrology and storm water management into site design using existing conditions to influence the location and layout of roadways, buildings, and parking areas. Buildings and roadways should be placed in areas less sensitive to disturbance, and the storm water management system design should create a symbiotic relationship between the development and natural hydrology. The attention to natural hydrology and nonstructural storm water management creates a more attractive, multifunctional landscape.
- c. Filter Strips and Bioretention: Filter strips are bands of densely vegetated slopes, designed to reduce water runoff volume and improve water quality prior to entering storm water drainage basins. Filter strips are typically designed to break up impervious surfaces (such as parking lots) and provide initial storm water treatment by filtration. They also provide infiltration of water, reducing the overall amount of runoff. Filter strips shall be incorporated into roadway and parking lot designs in FBZ Districts.



- d. Vegetated Swales (Bioswales): Vegetated swales are broad, shallow channels designed to convey and infiltrate storm water runoff. Swales are to be used as a preferred alternative to closed, non-infiltrating drainage systems. The design of swales in the CBZD should seek to reduce storm water volume through infiltration, improve water quality through infiltration and vegetative filtering, and reduce runoff velocity by increasing flow path lengths and channel roughness.



- e. Bioretention Cells (Rain Gardens): Rain gardens (also known as bioretention cells) are vegetated depressions that store and infiltrate runoff. Rain gardens are designed to encourage vegetative uptake of storm water to reduce runoff volume and pollutant concentrations. A well designed rain garden has an engineered soil, which maximizes infiltration and pollutant removal while avoiding storm water ponding for longer than 24 hours. Combined with filter strips, bioretention cells are important components of the LID treatment process and are incorporated into roadway and parking lot designs in CBZD.
- f. Pervious Pavement: Permeable paving reduces stormwater runoff volume, velocity and pollutants by allowing water to infiltrate into the sub-surfaces below parking areas. They are generally appropriate for low-traffic parking lots. They can be incorporated as a hybrid parking lot, which uses conventional paving for driveways and aisles, and permeable paving for parking stalls. Permeable paving may also be appropriate for overflow parking areas, which are generally used only a few weeks out of the year. Maintenance of pervious pavements is critical to maintain the permeability.



- g. Subsurface Retention Facilities (Stormwater Vaults): Subsurface retention facilities are typically constructed below parking lots (either permeable or impervious) and can be built to any depth to retain, filter, infiltrate, and alter the runoff volume and timing. This practice is well suited to higher density sites with open space constraints in the CBZD. Subsurface facilities can provide a considerable amount of runoff storage. The water is filtered through the stone aggregate and infiltrates into the ground. An alternative strategy is to construct the subsurface facility with a filtering and pumping mechanism so that collected water can be reused for non-potable uses such as irrigation or flushing of toilets. Similar techniques include gravel storage galleries, sand filters, infiltration basins, and infiltration trenches (for areas with space constraints).
- h. Green Streets and Stormwater Planters: Green streets are thoroughfares that capture, temporarily store, and treat road runoff at its source by incorporating vegetated water catchment and filtration devices in the form of small rain gardens and bioretention systems. Components such as flow-through planters and other sustainable storm water solutions allow stormwater from the street to enter planters through cuts in the curb where the plant material removes impurities and allows water to naturally infiltrate or be stored elsewhere. Water-loving plants and those that are able to remove the impurities while thriving so close to traffic and in more urban environments are used in green street design, adding beauty and function. Additional infiltration can be achieved using pervious paving materials for sidewalks and streets.

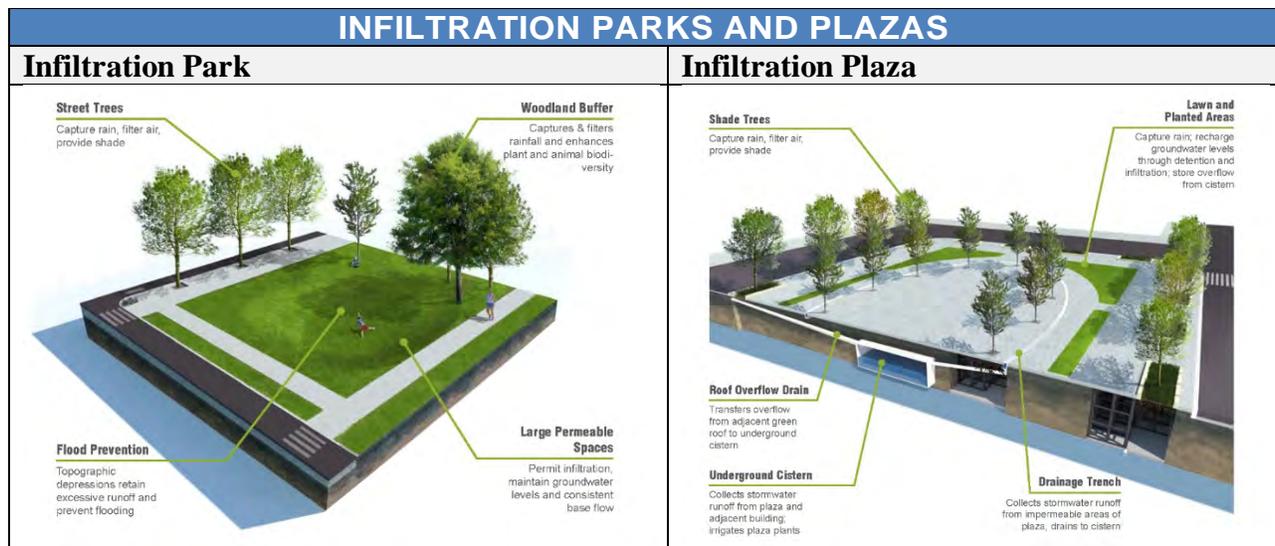


- i. **Downspout Redirection**: Building downspouts are commonly directly connected to centralized sewer or stormwater systems. A LID design application is to redirect roof runoff onto pervious surfaces, most commonly a lawn. This simple act reduces the amount of directly connected impervious area in a drainage area.
- j. **Rain Barrels/Cisterns**: Rain barrels are placed outside of a building at roof downspouts to collect and store rooftop runoff, which can later be reused for lawn and garden watering.
- k. **Green Roofs**: Green Roofs capture rain water on the roofs of buildings to support plantings that reuse the water, reducing the overall amount of runoff leaving the roof. The plants and the soil they are growing in provide additional insulation for the building. Roof drains should be recharged into the site with the use of structural and/or non-structural low impact development drainage systems.



B. Sustainable Landscaping and Open Space

1. Natural Landscaping:
 - a. Natural and context-sensitive landscaping with plants native to local climate and soil conditions are required in the CBZD. These plants thrive naturally, requiring less maintenance and irrigation than most hybrid or imported varieties.
 - b. Natural resource preservation and landscaping should be used to minimize the need for irrigation systems and improve planting longevity. Preserving existing wooded areas, mature trees, and natural terrain can give new developments a premium "mature landscape" appearance and provide residents with additional recreational amenities.
 - c. Plant materials should be selected for their form, color, and texture, as well as solar, soil, and moisture requirements. It is also recommended that native plants (vegetation that grows naturally in particular climates or regions) be used because of their performance, site enhancement, and life-cycle cost benefits.
2. Canopy and Shade Trees: The broad use of canopy trees in the CBZD is a simple and attractive solution to reducing heating and cooling needs for buildings and sites. When planted on the south and west sides of buildings, shade trees keep buildings cool in summer and then drop their leaves during the cooler fall season allowing warming sunlight on buildings. Canopy trees also provide sunlight on parking lots in the winter and shade in the summer while absorbing rainfall which reduces the amount of stormwater.
3. Infiltration Parks: This form of bio-retention allows rainwater to be temporarily captured and stored for a short time, cleaning storm water runoff before infiltration. The town should think of public parks and open spaces as part of the stormwater system. Surrounding areas can be graded so that the rainwater flows towards the parks. Creating a gradual and imperceptible depression allows water to collect in the park and stay there long enough to infiltrate without giving the appearance of a stormwater facility that should store water for no more than 24 hours.



C. Landscape Design

1. **Plant Species:** Landscape should consist primarily of native species requiring minimal irrigation, fertilization, and maintenance. Plantings must be cold hardy, drought tolerant, and able to survive on natural rainfall once established with no loss of health.
2. **Planting Areas:** must have uncompacted coarse loam that is a minimum of twelve (12) inches deep. Soils must be appreciably free of gravel, stones, rubble, or trash. All compacted soil, contaminated soil, or road base fill must be removed.
3. **Spacing:** The spacing and placement of plants must be adequate and appropriate for the typical size, shape, and habit of the plant species at maturity.
4. **Minimum Cover:** A minimum of two (2) kinds of landscape cover is required, including but not limited to trees, shrubs, permeable and pervious pavers, and turf grass.
5. **Trees:** A minimum of one (1) large tree is required for each one thousand (1,000) square feet of landscaped lot area for lots in the CBZD Subdistricts. Proposed trees must be a minimum height of ten (10) feet or three (3) inches in caliper.
6. **Ground Stabilization:** Bare and exposed ground on a site and/or in required landscaped areas must be stabilized and maintained with turf grass, ground cover, or mulch to prevent soil erosion and allow water infiltration, with the exception of the following:
 - a. Land area dedicated to urban agricultural activities, as permitted;
 - b. Trails;
 - c. Naturally occurring stream beds, rock outcroppings, and similar features typically lacking in vegetation; and
 - d. Clay or sand surfaces associated with recreation fields and facilities.

D. Tree Preservation: Preservation of existing, on-site trees and other vegetation is the preferred means for landscaping. Mature, healthy trees and vegetation may be used to fulfill landscape requirements of this Section 12 according to the following:

1. Existing trees may be counted as required trees provided that:
 - a. The tree is at least four (4) inches in diameter at breast height (DBH); and
 - b. The tree is determined to be in good health and not damaged, diseased, or a threat to public health or safety.
2. Invasive plant species to the State of Massachusetts must be removed from the site.

E. Street Trees

1. A minimum of one street tree must be installed within the furnishing zone of the abutting public thoroughfare for every forty (40) linear feet of lot frontage, or fraction thereof.
2. The Planning Board waive this requirement when:
 - a. The minimum number of required street trees already exist within the abutting street right of way along the lot frontage.
 - b. One or more mature, healthy trees planted on-site in close proximity to the front lot line, with canopy reaching over the abutting thoroughfare, would cause overcrowding of the new street tree.
 - c. The specific location of an existing curb cut, utility line, transit stop, or other feature conflicts with the proper placement of a street tree.
3. The Planning Board may require street tree installations in alternative locations within the CBZD or nearby areas when installation cannot be accommodated within the right- of-way of the abutting public thoroughfare.

F. Fences and Walls

1. General Requirements:
 - a. Fences and walls may be placed up to and along any lot line.
 - b. Fences and walls installed directly onto a shared side or rear lot line require consent of the abutting property owner.
 - c. Fences and walls do not require a Zoning Permit or Building Permit and are erected at the owner's risk.
 - d. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the adjacent property.

2. Interior Lots:

- a. Fences and walls located forward of the maximum front setback or the actual distance a building facade is setback from the front lot line (whichever is less) shall be no more than four (4) feet in height and no more than fifty percent (50%) opaque.
- b. Fences and walls located behind the maximum front setback or the actual distance a building facade is setback from the front lot line (whichever is less) greater than six (6) feet in height are prohibited, unless required as a screening.

3. Corner Lots:

- a. Fences located forward of the maximum front setback or the actual distance a building facade is setback from the front lot line (whichever is less), for both the primary and secondary frontage, shall be no more than four (4) feet in height and no more than fifty percent (50%) opaque.
- b. Fences located forward of the maximum front setback or the actual distance a building facade is setback from the front lot line (whichever is less), for both the primary and secondary frontage, shall not be chain link without a Special Permit from the Planning Board.
- c. Fences located behind the maximum front setback or the actual distance a building facade is setback from the front lot line (whichever is less) shall be no more than six (6) feet in height.

4. Architectural Fence Features: Fences, walls, and gate posts that are integrated as architectural features in the design of a fence are permitted up to six and one half (6.5) feet in height for side and rear fences and up to four and one half (4.5) feet for front fences. Additional requirements are as follows:

- a. Fences and walls are prohibited within any existing or required drainage or utility easement.
- b. Fences and walls within four (4) feet of windows shall be no less than seventy percent (70%) opaque.
- c. Barbed wire and concertina wire are prohibited without a Special Permit from the Planning Board.

G. Utility Area Screening

1. Loading Facilities:

- a. Outdoor loading facilities, including all docks and areas used for the storage and staging of materials must be screened from view by a wall or fully closed fence between six (6) and twelve (12) feet in height, as necessary to sufficiently screen delivery vehicles, and finished to match the materials and design of the nearest wall of the principal building.
- b. Loading area facilities that are fully integrated into a building must be screened with a solid opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.

- c. Bay loading facility doors are only permitted to be opened during loading and unloading activities.
2. Service Areas:
 - a. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed by a wall or fully closed fence at least six (6) feet in height with self-closing access doors and finished to match the materials and design of the principal building.
 - b. Service areas that are fully integrated into a building must be screened with an opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.

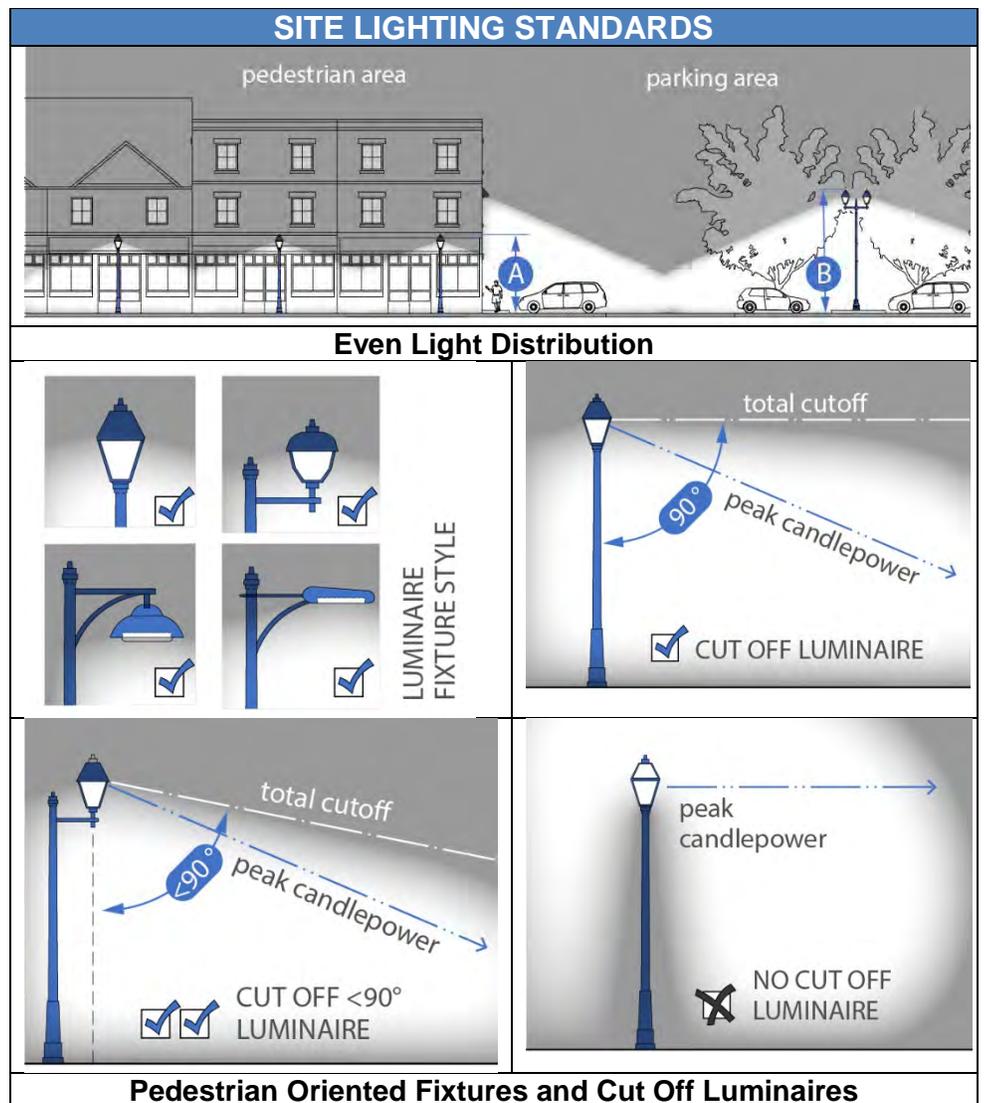
H. Mechanical Equipment

1. Roof-Mounted:
 - a. Mechanical equipment and elevator/stairwell penthouses must be screened from ground level view from abutting properties, public thoroughfares (not including an alley), and civic spaces by a parapet wall or other screening structure constructed of the same materials as the principal building.
 - b. Roof-mounted sustainable energy systems are exempt.
2. Wall-Mounted:
 - a. Mechanical equipment shall not be located on any facade.
 - b. Mechanical equipment on any surface that is visible from a public thoroughfare (excluding an alley) or civic space shall be screened by landscaping or an opaque screen constructed of the same materials as the principal building.
3. Ground-Mounted:
 - a. Mechanical equipment that is visible from a public thoroughfare (excluding an alley) or Outdoor Amenity Space shall be screened by landscaping or a wall constructed of the same materials as the principal building.
 - b. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

I. Outdoor Lighting

1. Applicability: The provisions of this Section apply to all outdoor lighting fixtures except for the following:
 - a. Sign lighting (see Section 7 for Signs Standards).
 - b. Holiday lighting.

- c. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare.
 - d. Ground mounted pedestrian lighting.
2. Prohibited Lighting: Lighting that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. The following type of outdoor light fixtures are prohibited:
 - a. Low pressure sodium and all mercury vapor gas- discharge lamps;
 - b. Cobra-head fixtures having dished or drop lenses or refractors;
 - c. Searchlights and other high-intensity narrow-beam fixtures; and
 - d. Strobe lights and rotating lights.
3. Energy Efficiency: All outdoor light fixtures must be energy efficient and produce at least 80 lumens per watt of energy consumed, as documented by manufacturer's specifications or the results of an independent testing laboratory.
4. Shielding:
 - a. All outdoor light fixtures must be full cutoff or fully shielded to prevent light at or above horizontal (ninety degrees [90°] above nadir) and limited to a value not exceeding ten percent (10%) of lamp lumens at or above eighty degrees (80°), as defined by the Illuminating Engineering Society of North America (IESNA, or IES).
 - b. All outdoor light fixtures must be fitted so that no portion of the light source or drop lens is visible below the fixture when viewed directly from the side.
5. Location:
 - a. All outdoor lighting fixtures must be placed and directed to prevent light trespass or glare onto adjacent thoroughfares or properties in a manner that may distract or interfere with the vision of drivers or create a nuisance for adjacent residential uses.
 - b. Lighting intended to illuminate areas for pedestrian travel and/or seating must be mounted between twelve (12) and fifteen (15) feet in height.
 - c. Lighting intended to illuminate areas for vehicular travel and parking are not permitted above thirty (30) feet in height.
 - d. Light fixtures located within fifty (50) feet of the side or rear lot line abutting a General Neighborhood district are not permitted above fifteen (15) feet in height.
6. Illuminance:
 - a. Light levels measured at the front lot line exceeding two (2.0) foot-candles are prohibited.
 - b. Light levels measured at any side or rear lot line of any property abutting a Residential District exceeding one (1.0) foot-candles are prohibited.



J. Local Food Production

To address sustainability issues such as open space conservation, self-sufficiency, improved nutrition, recreation, exercise, and reduced food expenses, the Town of Danvers encourages small scale agriculture to strengthen the local food system. Some techniques applicable in the CBZD include the following:

4. Community Gardens: A private, not for profit, or public common area used by a group of households to grow and harvest food crops or non-food crops for personal or group consumption or donation.
5. Edible Landscapes: The utilization of plants and landscaping that produce edible food in settings that conventionally have been limited to ornamental or nonfood

producing plants.

K. Underground Utilities

All new utilities (except structures and other facilities that require above-grade access) shall be installed underground. Underground electric boxes and other utility covers located outside of streets shall be flush with surface grade and located within sidewalks wherever possible.

5.0 BUILDING FRONTAGE TYPES & FAÇADE TREATMENTS

5.1. GENERAL

- A. Building frontage types provide a gradual transition and strong interface between the private realm (yards and building interiors) and the public realm (sidewalks, thoroughfares, and civic spaces).
- B. At least one (1) building frontage type is required for each principal building.
- C. Lots may include multiple frontage types along their width.

5.2. PERMITTED BUILDING FRONTAGES

Building Frontages are permitted in accordance with Table 5.1 and 5.2.

TABLE 5.1: PERMITTED BUILDING FRONTAGES

BUILDING FRONTAGE TYPES	BUILDING TYPES											Specific Standards
	A. Worker's Cottage, Cottage Court, Cohousing	B. S.F. Attached - Rowhouse	C. Paired House	D. Multi-Family Building	E. Live-Work/Shop House	F. General Commercial Building	G. Mixed-Use Building	H. Fabrication Building	I. Gas Backwards	J. Civic Building	K. Other Building Types	
A. Common Yard	P	P	P	P	P					P	SP	Table 5.2.A
B. Door Yard	P	P	P	P	P			P		P	SP	Table 5.2.B
C. Forecourt		P		P			P	P		P	SP	Table 5.2.C
D. Stoop	P	P	P	P	P		P	P		P	SP	Table 5.2.D
E. Portico	P	P	P	P	P		P	P		P	SP	Table 5.2.E
F. Doorway	P	P	P	P	P	P	P	P	P	P	SP	Table 5.2.F
G. Porch, Projecting	P	P	P	P	P						SP	Table 5.2.G
H. Porch, Integral	P		P	P							SP	Table 5.2.H
I. Porch, Engaged	P	P	P	P	P						SP	Table 5.2.I
J. Officefront					P	P	P	P		P	SP	Table 5.2.J
K. Storefront					P	P	P	P	P	P	SP	Table 5.2.K
L. Terrace					P	P	P	P	P	P	SP	Table 5.2.L
M. Gallery					P	P	P	P		P	SP	Table 5.2.M
O. Arcade					P		P	P		P	SP	Table 5.2.N

Permitted P
 Special Permit SP

TABLE 5.2 - BUILDING FRONTAGES STANDARDS

A. COMMON YARD

1. DEFINITION

A Private Frontage and Outdoor Amenity Space featuring a fenced or common front yard with porches allowed to encroach on the setback.

2. DIMENSIONS

Landscaped Areas

A. Width Minimum)	70% of the Width of the Front Façade
B. Depth (Minimum)	Variable
C Path of Travel (Minimum)	3 Feet Wide

3. STANDARDS

- A. Yards should be composed primarily of natural and landscaped materials such as ornamental and edible plants, grasses, flowers, shrubs, bushes and trees.
- B. Impervious surfaces between the principal buildings and Street Line is limited to walkways and sitting areas.
- C Fences must conform to standards in Section 18.8
- D Parking is prohibited between the principal building and the Street Line.

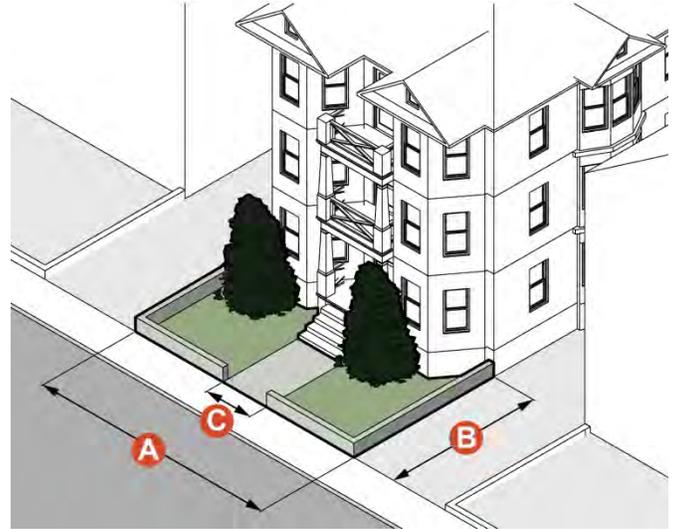


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

B. DOOR YARD

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where the Building Facade is aligned close to the Street Line, and the Frontage Line is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. The dooryard may be slightly raised, sunken, or be at-grade, and may be planted or paved. This type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A. Depth (Minimum)	8 Feet
B. Width (Maximum)	Equal to the width of the Façade or 50 feet maximum
C. Path of Travel (Minimum)	3 Feet
D. Finish Level Above or Below Sidewalk (Maximum)	18 Inches

3. STANDARDS

- A. Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- B. A curb or retaining wall that is no taller than structurally necessary may be built around the plater, garden, terrace, or otherwise landscaped area.
- C. This frontage type may be used in conjunction with other frontage types such as Doorway, Stoop, Shopfront or Officefront. In case of a conflict, the Dooryard Frontage Type standards shall prevail.
- D. Dooryards shall not be used for circulation for more than one ground floor entry.
- E. Dooryards are allowed to encroach within the front yard setback to the Street Line.

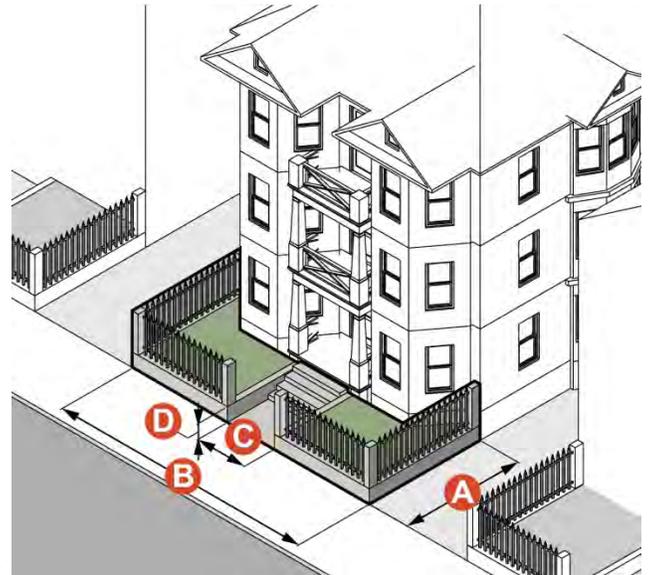


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

C. FORECOURT

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where a portion of the facade is aligned close to or at the Street Line, and the central portion of the facade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The front yard and courtyard may be planted or paved to join with the adjoining public sidewalk. This frontage type should be used sparingly, and may be allocated in conjunction with other frontage types to define individual or shared entries at least one of which faces the street.

2. DIMENSIONS

A.	Width (Minimum)	12 Feet
B.	Depth (Minimum)	12 Feet
C.	Ratio, Building Height to Forecourt Width (Maximum)	2 to 1

3. STANDARDS

- A. Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- B. Forecourts are considered part of the building for the purpose of measuring facade buildout.
- C. A forecourt must be enclosed by walls on three sides.
- D. Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
- E. Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.
- F. Forecourts may be used in conjunction with other Frontage Types such as Shopfront, Officefront, or Dooryard. In case of a conflict, the Forecourt Frontage Type standards shall prevail.
- G. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

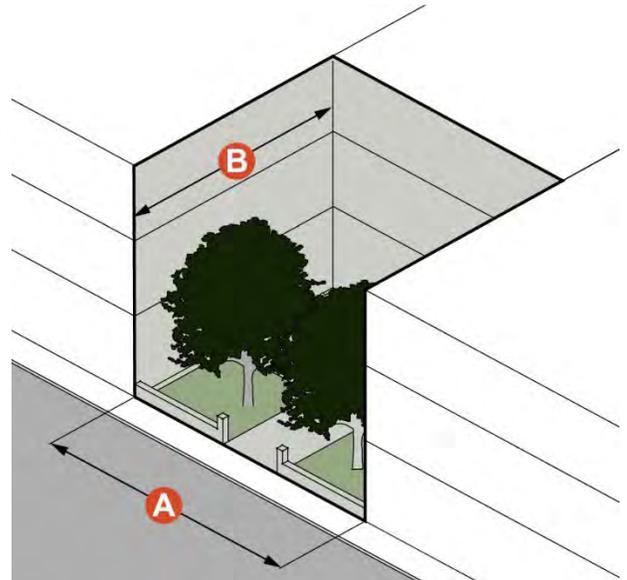


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

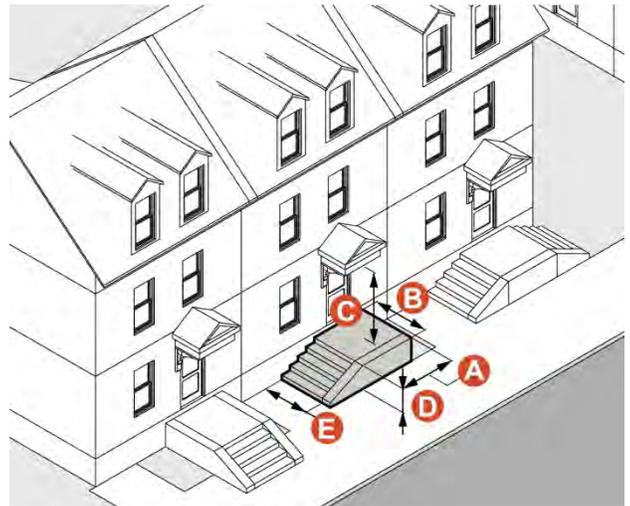
D. STOOP

1. DEFINITION

A Private Frontage where the building facade is aligned close to the Street Line and the first story is elevated from the sidewalk sufficiently to secure privacy. The elevated principal entrance is accessed by an exterior stair and small landing that is permitted to encroach into the front yard setback to the Street Line. The front yard may be planted, or paved to join with the adjoining public sidewalk. This type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A.	Landing Width (Minimum)	4 Feet
B.	Landing Depth (Minimum)	3 Feet
C	Height - Clearance (Minimum)	8 Feet
	Height - Stories (Maximum)	1 Story
D	Finish Level Above Sidewalk (Min./Max.)	18 Inches/4 Feet
E.	Path of Travel 3' wide min. E	



3. STANDARDS

- A. Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- B. Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
- C. The entry doors are encouraged to be covered or recessed to provide shelter from the elements. All doors must face the street.
- D. Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.
- E. Stoops are allowed to encroach within the front yard to the Street Line.

TABLE 5.2 - BUILDING FRONTAGES STANDARDS

E. PORTICO

1. DEFINITION

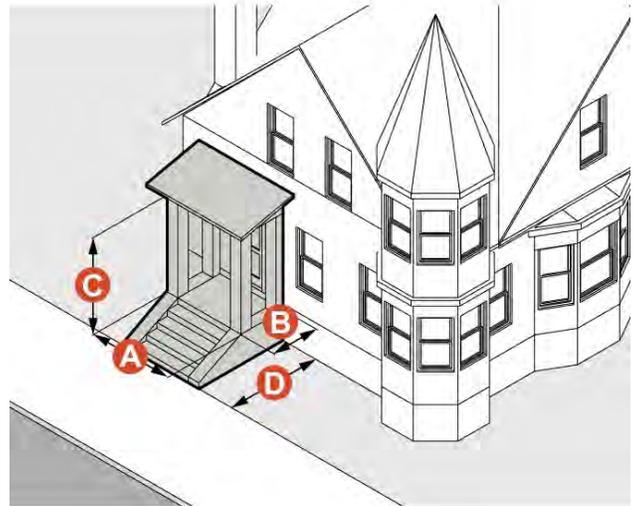
A Private Frontage type featuring a set of stairs with a landing leading to the entrance of a building. A portico has a roof supported by columns or piers.

2. DIMENSIONS

A.	Landing Width (Minimum)	4 Feet
B.	Landing Depth (Minimum)	4 Feet
C.	Ceiling Height (Minimum)	8 Feet
D.	Permitted Encroachment (Maximum)	100%

3. STANDARDS

- A. Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- B. Stairs are not permitted to encroach onto any abutting sidewalk.
- C. Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.



F. DOORWAY

1. DEFINITION

A Private Frontage where the building facade is aligned close to or at the Street Line, and the principal entrance provides an at-grade entry to ground and upper floor uses. To the extent there is a front yard, it may be planted or paved to join with the adjoining public sidewalk. This type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A.	Path of travel 3' wide min. A	3 Feet
B.	Finish Level Above Sidewalk (Maximum)	18 Inches
C.	Depth of Recessed Entries (Maximum)	5 Feet

3. STANDARDS

- A. Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- B. Doorways may be used in conjunction with other frontage types such as Terrace, Dooryard and Gallery.

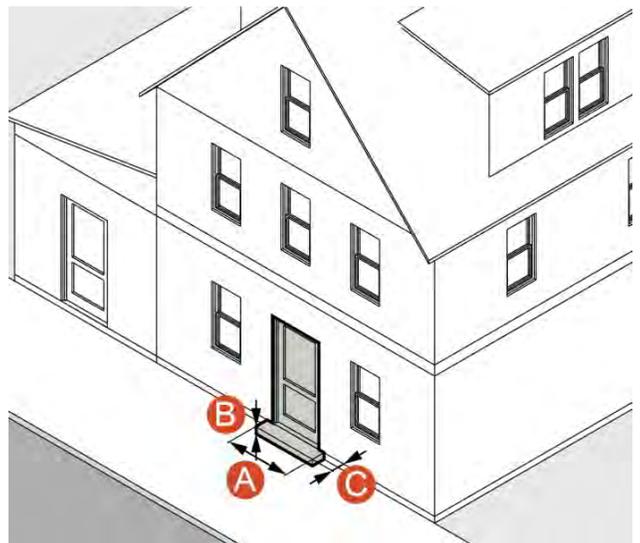


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

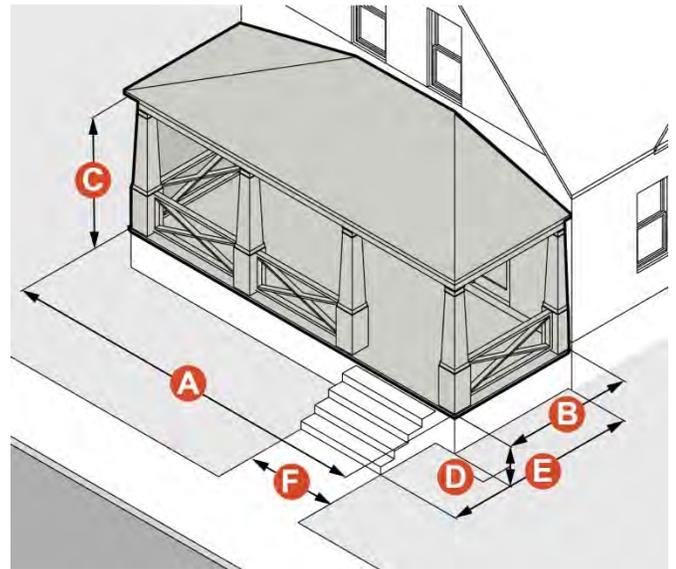
G. PORCH, PROJECTING

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where the building facade is set back from the Street Line, and an attached porch containing an elevated principal entrance is permitted to encroach into the front yard. The front yard is planted, and may include a fence to maintain spatial definition with the public right-of-way. This type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A. Width (Maximum)	100% of Width of Front Facade
B. Depth (Min./Max.)	6 Feet/10 Feet
C. Height, Clearance (Minimum)	8 Feet
D. Finished Level Above Sidewalk (Minimum)	18 Inches
E. Encroachment (Maximum)	Within 4 feet of the Street Line
F. Path of Travel (Minimum)	3 Feet



3. STANDARDS

- A. Projecting porches must have three sides and have a roof and may not be enclosed.
- B. Stairs may extend off the front or side of the porch.
- C. Upper story porches shall not be connected with porches below with an external stairway.

TABLE 5.2 - BUILDING FRONTAGES STANDARDS

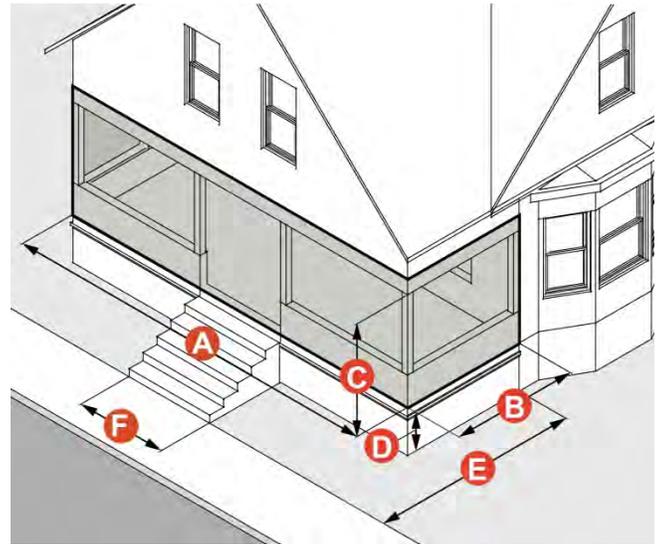
H. PORCH, INTEGRAL

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where the building facade is set back from the Street Line, and a porch containing an elevated principal entrance is open on one, two or three sides is integral to the overall massing and roof form of the building. The front yard is planted, and may include a fence to maintain spatial definition with the public right-of-way. This frontage type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A	Width (Minimum)	10 Feet
B	Depth (Minimum)	6 Feet
C	Height, Clearance (Minimum)	8 Feet
D	Finished Level Above Sidewalk (Minimum)	18 Inches
E	Encroachment (Maximum)	Within 4 feet of the Street Line
F	Path of Travel (Minimum)	3 Feet



3. STANDARDS

- A Porches may not be fully enclosed.
- B Stairs may extend off the front or side of the porch.

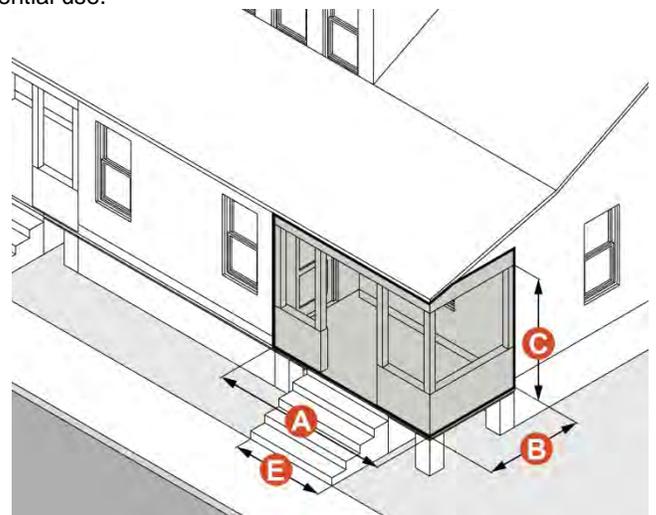
I. PORCH, ENGAGED

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where the building facade may or may not be set back from the Street Line, and includes a porch containing an elevated principal entrance with two adjacent sides that are engaged to the building while two sides are open. The front yard is planted, and may include a fence to maintain spatial definition with the public right-of-way. This type is commonly associated with ground-floor residential use.

2. DIMENSIONS

A	Width (Minimum)	8 Feet
B	Depth (Min./Max.)	6 Feet/10 Feet
C	Height, Clearance (Minimum)	8 Feet
D	Permitted Encroachment (Min./Max.)	N/A
E	Path of Travel (Minimum)	3 Feet



3. STANDARDS

- A Engaged porches must have two sides and have a roof, and may not be enclosed.
- B Stairs may extend off the front or side of the porch.
- C Engaged Porches may be integrated under the existing building roofline
- D Engaged porches are not allowed to encroach within the front yard.

TABLE 5.2 - BUILDING FRONTAGES STANDARDS

J. OFFICEFRONT

1. DEFINITION

A Private Frontage where the building facade is set back from the Street Line with individual at-grade entries for ground level uses provided directly onto the public Sidewalk. This type is commonly associated with office, retail, service or hospitality uses, and has substantial glazing on the sidewalk level although not as required by a Shopfront, and may include an Awning or Canopy that may encroach into the Street Line and over-lap the sidewalk. To the extent there is a front yard setback, it may be planted or paved with or without outdoor shopping or restaurant seating to join with the adjoining public sidewalk.

2. DIMENSIONS

A.	Distance Between Fenestration (Maximum)	8 Feet
B.	Depth of Recessed Entryway (Maximum)	8 Feet
C.	Ground Floor Glazing (Minimum)	50% between 2 feet and 10 feet above the Principal Entrance Level
D.	Principal Entrance Level	At Grade

3. STANDARDS

- A. Officefronts must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
- B. When an Office front is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
- C. Doors may be recessed as long as main facade is at the required setback.

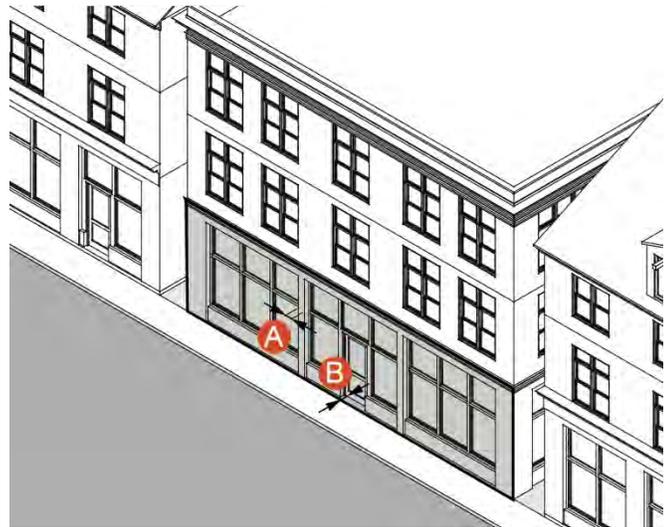


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

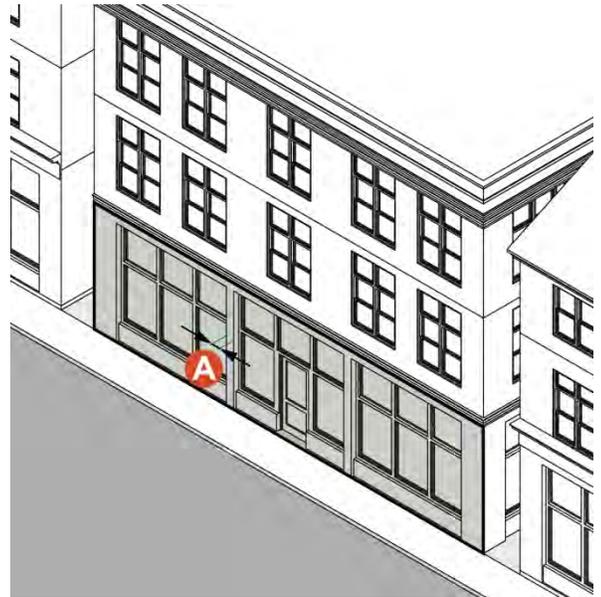
K. STOREFRONT

1. DEFINITION

A Private Frontage where the building facade is aligned close to or at the Street Line with individual at-grade entries for ground level uses provided directly onto the public sidewalk. This type is commonly associated with retail, service or hospitality uses, and has substantial glazing on the sidewalk level and may include an awning or canopy that may encroach into the Street Line and over-lap the Sidewalk. To the extent there is a front yard setback, it shall be planted or paved with or without outdoor shopping or restaurant seating to join with the adjoining public sidewalk.

2. DIMENSIONS

A.	Distance Between Fenestration (Maximum)	2 Feet
B.	Ground Floor Glazing (Minimum)	60% between 2 Feet and 10 Feet at the Ground Floor
C.	Depth of Recessed Entryway (Maximum)	12 Feet
D.	Principal Entrance Level	At Grade, unless used with a Lightwell and Landing Frontage



3. STANDARDS

- A. When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
- B. Open ended, operable awnings are encouraged for weather protection.
- C. Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- D. Recessed Entryways (such as an Alcove) shall include fenestration within the recessed area and perpendicular to the Street Line.

TABLE 5.2 - BUILDING FRONTAGES STANDARDS

L. TERRACE

1. DEFINITION

A Private Frontage and Outdoor Amenity Space where the Building Facade is at or near the Street Line with an elevated terrace that may encroach into the front yard setback providing level or terraced public circulation along the façade. This type can be used to provide at-grade access while accommodating a grade change along a Street Line. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type is required to be used in conjunction with other Frontage types to define individual or shared entries facing the street.

2. DIMENSIONS

A. Depth (Minimum)	8 Feet
B. Length (Maximum)	150 Feet
C. Finish Above Sidewalk (Min./Max.)	18 Inches/4 Feet
D. Distance Between Stairs/Access (Maximum)	50 Feet

3. STANDARDS

- A. Terrace frontage must be paved to match the abutting sidewalk.
- B. Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.
- C. Low walls used as seating are encouraged.
- D. Terraces shall be used in conjunction with those for the Shopfront, Officefront, or Doorway Frontage Types.
- E. Terrace is allowed to encroach within the front yard setback to the Street Line.

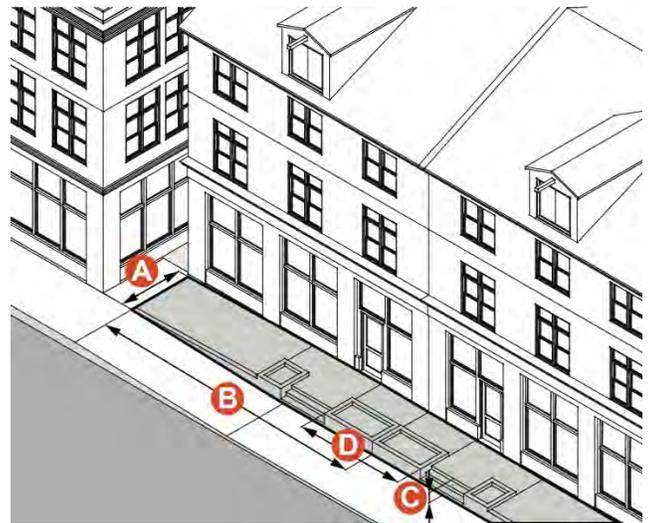


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

M. GALLERY

1. DEFINITION

A Private Frontage where the building facade is set back from the Street Line with an attached one or two story cantilevered shed or a lightweight colonnade that is built to the Street Line. This type is intended for buildings with ground floor commercial, hospitality or retail uses. This frontage type is required to be used in conjunction with other types to define individual or shared first floor entries facing the street.

2. DIMENSIONS

A.	Depth (Minimum)	8 Feet
B.	Width (Minimum)	Equal to the Width of the Façade
C.	Ground Floor Height, Clearance (Minimum)	14 Feet
D.	Upper Floor Height, Clearance (Minimum)	9 Feet
D.	Height, Total	Equal to the Second Story Floor Level
E.	Upper Floor Railing Height (Maximum)	5 Feet

3. STANDARDS

- A. These standards may be used in conjunction with those for the Shopfront or Officefront Frontage Types.
- B. No external stairways are allowed to reach the upper-story portion of galleries along a frontage.
- C. Galleries shall remain open on three sides and may have a roof or awning covering the upper floor.
- D. Galleries shall have a consistent depth along a frontage.
- E. Galleries are allowed to encroach within the frontage area to the Street Line, but in no case shall it extend in the public ROW.
- F. Galleries may not contain driveways, parking, loading or service areas or mechanical equipment or vents.

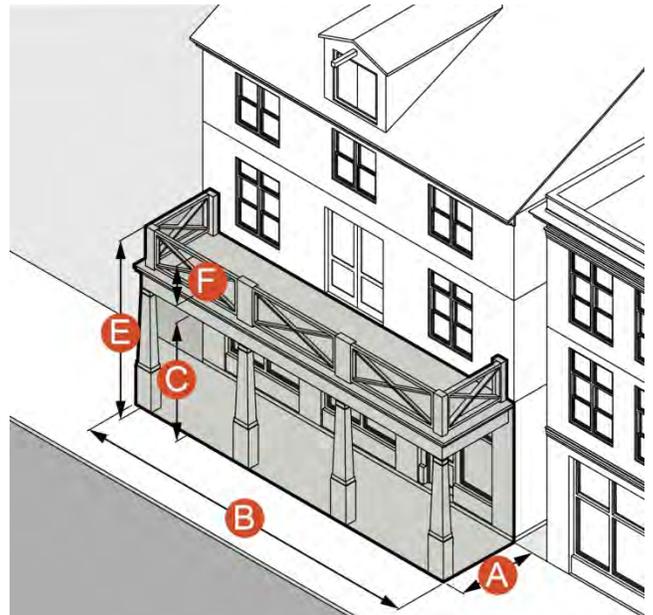


TABLE 5.2 - BUILDING FRONTAGES STANDARDS

O. ARCADE

1. DEFINITION

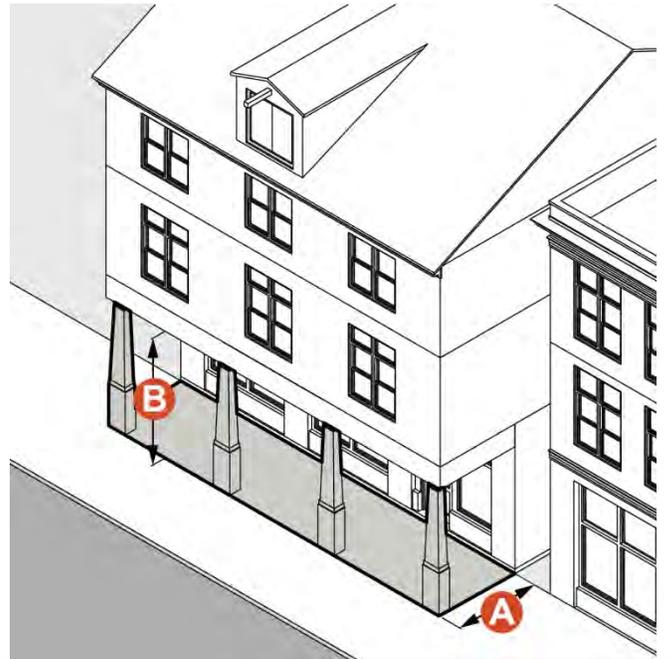
A Private Frontage where only the ground floor level of the building Facade is set back from the Street Line. The Building facade for the upper floors is at the Street Line and is supported by a colonnade with habitable space above. This frontage type is intended for buildings with ground floor commercial, hospitality or retail uses. This type is required to be used in conjunction with other frontage types to define individual or shared first floor entries facing the street.

2. DIMENSIONS

A. Depth, Clearance (Minimum)	12 Feet
B. Ground Floor Height, Clearance (Minimum)	14 Feet
C. Height (Maximum)	1 Story

3. STANDARDS

- A. These standards may be used in conjunction with those for the Shopfront or Officefront Frontage Types.
- B. Arcades shall have a consistent depth across the entire Facade.
- C. Arcades may not contain Driveways, parking, loading, or service areas or mechanical equipment or vents.
- D. Arcades are allowed to encroach within the frontage area to the Street Line, but in no case shall it extend in the public ROW.



6.0 BUILDING COMPONENTS

6.1. GENERAL

Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.

6.2. PERMITTED BUILDING COMPONENTS

Building components are permitted in accordance with the standards in Tables 6.1 and 6.2.

TABLE 6.1: PERMITTED BUILDING COMPONENTS AND ADDITIONS

BUILDING COMPONENT TYPES	BUILDING TYPES											Specific Standards
	A. Worker's Cottage, Cottage Court, Cohousing	B. S.F. Attached - Rowhouse	C. Paired House	D. Multi-Family Building	E. Live-Work/Shop House	F. General Commercial Building	G. Mixed-Use Building	H. Fabrication Building	I. Gas Backwards	J. Civic Building	K. Other Building Types	
A. Awning	P	P	P	P	P	P	P	P	P	P	SP	Table 6.2.A
B. Entry Canopy	P	P	P	P	P	P	P	P	P	P	SP	Table 6.2.B
C. Balcony	P	P	P	P	P	P	P	P		P	SP	Table 6.2.C
D. Bay Window	P	P	P	P	P	P	P	P		P	SP	Table 6.2.D
E. Deck	P	P	P	P	P	P	P	P		P	SP	Table 6.2.E
F. Roof Deck		P	P	P	P	P	P	P		P	SP	Table 6.2.F
G. Widow's Walk			P	P						P	SP	Table 6.2.G
H. Cupola			P	P		P	P	P	P	P	SP	Table 6.2.H
I. Tower			P	P		P	P	P		P	SP	Table 6.2.I
J. Turret		P	P	P		P	P	P		P	SP	Table 6.2.J
K. Cross Gable	P	P	P	P	P	P	P	P	P	P	SP	Table 6.2.K
L. Dormer Window	P	P	P	P	P	P	P	P	P	P	SP	Table 6.2.L
M. Rear Addition	P	P	P	P	P	P	P	P		P	SP	Table 6.2.M
N. Side Wing	P	P	P	P	P	P	P	P		P	SP	Table 6.2.N
O. Side Shop					P						SP	Table 6.2.O
P. Penthouse				P			P				SP	Table 6.2.P

Permitted *P*
 Special Permit *SP*

TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

A. AWNING

1. DEFINITION

A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.

2. DIMENSIONS

A.	Width (Minimum)	See Below
B.	Awning Depth (Minimum)	4 Feet
C.	Clearance (Minimum)	8 Feet
D.	Setback From Curb (Minimum)	3 Feet
E.	Valence Height (Min./Max.)	6 Inches/12 Inches

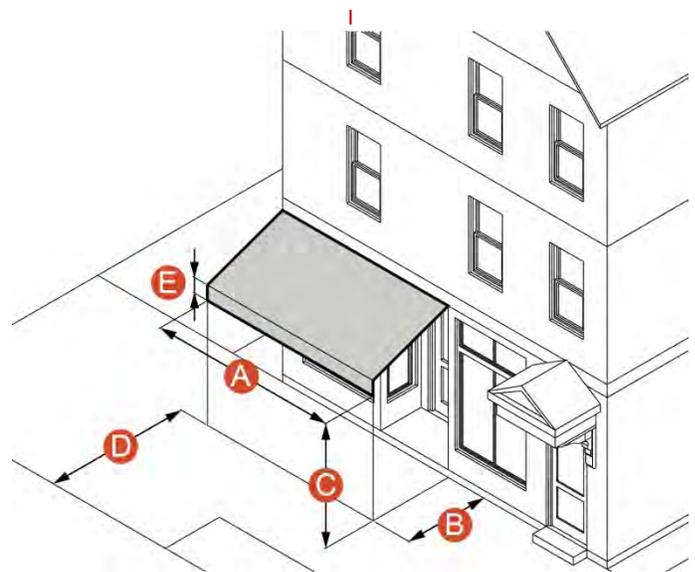
3. STANDARDS

A. Awnings must be securely attached to and supported by the building, and must fit the windows or doors the awning is attached to.

B. An awning must be made of durable, weather-resistant material that is water repellant. Internally illuminated or back-lit awnings are prohibited.

C. Internally illuminated or back-lit awnings are prohibited.

D. An awning that projects over the sidewalk of a public thoroughfare requires compliance with all Town Ordinances.



B. ENTRY CANOPY

1. DEFINITION

A wall-mounted structure providing shade and weather protection over the entrance of a building.

2. DIMENSIONS

A.	Width (Minimum)	See Below
B.	Depth (Minimum)	3 Feet
C.	Clearance (Minimum)	8 Feet
D.	Permitted Front Encroachment (Max.)	100%

3. STANDARDS

A. Entry canopies must be visually supported by brackets, cables, or rods.

B. The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

C. An entry canopy that encroaches into the right-of-way of a public thoroughfare requires compliance with all Town Ordinances.

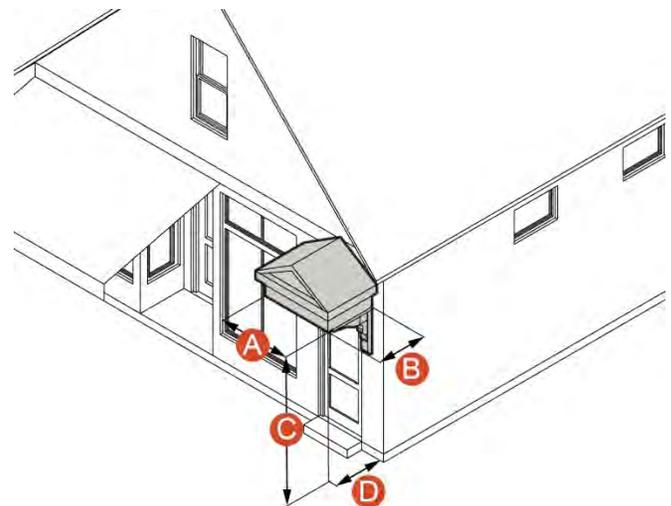


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

C. BALCONY

1. DEFINITION

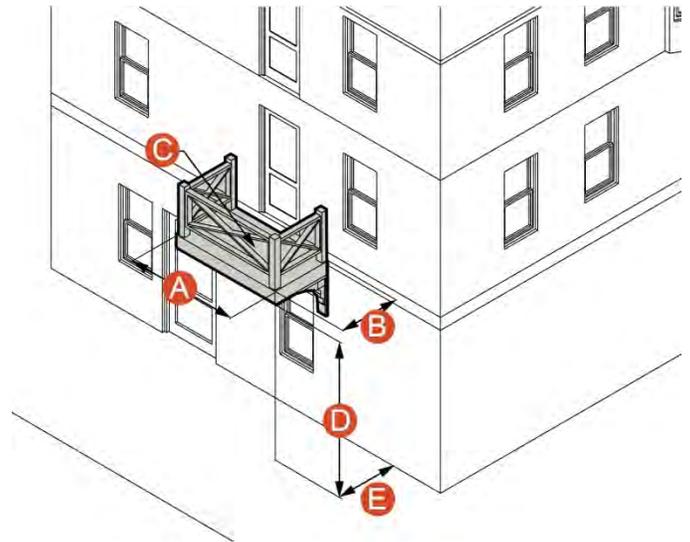
A platform with a railing that provides Outdoor Amenity Space.

2. DIMENSIONS

A. Width (Minimum)	5 Feet
B. Depth (Minimum)	5 Feet
C. Area (Minimum)	50 Sq. Feet
D. Clearance (Minimum)	One Story
E. Permitted Front Encroachment (Max.)	5 Feet

3. STANDARDS

- A. Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
- B. A projecting balcony must have a clear height above the ground of at least 12 feet.
- C. A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all Town Ordinances.



D. BAY WINDOW

1. DEFINITION

A window assembly extending from the main body of a building to permit increased light, multi-direction views, and articulate a building's facade.

2. DIMENSIONS

A. Width (Maximum)	50% of Façade or Elevation
B. Depth (Min./Max.)	1 Foot/3 Feet
C. Height (Maximum)	Height of Building
D. Fenestration (Minimum)	60%
E. Permitted Front Encroachment (Max.)	3 Feet

3. STANDARDS

- A. Bay windows must have a foundation extend all the way to ground level or be visually supported by brackets or other architectural supports.
- B. Bay windows projecting over the sidewalk of a public thoroughfare must have 12 feet of clearance and require compliance with all Town Ordinances.

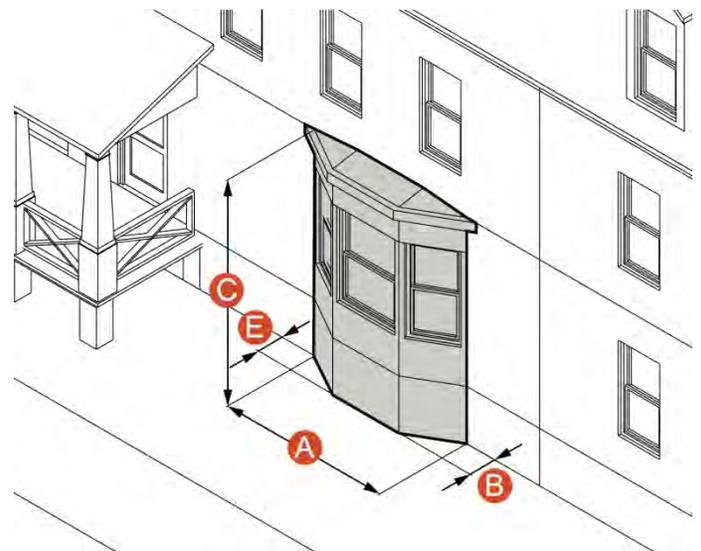


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

E. DECK

1. DEFINITION

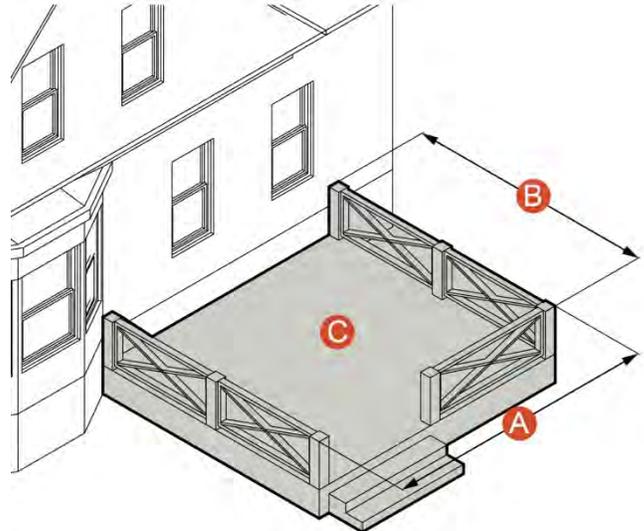
A roofless, raised platform accessible from a secondary entrance to a building that provides Outdoor Amenity Space.

2. DIMENSIONS

A. Width (Minimum)	N/A
B. Depth (Min./Max.)	4 Feet/10 Feet
C. Furniture Area (Minimum)	N/A

3. STANDARDS

- A. Roof decks should include screening walls or devices at the sides to limit views of abutting properties from elevated vantage points.



F. ROOF DECK

1. DEFINITION

A roofless, raised platform on the roof of a building that provides Outdoor Amenity Space.

2. DIMENSIONS

A. Setback from Facade (Minimum)	5 Feet
B. Railing Height (Min./Max.)	3 Feet/4 Feet

3. STANDARDS

- A. Roof decks are only permitted on flat roofs.
- B. The flooring of a roof deck must be no more than two feet above the roof supporting the deck.
- C. Roof decks located within five (5) feet of a side rear lot line must provide sight obscuring visual screening so that it is at least fifty percent (50%) opaque.
- D. Roof deck access structures, such as stairwell penthouses, may not exceed 10 ft. in height and may only serve to enclose the access stairs.
- E. Roof decks should include screening walls or devices at the sides to limit views of abutting properties from elevated vantage points.

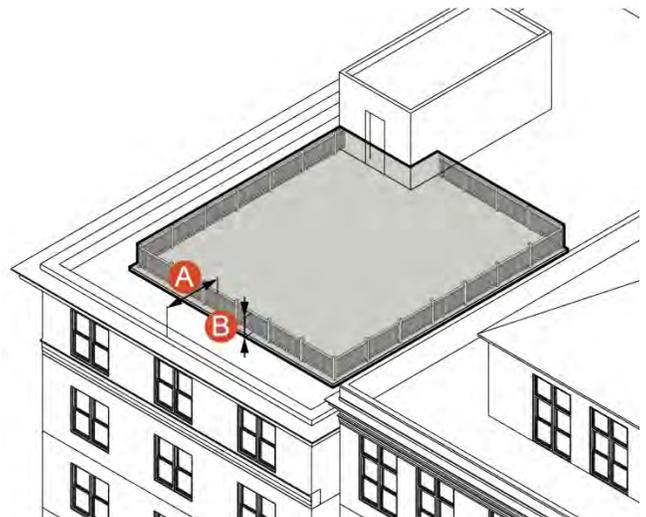


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

G. WIDOWS WALK

1. DEFINITION

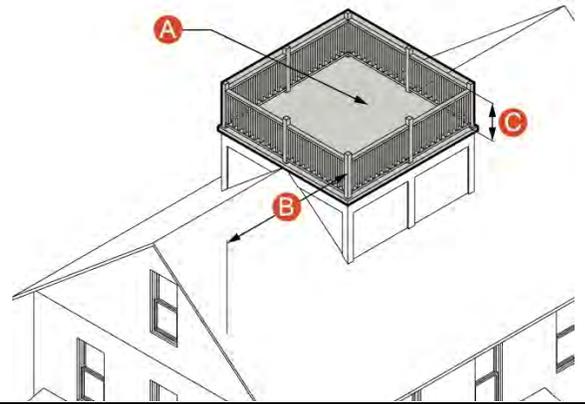
A roofless, raised platform on the roof of a building that provides an Outdoor Amenity Space and unimpeded views from nearby houses.

2. DIMENSIONS

A. Total Area (Maximum)	400 Sq. Feet.
B. Setback From Facade (Minimum)	5 Feet
C. Railing Height (Min./Max.)	3 Feet/4 Feet

3. STANDARDS

- A. The width of Roof Walks may not exceed 50% of the building width.
- B. The railing must be constructed with posts and rails with spacing such that it does not exceed 50% opacity.



H. CUPOLA

1. DEFINITION

A small structure on top of a building which usually crowns a larger roof or dome, and often used to provide a lookout or to admit light and air.

2. DIMENSIONS

A. Total Area (Maximum)	100 Sq. Feet.
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3. STANDARDS

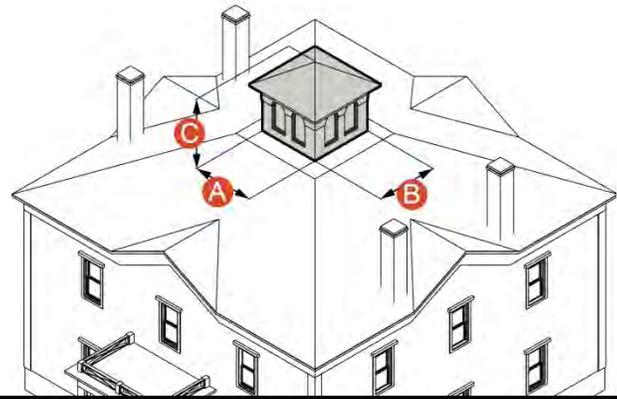


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

I. TOWER

1. DEFINITION

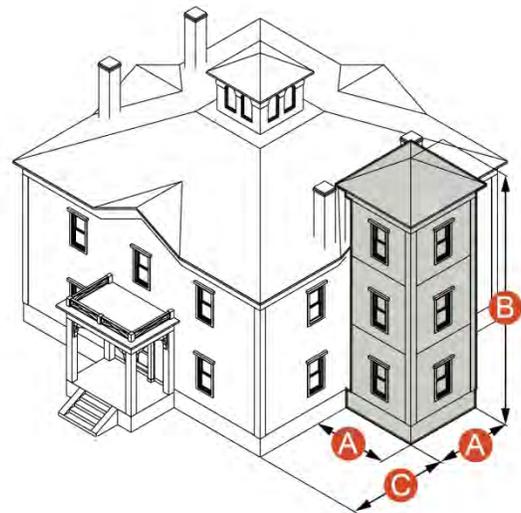
A structure high in proportion to its lateral dimensions, forming part of a building at the corner or mid wall of a primary building.

2. DIMENSIONS

A. Width and Depth (Maximum)	30% of Façade or Elevation
B. Height (Maximum)	Height of Building
C. Fenestration (Minimum)	40%

3. STANDARDS

- A. Towers may be used for as living space, general utilities, elevator and staircases between the stories, or observation.



J. TURRET

1. DEFINITION

A turret is a small tower that projects vertically from the wall of a building.

2. DIMENSIONS

A. Width and Depth (Maximum)	30% of Façade or Elevation
B. Height (Maximum)	Height of Building
C. Fenestration (Minimum)	40%

3. STANDARDS

- A. Turrets may be used for as living space, staircases between the stories, or observation.

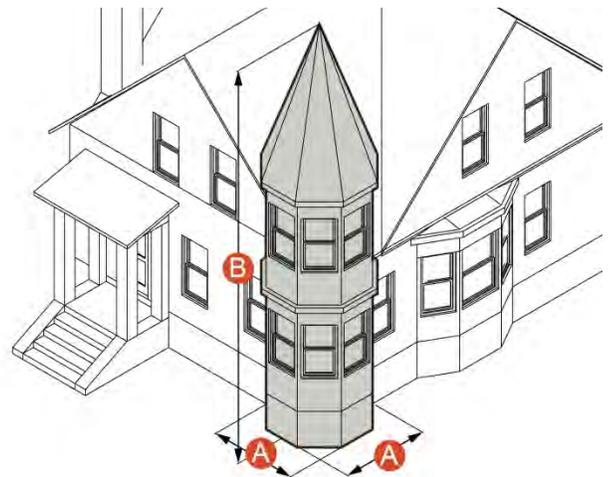


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

K. CROSS GABLE

1. DEFINITION

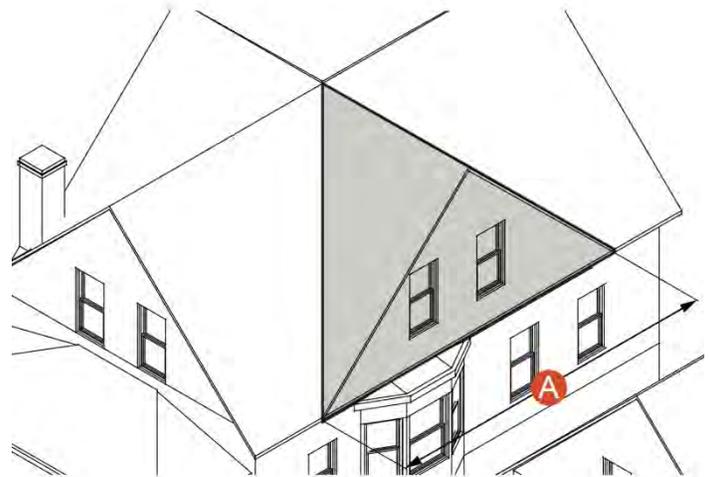
A sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.

2. DIMENSIONS

A. Width (Maximum)	50% of the eave length of the main roof
--------------------	---

3. STANDARDS

- A. The rakes of the cross gable roof must be structurally integrated into the eave of the main roof.



L. DORMER WINDOW

1. DEFINITION

A window or set of windows that projects vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.

2. DIMENSIONS

A Width (Maximum)	24 Feet or 50% of the eave length whichever is shorter
B Front and Rear Wall Setback (Minimum)	3 Feet
C Side Wall Setback (Minimum)	2 Feet
D Ridgeline Setback (Minimum)	1 Foot
E Roof Slope (Rise:Run Minimum)	4:12
F Fenestration (Minimum)	50%

3. STANDARDS

- A Setbacks are strictly enforced regardless of permitted dormer width.

The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.



TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

M. REAR ADDITION

1. DEFINITION

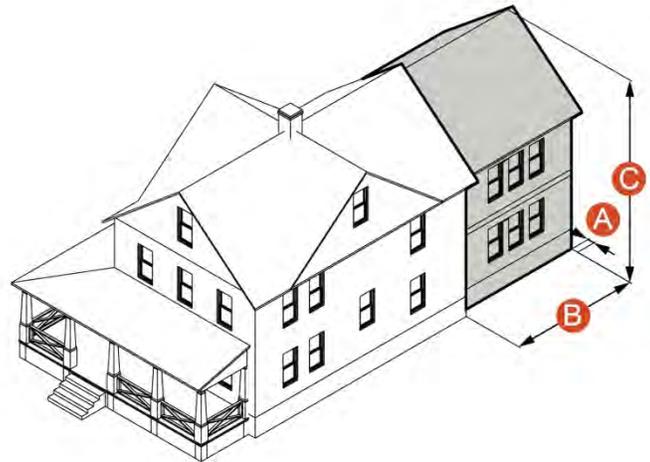
An extension from the rear wall of the main body of a building.

2. DIMENSIONS

A	Setback from Side Elevation (Minimum)	1 Foot
B	Depth (Maximum)	50% or Depth of Principal Building
C	Height (Maximum)	2 Stories
D	Floor Plate Area (Maximum)	50% of the Floor Plate of the Principal Building

3. STANDARDS

A The slope of any pitched roof of a rear addition must be equal to or less than slope of the roof of the main body of the building and no less than nine and one-half degrees (9.5°; 2:12).



N. SIDE WING

1. DEFINITION

A multi-story extension from one or more side walls of the main body of a building.

2. DIMENSIONS

A	Setback from Front Façade (Minimum)	10 Feet
	Width (Maximum)	
B.	One (1) Story	1/2 of Body Width
C	Two (2) Story	1/3 of Body Width
D	Height (Minimum)	Same as Principal Building
E	Floor Plate Area (Maximum)	50% of the Floor Plate of the Principal Building

3. STANDARDS

A. Side wings must include a similarly style roof as the Principal Building.

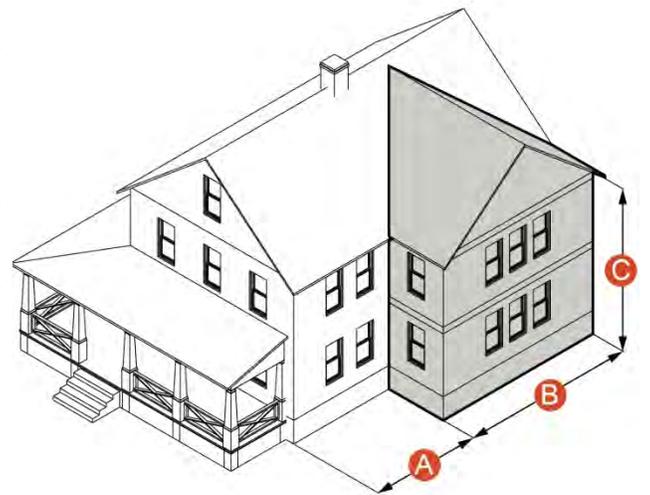


TABLE 6.2 - BUILDING COMPONENT STANDARDS AND DIAGRAMS

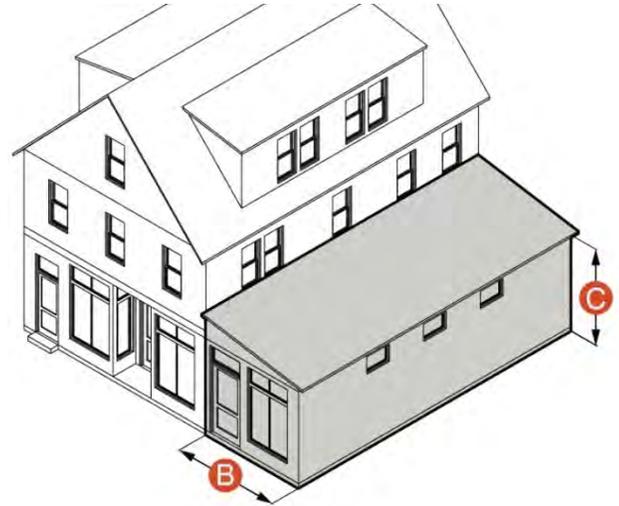
O. SIDE SHOP

1. DEFINITION

A one-story extension of the front wall and main body of a commercial or mixed use building.

2. DIMENSIONS

A. Setback from Front Façade (Maximum)	5 Feet
B. Width (Maximum)	30% of Body Width of Principle Storefront
C. Height (Maximum)	1 Story
D. Floor Plate Area (Maximum)	30% of the Floor Plate of the Principal Building
E. Fenestration (Minimum)	60%



3. STANDARDS

P. PENTHOUSE

1. DEFINITION

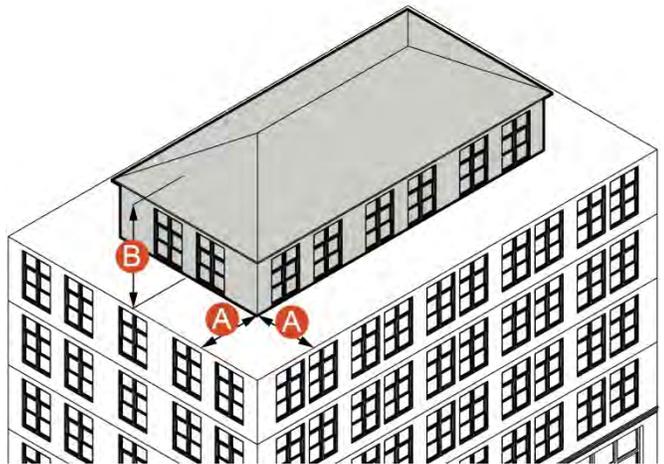
A rooftop structure containing habitable and non-habitable uses.

2. DIMENSIONS

A. Setback from Edge of Roof (Ratio)	1:1 Height to Setback
B. Height	18 Feet
C. Floor Plate Area (Maximum)	50% of the Floor Plate of the Principal Building

3. STANDARDS

- A. Habitable space in a penthouse may include residential living space, office space, common recreation space (which could be associated with a rooftop terrace), or commercial space such as a lounge or a restaurant on the roof.
- B. Non-habitable space may include mechanical equipment, stair or elevator overruns, or storage.



7.0 SIGNAGE

7.1. PURPOSE

The purpose of this Section is to provide property owners and occupants an opportunity for effective identification subject to reasonable, yet appropriate conditions for identifying goods sold or produced or services rendered in the CBZDs, and maintain and enhance the quality of the Town's appearance by:

- A. Controlling the size, location and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and will enhance the overall appearance of the built environment.
- B. Ensuring that signs are located and designed to maintain a safe and orderly pedestrian and vehicular environment; and reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.
- C. Providing a pleasing overall appearance, historic setting, and community character which is vital to economic attractiveness of the downtown Danvers area;
- D. Allowing signs appropriate to the planned character of the CBZDs within the context of surrounding neighborhoods and the downtown area; and
- E. Promoting the public safety, welfare, convenience and enjoyment of the residents of Danvers.

7.2. APPLICABILITY

- A. The provisions of this Section will supersede the Danvers Zoning Bylaws, Section 35 – Sign Regulations for the Downtown Improvement District and Section 37 – Sign Bylaw.
- B. Nothing contained in this Section shall be construed as the content-based regulation of sign messages prohibited by the federal or state constitution, statutes, or court decisions.
- C. Nothing contained in this Section shall be construed to conflict with M.G.L. Chapter 85, Section 8 & 9 or M.G.L. Chapter 93, Sections 29 through 33, as amended.

7.3. SPECIAL PERMIT REVIEW

- A. Review Criteria: Signs permitted by Special Permit require supplemental review and must meet certain performance standards for the issuance of a sign permit. The Planning Board shall serve as the Special Permit Granting Authority (SPGA) for the purpose of reviewing Special Permit applications for signs under this section. In its discretion to approve or deny a special permit to authorize a sign, the SPGA shall consider the following criteria:
 - 1. Design of the sign as an effective means of communication.
 - 2. Compatibility with the visual character of the surrounding area.
 - 3. Appropriate sizing for the location.
 - 4. The potential for adverse effects on nearby properties and pedestrian and traffic safety.
- B. Concurrent Applications: Review of Special Permit applications that appear before the Planning Board for projects additionally requiring site plan review may appear

concurrently before the board in accordance with the submission and procedure requirements for such applications.

7.4. SIGN MAINTENANCE, ABANDONMENT AND REMOVAL

- A. All signs, including nonconforming signs, together with any supports, braces, anchors, and other supporting hardware, must be maintained in good condition or state of equivalent quality to which was approved or required by the Town. If the Zoning Enforcement Officer is of the opinion that a sign is not secure, safe or in good state of repair, it shall give written notice of this fact to the person responsible for the maintenance of the sign. If the defect in the sign is not corrected within the time permitted by the Zoning Enforcement Officer, the Zoning Enforcement Officer may revoke the permit to maintain the sign and may remove the sign and keep possession of same until the owner pays the cost of removal.
- B. When an existing sign is removed, replaced, or repaired, all supports, braces, anchors, and other supporting hardware that is no longer required must be removed, and any surfaces baring evidence of attachment must be repaired.
- C. An on-premise sign advertising an activity, business, service or product must be removed or the sign face replaced with a blank face within 60 days of the activity, business, or service promoted by the sign being discontinued on the premises where the Sign is displayed.
- D. If the use is not reestablished or a new use is not established within two (2) years, then the entire sign structure and mounting hardware must be removed.

7.5. MAXIMUM BUILDING SIGNAGE AND SIGN COPY AREA

- A. The maximum square footage of all signage for a building in the CBZD shall be the combined length of all building frontage on Primary and Secondary Streets multiplied by two. This includes any combination of Permanent Principal Signs in accordance with the standards established in Table 7.4 for individual sign types.
- B. For A-frame, awning/canopy, building mounted, freestanding, and projecting signs, the sign copy area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing that are incidental to the display itself. Only one side of a projecting sign shall be counted in computing the total square feet of signs on a sign frontage.
- C. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols, together with any background of a different color than the natural color of the building.
- D. For a sign consisting of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall or window, the area shall be considered that of the smallest rectangle or other geometric shape that encompasses all of the letters or symbols.

7.6. SIGN ILLUMINATION

Conforming signs may be illuminated according to the following standards:

- A. General: Illuminated signs indicating if a business is open must be turned off except during the hours of operation.
- B. External Illumination:
 - 1. An externally illuminated sign is characterized by the use of artificial light reflected off the surface of a sign.
 - 2. External light sources must be shielded so that they illuminate only the face of the sign and do not shine directly onto a public right-of-way or onto adjacent properties.
 - 3. Light fixtures that project from the facade of a building for externally illuminated signs are exempt from setback requirements, but should be simple and unobtrusive in design and not obscure the sign content.
- C. Internal Illumination:
 - 1. An internally illuminated sign is characterized by the use of artificial light projecting through or from behind the surface of a sign.
 - 2. Channel letters may be internally lit or back-lit.
 - 3. Blade signs may be internally lit if the background is opaque or of a darker color than the message of the sign and the lettering is no more than 50% of the surface area of the sign
 - 4. Exposed neon is only permitted for wall or windows signs.
- D. Backlit (i.e. Halo) Signs: Backlit Signs shall light lettering and logo and other related sign elements only, and lighting design shall be such that no excess light spill or glare results from the back lighting fixtures and/or source. The back lit sign shall not increase the measurable vertical light level at a point 20 feet distant from the Sign in any direction.
- E. Neon Signs: Neon signs are permitted by Special Permit as an alternative form of Band, Blade, or Window sign subject to the same design standards in Table 7.3.

7.7. STRUCTURES AND INSTALLATION

- A. Support Elements: Supports and braces shall be designed as an integral part of the sign design and hidden from public view to the maximum extent practical.
- B. Electrical Service:
 - 1. All electrical fixtures, devices, circuits, conduits, raceways or apparatus used to illuminate, move or project any sign shall be installed and maintained in accordance with the building code and the electrical code. Electrical permits are required for signs with an electrical component.
 - 2. When electrical service is provided to freestanding signs, all such electrical service is required to be underground and concealed.
 - 3. Conduits and other components of a sign illumination system shall be designed as an integral part of the sign design and hidden from public view to the maximum extent practical.
- C. Limitation on Attachments and Secondary Uses: All permitted sign structures and their associated landscape areas shall be kept free of supplemental attachments or secondary uses including, but not limited to, supplemental advertising signs not part of a permitted sign, light fixtures, newspaper racks, or trash containers. The use of sign structures and associated landscape areas as support structures for outdoor product display is prohibited.

- D. Durable Materials: All permanent signs permitted by this section shall be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of an urban environment.

7.8. SIGN PLACEMENT AT INTERSECTIONS

For parcels located at the corner of two intersecting public or private streets including, but not limited to, driveways and service lanes associated with commercial and/or business sites, a clear view triangle shall be maintained. The triangle shall be the area formed by measuring a distance of 20 feet from the corner of the parcel along the lot lines and connecting the end points so as to establish a triangle on the area of the lot adjacent to the street and/or drive intersections. No sign, nor any part of a sign, other than a supporting pole or brace measuring 18 inches or less in width or diameter, shall be located between 3 feet and 10 feet above the grade within this sight triangle.

7.9. PERMITTED ACCESSORY AND PRINCIPAL SIGNS

- A. Permanent Accessory Signs Standards: Permanent Accessory Signs shall meet the standards set forth in Tables 7.1 and 7.3.A through E below:

TABLE 7.1: PERMANENT ACCESSORY SIGNS

Sign Types	CBZDs
A. A-Frame/Sandwich Board Signs	P
B. Display Case	P
C. Directory Signs and Nameplates	P
D. Other Accessory Signs	SP

P Permitted by Right with Specifications under this Article

SP Permitted by Special Permit from the Planning Board.

- B. Permanent Principal Signs Standards: Permanent Principal Signs shall meet the standards set forth in Tables 7.2 and 7.4.A through K below:

TABLE 7.2: PERMANENT PRINCIPAL SIGNS

Sign Types ¹	CBZDs
A. Awning and Canopy Signs	P
B. Bracket Signs	P
C. Blade and Projecting Signs	P
D. Freestanding and Yard Signs	P
E. Vertical Blade/Banner Signs	P
F. Marquee Signs	P
G. Suspended Signs	P
H. Wall Mural	P
I. Window Signs	P
J. Wall Signs	P
K. Other Principal Signs	SP

P Permitted by Rights with Specifications under this Section

SP Permitted by Special Permit by the Planning Board

1. All signs internally illuminated and/or including a static or dynamic message board shall require a special permit.

TABLE 7.3: PERMANENT ACCESSORY SIGN STANDARDS

A. A-FRAME AND SANDWICH BOARD SIGNS



DEFINITION:

A freestanding portable sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face, and which is intended to be placed in a sidewalk or pedestrian way.

ZONING DISTRICTS ALLOWED:

See Table 7.1

SIGN SPECIFICATIONS:

Number of Signs:	1 per business unit max.
Placement:	8 feet from principal entrance max.
Sign Height:	4 feet max.
Sign Width:	2 feet max.
Sign Area:	8 sq. ft. max per side.
Illumination:	Prohibited

OTHER FUNCTIONAL STANDARDS:

One (1) Sidewalk sign is permitted per ground story tenant.

Sidewalk signs may be placed outdoors on site or on a public sidewalk during business hours and must be removed when the business is closed.

Sidewalk signs displayed on a public sidewalk are prohibited from interfering with pedestrian travel and shall leave clear an accessible walkway area of 4 feet minimum.

A sidewalk sign must be vertically oriented, with a height greater than its width and made of wood, metal, or slate (chalkboard).

A sidewalk sign is not permitted to be illuminated or contain any electronic components.

A sidewalk sign may not be placed outdoors when high winds, heavy rain, or heavy snow conditions are present. The Department Public Works may remove a sidewalk sign during snow removal operations, and is not liable for damage to a sidewalk sign caused by snow removal operations.

Design/Construction: Constructed of a min. ¾" high density exterior grade compressed wood or molded plastic of weight and durability to withstand wind gusts and maintained in a professional manner free from chipping paint, cracks, loss of letters, and other damages.

B. DISPLAY CASE



DEFINITION:

A wall mounted, lockable, framed cabinet with a transparent window to display a changeable menu or list of event show times. Display cases are intended to be viewed at close range by pedestrians.

ZONING DISTRICTS ALLOWED:

See Table 7.1

SIGN SPECIFICATIONS:

Number of Signs:	1 per 4 business; 4 max. for theaters per frontage.
Placement:	Shall be attached to the building wall on the primary or secondary frontage.
Sign Height:	Top of sign case shall not exceed 7 feet from grade.
Sign Width:	4 feet max.
Sign Area:	6 feet max.
Illumination:	Non-illuminated, or illuminated from inside the display case.

OTHER FUNCTIONAL STANDARDS:

Outdoor display cases for theaters may be larger but shall not exceed 12 sq. ft.

C. DIRECTIONAL SIGNS



DEFINITION:

A traffic, direction or informational on-premises sign located on private property at the curb cuts of an establishment giving direction or information as to entrance, exit and/or the like. Such signs may contain a logo or other information identifying the use of the premises so long as such information is for direction and point of reference and not for advertising purposes. Directional Signs may include information and directions necessary or convenient for persons accessing the property including signs marking entrances and exits, parking areas, one-way drives, rest rooms, pickup and delivery areas, loading zones and the like.

ZONING DISTRICTS ALLOWED:

See Table 7.1

SIGN SPECIFICATIONS:

Number of Signs:	Unlimited, except that directional signs placed near driveway openings shall be limited to a max of one (1) at each location or access point per direction of travel. (e.g. One way ingress driveways are allowed one (1) sign, two-way driveways are permitted two (2) signs.
Placement:	Building-mounted directional signs must be affixed flat against the building wall, no higher than the 1st floor.
Sign Height:	Building Mounted: Max 8' from grade Freestanding: Max 3' from grade
Sign Area:	3 sq. ft. per face
Illumination:	Internal illumination or non-illuminated, only

D. DIRECTORY AND NAMEPLATE SIGNS



DEFINITION:

A single sign comprised of uniform individual signs placed or displayed in sequence and which may provide information in a list, roster, or directory format; generally a sign listing the names and/or use, or location of more than one business, activity or professional office conducted within a building, group of buildings or commercial center.

ZONING DISTRICTS ALLOWED:

See Table 7.1

SIGN SPECIFICATIONS:

Number of Signs:	1 per address unless the street frontage of said institution exceeds one hundred (100) feet, then one (1) sign for each hundred (100) feet is allowed but in no event more than three (3) such signs per address.
Placement:	May be building mounted or mounted on a low profile freestanding sign
Sign Height:	Max 6' above grade
Sign Area:	Max 16 sq. ft.
Illumination:	Non-illuminated, Internally-illuminated or Indirectly illuminated

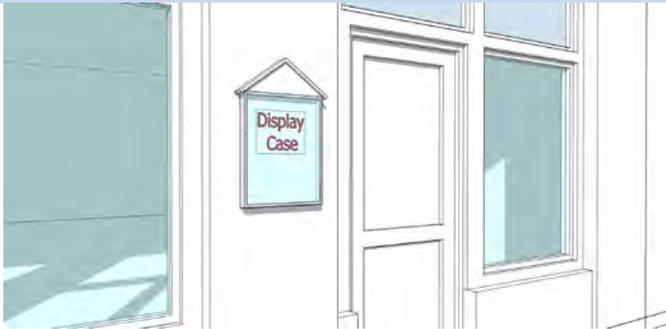
OTHER FUNCTIONAL STANDARDS:

Directory signs may be placed at points nearest pedestrian entry to businesses within a multi-tenant development and/or within (pedestrian) open spaces.

A nameplate shall only provide the name, address or logo of an owner, tenant, and/or the building to which it is affixed.

Nameplates shall consist of either a panel or individual characters applied to building walls within 4 feet of an entrance to the building.

E. DISPLAY CASE



DEFINITION:

A wall mounted, lockable, framed cabinet with a transparent window to display a changeable menu or list of event show times. Display cases are intended to be viewed at close range by pedestrians.

ZONING DISTRICTS ALLOWED:

See Table 7.1

SIGN SPECIFICATIONS:

Number of Signs:	1 per 4 business; 4 max. for theaters per frontage.
Placement:	Shall be attached to the building wall on the primary or secondary frontage.
Sign Height:	Top of sign case shall not exceed 7 feet from grade.
Sign Width:	4 feet max.
Sign Area:	6 feet max.
Illumination:	Non-illuminated, or illuminated from inside the display case.

OTHER FUNCTIONAL STANDARDS:

Outdoor display cases for theaters may be larger but shall not exceed 12 sq. ft.

TABLE 7.4: PERMANENT PRINCIPAL SIGN STANDARDS

A. AWNING AND CANOPY SIGNS



DEFINITION:

A sign suspended from, attached to, supported from or forms part of a roof-like cover made of canvas or similar material which projects from the wall of a building for the purpose of shielding a doorway or window from the elements, not including a marquee. (An awning or canopy may or may not have signage.)

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per business unit
Placement:	Top of awning may not extend above the bottom of the second story window of building. Canopy sign must be 10' min. from another canopy sign
Sign Height:	Max. 10' from grade to sign bottom Min. clearance above sidewalk 8.'
Sign Area:	The lesser of 1 sq. ft. of sign area per linear foot of awning width; or 75% of valance or face and/or 25% of the sloping plane
Sign Lettering:	5" min.; 10" max. of awning valance 18" max. of sloping plane
Illumination:	Canopies may be non-illuminated, internally-illuminated or indirectly illuminated If sign letters or logos are placed on the awning, only the face area containing the letters or logos may be illuminated. All illumination must be internal behind the surface of the awning/canopy.
OTHER FUNCTIONAL STANDARDS:	
Signage on canopy shall be limited to the face or may project above. Awning signs shall not be internally illuminated or backlit.	
Canopy signs may be backlit.	

B. BRACKET SIGNS



DEFINITION:

A freestanding sign attached to the ground by one or more support structures that is not higher than 5 feet and hangs from a bracket or support.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per shopfront
Placement:	Within the Sign Band
Sign Area:	9 Square Feet Maximum
Sign Structure Height:	5 Feet Maximum
Sign Area Height:	3 Feet Maximum
Sign Area Width:	3 Feet Maximum
Sign Structure Area Depth:	6 Inches Maximum
Illumination:	Band signs may be externally illuminated or backlit. Neon is permitted
OTHER FUNCTIONAL STANDARDS:	
A bracket sign must be located at least 25 feet from another bracket sign.	
The hanging bracket must be an integral part of the sign design.	
A bracket sign can only be externally illuminated in accordance with Section 7.6.	

C. BLADE AND PROJECTING SIGNS



DEFINITION:

A building mounted sign attached to, and extending from, a building or support beam in whole or in part which extends beyond said building.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per business unit
Placement:	Projecting signs may encroach into the public right-of-way but shall not be located within 3' to the closest curb line. Sign shall be mounted a min. of 6" away from the building.
Sign Height:	Min 10' from grade to the bottom of the sign.
Sign Area:	Max 20 sq. ft. for each business unit. Wall signs are counted toward total signage area limit for the building.
Illumination:	Non-illuminated or externally illuminated. Down-directed, fully-shielded fixtures only. Accent lighting may consist of special lighting strips (non-scrolling or non-flashing LED or neon) in order to highlight logos or individual letters but does not dominate sign and shall not be considered internal illumination for the purposes of this section.

OTHER FUNCTIONAL STANDARDS:

- Blade signs may be double-sided
- Blade signs shall be permitted only for uses that have a principal entrance on the first floor.
- 6 sq. ft. max. sign area
- 4' max. sign width and height
- 8" max. letter height
- Clear Height: 8' min.; 14' max. measured from the street grade to the top of the light standard or supporting standards, whichever is greater.
- All signs overhanging a public way must be covered by an insurance policy naming the Town of Danvers as coinsured for an amount to be established by the Town, evidence of which must be provided upon application for a sign permit from the Department of Inspectional Services.

D. FREESTANDING SIGNS



DEFINITION:

A sign (not including sandwich board signs) that is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 for each street frontage maximum For home occupations: Max 1 sign
Placement:	When more than 1 freestanding sign is proposed on a site with multiple frontages, a minimum of 60 linear feet shall separate each sign. No portion may project into, over or otherwise encroach on a public right of way. Freestanding signs must have a 6' min setback from any interior side lot line and 30' from any residential zoning district
Sign Height:	Max. 10 ft above grade Max 40 sq.ft.
Sign Area:	When only 1 is proposed where 2 are permitted, the maximum sign area may be increased subject to approval and a release of rights to additional freestanding signs for the duration of use of the single larger sign, evidenced by a recordable form of acceptance signed by the property owner.
Illumination:	Permitted per requirements in Section 3263 C.
Landscaping:	Required landscaped area around base of the sign equal to 12 sq. ft. consisting of shrubs and/or perennial ground cover plants on permeable ground cover or raised bed with sod and plantings.

D. FREESTANDING SIGNS, Continued

OTHER FUNCTIONAL STANDARDS:

General:

Freestanding signs may be double-sided.

Freestanding signs may not be located in the public R.O.W.

Freestanding signs may be externally illuminated or backlit.

Banks:

Total sign area not to exceed 1 1/2 sq. ft. per 1 linear foot of building frontage.

Freestanding or ground sign max. 40 sq. ft.

Freestanding or ground sign max. 10 from grade to bottom of sign.

1 freestanding or ground sign per business.

Gas/Service Stations:

Freestanding sign max. of 30 sq. ft.; 1 max. per street frontage.

Ground signs and monument signs may be substituted for free standing signs.

Electronic display signs showing gas prices may be incorporated into freestanding signage and may be double-faced.

Gas Pump/Service Island - Canopy sign max. of 50 sq. ft. for each side of the service island canopy. Signs shall extend horizontally a max. of 80% of the width of the service island canopy on which it is displayed.

Freestanding and Gas Pump/Service Island signs may be non-illuminated, internally-illuminated, or indirectly illuminated.

E. VERTICAL BLADE/BANNER SIGNS



DEFINITION:

A tall, narrow, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Vertical blade/banner signs are intended to be viewed by pedestrians and motorists from a distance.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 sign per 15 feet of façade width; 4 signs max.
Placement:	Signs shall be placed above the first story.
	Signs may encroach into the public right-of-way but shall not project more than 3' from the building facade.
	Sign shall be mounted a minimum of 6" away from the building facade.
Sign Height:	10 feet max.
Sign Width:	4 feet max.
Sign Area:	Max 20 sq. ft. for each business unit.
	Wall signs are counted toward total signage area limit for the building.
Sign Lettering:	75% of sign width maximum
Illumination:	Non-illuminated or externally illuminated. Down-directed, fully-shielded fixtures only.

OTHER FUNCTIONAL STANDARDS:

Vertical Blade/Banner signs may be double-sided

Blade signs shall be permitted only for uses on site.

No portion of the sign may project above the roof-line of the facade to which it is attached.

Information type is limited to business name and logo. Additional information is prohibited.

F. MARQUEE SIGNS



DEFINITION:

A sign painted on, attached to, or supported by a marquee—a permanent roof-like shelter, either open or covered, extending from part or all of a building face and constructed of some durable material which may or may not project over a public right-of-way.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	Max. 1 per marquee per building.
Placement:	Primary facades only
Sign Height:	Min 10' from grade to bottom of the sign.
Sign Area:	Max 75% of marquee structure's width and height. Marquees signs counts toward total signage area limit for the building.
Projection:	6' min./10' max.

OTHER FUNCTIONAL STANDARDS:

- Max. width shall be the width of the building frontage
- Max. height of the sign is 50% of the first story height
- Min. distance from the curb is 3'
- Marquee signs shall be allowed only for theaters, performing arts venues, and sports arenas.
- Marquee signs shall be located above the principal entrance of the building.
- Marquee signs shall be cantilevered or supported from above; Columns or posts are prohibited.
- Changeable message boards with removal physical lettering or electronic message displays may be permitted.

G. SUSPENDED SIGNS



DEFINITION:

A small, two-sided sign mounted to the underside of an awning, canopy, or roof of a porch that identifies a commercial establishment. Suspended signs are intended to be viewed by pedestrians at close range on the same side of the street.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per business unit
Placement:	A suspended sign may not extend beyond the edge of the awning or canopy it is mounted below. Clear height over the sidewalk is 8' min. Information type is limited to business name or logo. Additional information is prohibited.
Sign Height:	3 feet max
Sign Width:	3 feet max
Sign Area:	4 sq. ft. per side max.
Illumination:	Non-illuminated or externally illuminated. Down-directed, fully-shielded fixtures only. Accent lighting may consist of special lighting strips (non-scrolling or non-flashing LED or neon) in order to highlight logos or individual letters but does not dominate sign and shall not be considered internal illumination for the purposes of this section.

H. WALL MURALS



DEFINITION:

A sign that is directly painted on to the exterior wall of a building or screen printed, sewn, or adhered onto a canvas-like material that is mounted flush with the facade of a building that identifies a commercial establishment. Wall murals are intended to be viewed by pedestrians and motor vehicles from a distance.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per building
Placement:	On the building façade is a space generally visible to the public.
Sign Area:	1,000 sq. ft. max.
Sign Height:	50 feet max.
Sign Width:	50 feet max.
Height above the Ground:	1 story min.
Illumination:	Only external illumination is permitted.

OTHER FUNCTIONAL STANDARDS:

Lettering or logos must be limited to no more than 20% of the surface area of the wall mural.

Requires Special Permit from Planning Board

I. WINDOW SIGNS



DEFINITION:

Any non-illuminated or electronic/electrical static sign (with the exception of neon which shall be permitted as a window sign) which is (a) painted on, applied to, attached to or projected upon the glass area of a building, including doors, whose identification, message, symbol, insignia, visual representation, logo type, or any other form which communicates information is intended to be read from off-premises, contiguous property or a public right-of-way and/or (b) affixed to or within twelve (12) inches of windows of a building, whether temporary or permanent, which may be viewed from the exterior of the building.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	1 per window and/or 1 per door max.
Placement:	3' min. height from sidewalk to bottom of the sign. See definition above.
Sign Area:	25% of the window area max. Window signs count toward total signage area limit for the building.
Sign Lettering:	18" max lettering height.

Illumination: Window signs shall not be illuminated however the use of neon is otherwise permitted

OTHER FUNCTIONAL STANDARDS:

Characters and logos shall be placed directly on the window or hang no more than 12" from the glass.

Items placed more than 12" from the glass shall not be considered a sign.

Information type is limited to business name, logo, hours of operations, and product types.

Window signs shall not interfere with the primary function of the window, which is to enable pedestrians and public safety personnel to see through windows into the premises and view product display.

J. WALL SIGNS



DEFINITION:

A sign attached to, painted on or erected against a wall, parapet, fascia, or a building or structure with the exposed face of the sign in a plane parallel to the vertical face of the building or structure.

ZONING DISTRICTS ALLOWED:

See Table 7.2

SIGN SPECIFICATIONS:

Number of Signs:	One (1) wall sign permitted per business frontage on a Primary or Secondary Street in the CBZD.
Placement:	Wall sign shall project a maximum of 15 inches from building wall. Shall extend horizontally a maximum of 80% of the width of the building wall on which it is displayed.
Sign Area:	Max of 1 sq. ft. for each linear foot of primary business façade of each business unit. If business has frontage on two or more streets, the primary façade contains the primary entrance. Max ½ sq. ft. for each linear foot of façade on side with secondary entrances. Two or more businesses served by a single common building entrance are considered 1 business for sign computation purposes; Max 2 sq. ft. for each linear foot of building frontage for the entrance.

OTHER FUNCTIONAL STANDARDS:

Banks:

Wall sign max. 1 sq. ft. of sign area per linear foot of building frontage.

Wall signs max. 10' above grade to bottom of sign.

1 Wall sign per business frontage.

Wall signs may be non-illuminated, internally-illuminated, or indirectly illuminated.

The sign shall not obscure architectural features of the building (including but not limited to cornices, lintels, transoms) to which the sign is attached.

Gas/Service Stations:

Building wall sign max. 1 sq. ft. for each linear foot of building frontage.

No part of a wall sign shall extend above a roofline.

Wall signs may project a max. of 15" from a service island canopy.

Wall signs may be non-illuminated, internally-illuminated, or indirectly illuminated.

WALL SIGNS, Continued

General:

Overall Dimensions: Each wall sign may not exceed 50 feet in length, 4 feet in width, and 80 square feet in area.

Sign length maximum of 50 feet and sign width maximum of 3 feet in the CBZD.

Height above ground: The top of the sign shall be no more than the lesser of the floor level of the second floor or 25' in the CBZD.

Wall signs may be externally illuminated or backlit in the CBZD.

Neon wall signs are permitted in the CBZD by Special Permit from the Planning Board.

8.0 PUBLIC REALM STANDARDS

8.1. PURPOSE

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

8.2. STANDARDS FOR ALL THOROUGHFARES

Thoroughfares must be engineered and constructed in accordance with the Town of Danvers’s street and sidewalk design standards. In the absence of official standards, Thoroughfares must be designed and constructed according to the standards deemed to be appropriate by the Town Engineer and Planning Board. Table 8.1 below provides design standards for streets in the Character-Based Zoning Districts (CBZDs).

8.3. STREET DESIGN STANDARDS

- A. Vehicle Travel Lanes. Motor vehicle travel lanes may have a width between ten feet minimum (10) and twelve feet (12) maximum. No more than two (2) motor vehicle travel lanes may be combined for any single direction of traffic flow.
- B. On-Street Parking Lanes.
 - 1. Motor vehicle parking lanes are required and must be eight feet (8) wide minimum and twenty-two (22) feet long maximum for perpendicular parking; and nine (9) feet wide and eighteen (18) feet long for diagonal parking.
 - 2. Diagonal on-street parking must be 45° angle parking and may be head-in or reverse-angle parking.
- C. Bike Lanes. Bike lanes shall have a width minimum with of five (5) feet. Bike lanes shall comply with the 2015 MassDOT Separated Bike Lane Planning & Design Guide.

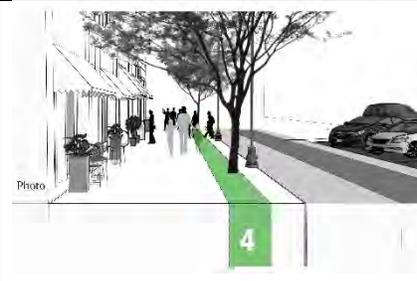
TABLE 8.1 - PUBLIC REALM DESIGN STANDARDS



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

8.4. SIDEWALK DESIGN STANDARDS

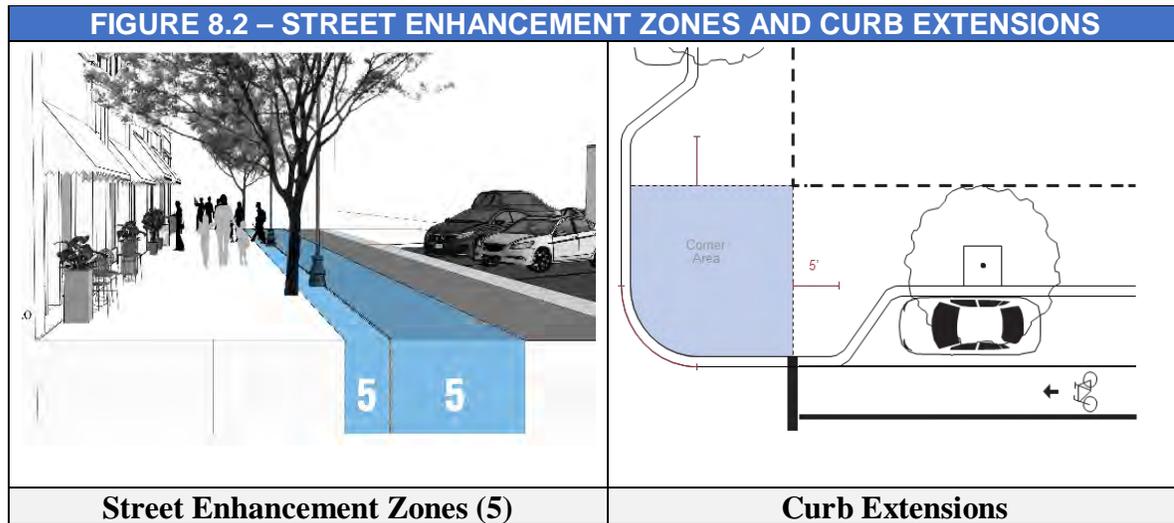
Sidewalks must be designed as follows.

FIGURE 8.1 – SIDEWALK COMPONENTS		
		
Public Frontage Zone (2)	Throughway Zone (3)	Furnishing/Utility Zone (4)
<p>The public frontage zone represents the area in front of the building and within the public right-of-way where certain private encroachments and activation components are permitted by the adjacent shops and restaurants under Section 12.8.E.</p>	<p>The throughway zone is the portion of the sidewalk used for active movement and travel from one place to another in the public row.</p>	<p>The furnishing & utility zone is the area of the sidewalk where pedestrians might pause or rest on benches or cafe seating and where many of the utilities, like lighting and hydrants, are located. This is the area typically planted with street trees.</p>

- A. Private Frontage Zones (1): This zone occurs on a building lot adjacent to the public sidewalk when the building is setback from the public ROW. Where buildings are setback and the Private Frontage Zone exists it may be used for Publicly Oriented Private Spaces (POPS) and Building Activation Encroachments in accordance with the standards in Section 12.8.D. Private Building Frontage Zones.
- B. Throughway Zone (3): The throughway (i.e. “walkways”) must a minimum of five feet (5) in width and constructed of concrete or other hard and smooth surfaces as deemed to be appropriate by the Town Engineer and Planning Board.
- C. Furnishing/Utility Zones (4): This sidewalk zone must be a minimum of four feet (4) in width. Concrete, brick, and granite pavers or other hard surfaces as deemed appropriate by the Town Engineer and Planning Board are permitted on Avenues and Village Center Streets. Grass and other natural landscaping are required on Neighborhood Street. This zone may include street trees, overhead lighting, bus stops and shelters, benches, and other furnishings. The edge of the Furnishing/Utility Zone parallel to the travel or parking lane must be lines with a granite curb or other treatment as deemed appropriate by the Town Engineer and Planning Board.
- D. Public Frontage Zones (2): This zone must be three (3) feet in width may be used for building activation treatments in accordance with the standards in Section 12.8.E. Public Building Frontage Zones and Encroachments.
- E. Model Block: The pavement design of sidewalks must be continuous for the full length of each block face.

8.5. STREET ENHANCEMENT ZONES

Street Enhancement Zones. The street enhancement zone includes on-street parking and potential pedestrian activity areas between the furnishing & utility zone and the edge of street and bicycle travel lanes. Components in this area include temporary uses like parklets and food truck, which take over parking spaces, and permanent components like stormwater infiltration areas, bike racks and corrals, curb extensions, and crosswalks.



A. Curb Extensions (Bulb-Outs).

1. Curb extensions must occupy the full width of the parking lane they extend into.
2. When a bike lane is present, sidewalk extensions must be set back so that the gutter does not extend into the bike lane.
3. At corners, curb extensions must run at least five feet from the corner area of the sidewalk as illustrated in Figure 8.2.
4. At bus stops, curb extensions must run at least fifty feet from the corner area of the sidewalk.

8.6. STREETScape DESIGN STANDARDS

A. Street Trees.

1. Planting strips must include street trees planted within the Furnishing Zone on average no greater than forty (40) feet apart on center. Along Frontage Zones, street trees may be planted in an irregularly-spaced pattern to avoid visually obscuring storefront windows and signage.
2. When planted, street trees must be a minimum height of ten (10) feet and/or three (3) inches in caliper.
3. A minimum sixteen (16) square feet open soil area must be left around each street

tree, centered at the tree trunk. When level with an adjacent walkway, the soil area must be protected by six (6) inch metal fencing and mulch must be applied to a minimum depth of three inches. When recessed below an adjacent walkway, open soil areas must be protected by metal tree grates.

4. Sidewalks in front of terminated vistas and along civic space frontage may be granted a waiver from street tree requirements at the discretion of the Planning Board.

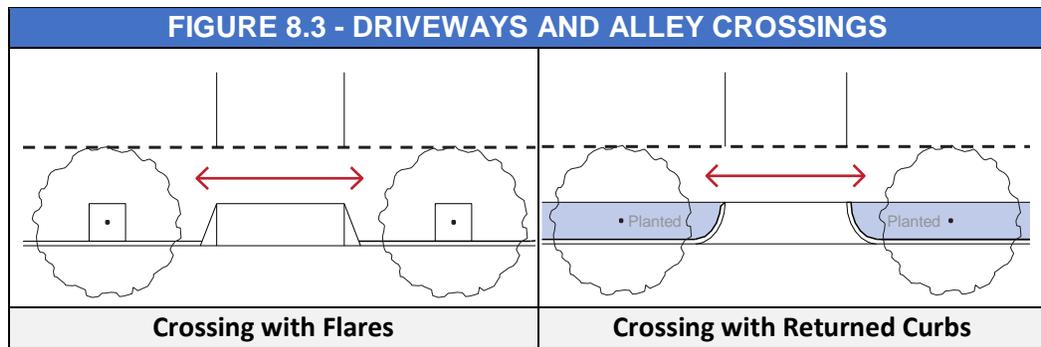
8.7. ACCESS DESIGN STANDARDS

A. Access Streets

1. New Access Streets are encouraged for Residential, Commercial, and Mixed Use Building Types to facilitate shared access and parking to the rear of the building as well as the collection of trash.
2. Access Streets serving Commercial, Multi-Family, and Mixed Use Building Types must be twenty-four (24) feet wide in total right-of-way, with two (2), ten (10) foot wide travel lanes to accommodate vehicular traffic in each direction and a four (4) foot sidewalk providing access to interior parking.
3. Access Streets serving Single Family (Attached and Detached), and Pared House Building Types may be twenty (20) feet wide in total right-of-way, with a sixteen (16) foot wide, two-way, travel lane accommodating yield traffic and a two (2) foot shoulder on either side constructed of mountable paving or gravel subgrade.
4. In new development requiring an Access Streets, dry utilities should be located within the alignment.

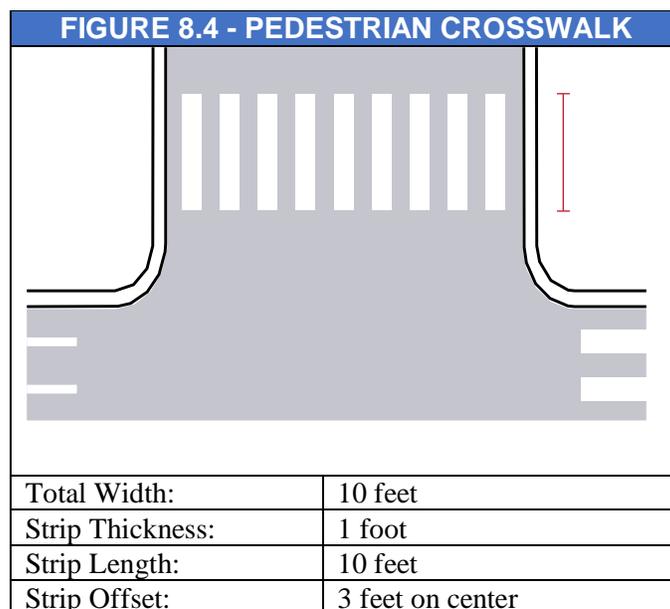
B. Driveway and Sidewalk Crossings

1. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron as shown in Figure 8.3.
2. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs as shown in Figure 8.3.
3. The appearance of any walkway (i.e. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
4. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs. Under no circumstances shall they be wider than 24 feet.



C. Pedestrian Crosswalks.

1. Crosswalks must be designed as shown in Figure 9.23.
2. The crosswalk pattern selected for the Form-Based District should be consistent with other areas in the Town of Danvers. The preferred crosswalk pattern shall be determined by the Town Engineer.
3. Crosswalk markings must be aligned with the walkway of all adjacent sidewalks unless granted a waiver by the Planning Board.
4. Where the Throughway Zone is wider than the prescribed width of the crosswalk, crosswalk markings should be widened to match the walkway of the sidewalk.

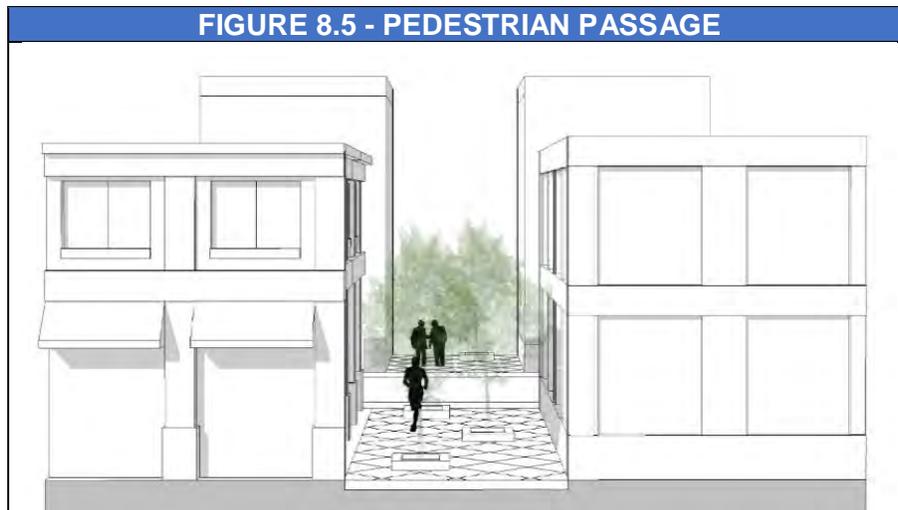


D. Pedestrian Passages.

1. Pedestrian passages must connect the sidewalk of one Traveled Way to another on opposite side.
2. Pedestrian passages may be designed with a covered atrium providing continuous

protection from the elements or as an open air passage between buildings.

3. Open air pedestrian passages must be at least ten feet in width, with a minimum eight (8) foot wide paved walkway designed as a continuation of the sidewalks they connect, including materials and sidewalk furnishings.
4. A covered pedestrian passage must be at least twenty (20) feet in width.
5. All pedestrian passages must be lighted using footlights, bollard lights, building lights, or street lights to provide for safety and visibility at night.



E. Multipurpose Pathways and Walking Trails.

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

8.8. STREET ACTIVATION STANDARDS

A. Public Parklets.

1. A parklet is a sidewalk extension into on-street parking spaces that provides publicly-oriented Outdoor Amenity Spaces to adjacent property uses that enhance the pedestrian environment or facilities that support multi-modal transportation.
2. Parklets are installed on parking lanes and may occupy more than one parking space with approval. Parklets typically extend out from the sidewalk at the level of the

sidewalk to the width of the adjacent parking space.

3. Allowed uses in a Public Parklet include café seating/outdoor dining, public benches and sitting areas, food trucks and food carts, street artistic and entertainers, pop-up stores, public bike corrals, public bike share facilities, exercise stations, public art and other publicly-oriented uses are deemed appropriate by the Town Engineer and Board of Selectmen.
4. Parklets must occupy the full width of the parking lane they extend into.
5. When a bike lane is present, parklets must be set back so that they don't interfere with travel on the bike lane.
6. Parklets must be setback at least fifty (50) feet from the corner of a street.
7. Parklets may be used for public or private seating, food trucks, bike corrals, and other amenities as determined by the Board of Selectmen.
8. Parklets require the approval of the Town Engineer and Board of Selectmen. The Town may adopt specific design standards and guidelines for parklets.

FIGURE 8.6 - PARKLETS



B. Private Parklets.

1. Private parklets are located in off-street parking lots that directly abut a public sidewalk. The allowed uses and standards for private parklets are the same as public parklets.
2. The purpose of private parklets is to activate underutilized parking spaces, to fill the void in the street wall caused by space between buildings, to provide small business development opportunities, and to improve the pedestrian environment of the CBZD.

C. Outdoor Cafe Seating. Outdoor dining cafes are ancillary seating areas for restaurants, pubs, or other food and drink establishments. The operator of the outdoor dining cafe may be granted permission from the Town of Danvers for locations on site and on the public sidewalk.

1. General Requirements:

- a. Outdoor cafe seating is permitted as an ancillary activity of any Eating & Drinking Establishment.
- b. The operator of the outdoor cafe seating is responsible for the proper maintenance of the cafe area at all times, including proper disposal of all trash generated.
- c. Outdoor cafe seating may be located in a Private Frontage Zone, Pedestrian Street, Public Frontage Zones, Furnishing Zone, or Parklets. Outdoor cafes within the Public Realm must receive a permit from the Board of Selectmen.

2. Cafe Area Dimensions:

- a. Outdoor cafe seating areas must be between six (6) feet and fifteen (15) feet in depth from the facade the building.
- b. A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- c. Outdoor cafe seating must be located adjacent to and may not extend beyond the establishment it serves.

3. Furniture:

- a. Furnishings may only consist of moveable tables, moveable chairs, moveable umbrellas, required enclosures, and portable or mounted heaters.
- b. All furnishing must be commercial grade and manufactured for outdoor use of safe, sturdy, and durable materials, such as wood, steel, or wrought iron.
- c. When not intended for use during the winter months, outdoor cafe furnishings must be removed and stored indoors.
- d. Tables and chairs for each establishment must match in material and style.
- e. Tables larger than three (3) feet six (6) inches in width or diameter are not permitted.
- f. Standing or stooled table ledges, if provided, must be eighteen (18) inches in

depth.

- g. Heaters are encouraged to extend the use of outdoor cafe seating during colder weather. The following standards apply:

- (1) Heating fixtures require approval by the Fire Department.
- (2) Heaters may be freestanding or mounted to the underside of an awning.
- (3) Portable heaters must be stored indoors when the business is closed.

- h. Host stands should complement the chairs and tables in material and style.

4. Weather Protection:

- a. Awnings or individual table umbrellas are encouraged to provide protection from the weather.

- (1) Awnings must be secured to a storefront or other exterior wall of a building.
- (2) Awnings and umbrellas should be canvas or other non-vinyl material.
- (3) Awnings and umbrellas should provide shade for at least fifty percent (50%) of the outdoor cafe seating when provided.

- D. Storefront Displays. Because of the higher concentration of retail businesses and pedestrian-orientation of the CBZDs, there exists a unique opportunity for store displays to be located on sidewalks for the purpose of improving walkability. The placement for display and sale of merchandise within Private Building Frontage Zone or in the Public Realm adjacent to a retail business may be allowed with a permit from the Danvers Board of Selectmen under the following standards:

1. Sidewalk retail display is prohibited at any time the use of the abutting building is not open for business and is prohibited between the hours of 11 p.m. and 7 a.m.
2. No sidewalk retail display shall obstruct pedestrian or vehicular traffic or be in a visibility triangle at the intersection.
3. A minimum unobstructed Throughway Zone of at least 8 feet wide shall be maintained at all times to connect the sidewalk to the curb line of the adjacent street;
4. Unobstructed passage shall be provided to building entrances including at least a two (2) foot clearance on each side of any entrance, fire hydrants, or other fixture located within the display area;
5. Furniture and equipment shall not be anchored to the sidewalk in the right-of-way nor shall they be attached or affixed to any tree, post, sign or other structure;
6. A sidewalk retail display area shall not exceed 100 square feet for all outdoor display areas; and
7. Merchandise and display fixtures shall not exceed five (5) feet in height and four (4) feet in width.

E. Tactical Urbanism Applications. Temporary installations and treatments intended to activate the pedestrian environment may be allowed within the Private Building Frontage Zone or within the Public Realm including Civic Space with the approval of an Encroachment Permit from City Council. Some common Tactical Urbanism application may include PARKlets, pop-up stores, pop-up sidewalk chef, vendors courts, food trucks, chair bombing and other techniques.

FIGURE 8.7 - EXAMPLE TACTICAL URBANISM APPLICATIONS IN CBZD		
		
PARKlets (Temporary open spaces on on-street parking spaces)	Pop Up Stores and Kiosks (temporary open retail spaces on the sidewalk.)	Pop Up Chefs (temporary sidewalk food stations of adjoining restaurant)
		
Food Trucks, Carts and other mobile vendors such as Farmers Markets	PARKlet Cafes (temporary outdoor dining in on-street parking spaces)	Chair Bombing (putting chairs in public parks and open spaces)

F. Civic Landmark and Public Art Installation. A small civic space type designed to commemorate an important event or important person in the history of Danvers, or artistic expression for the enjoyment of the general public. These civic spaces may be freestanding or incorporated as a subordinate feature of any other type of civic or recreation space. Landmarks and public art installation can take many forms including stone or metal memorials and monuments, statues, plaques, signage, or landscape designs. They should be considered as special features that bring people together and enliven the experience visitors in exploring Danvers.

Design standards are as follows:

1. The design, size, placement should be compatible with and integrated with the site.
2. The installation shall be designed as permanent fixtures and made of materials that will withstand all weather conditions and the test of time.
3. Installations shall be properly maintained including any associated lighting should be considered in the design.
4. Historic landmarks must be reviewed by the Historic Commission.
5. Landmarks recognizing veterans must be reviewed by the Veteran's Commission.

8.9. PUBLIC UTILITIES

- A. The design and construction of all water and sewer utilities, storm water management infrastructure, public lighting, and public furniture is subject to review and approval by relevant Town departments and/or adopted standards by the Planning Board.
- B. All electrical, communications, and cable utilities must be located underground.