

2020 Annual Town Meeting

Article #32

Creation of New Zoning Bylaw Subsection to Establish Town Center District

Updated: July 17, 2020

Article

To see if the Town will vote to amend Section VII – Development of Sites and Location of Buildings and Structures, of the Zoning Bylaw of the Town of Shrewsbury or to take any other action in relation thereto.

Motion

I move that the Town vote to amend the Zoning Bylaw of the Town of Shrewsbury relative to Section VII – Development of Sites and Location of Buildings and Structures, as follows:

1. *Insert the following **underlined** and **bolded** language as a new Section VII.B.6, and adjust the numbering for the remainder of Section VII.B accordingly.*

In the Town Center District, when more than one (1) principal structure is built upon a single lot or on adjacent lots, and where they are separated by less than twenty (20) feet, a sprinkler system shall be required and other life safety systems shall be in conformance with local, state and federal statute.

2. *Insert the following **underlined** and **bolded** language as a new Section VII.D.1 and adjust the numbering for the remainder of Section VII.D accordingly.*

1. **The following provisions for the minimum number of parking spaces related to individual uses shall not apply to new development or new uses in the Town Center District. Upon submission of an application to the Shrewsbury Planning Board, adequate parking within the Town Center District shall be determined through the submission of a Parking Report pursuant to Section U. Where a new use is proposed in an existing building in the Town Center District, but where there are no proposed physical changes to the building, an updated parking report shall be submitted to the Planning Department and Engineering Division at the same time as the submission of a building permit for a change in use in order to determine the adequacy of the amended parking report.**

3. *Insert the following **underlined** and **bolded** language in Section D.2.d(2) – to be amended as “D.3.d(2)” if Article 32 is approved.*

Along other property lines, there shall be provided a landscaped strip at least five (5) feet in width, planted with grass, low shrubs, and shade trees with a minimum 2” diameter caliper, with one tree planted for every fifty (50) feet of perimeter length. **This requirement shall not apply to development proposals that contain multiple lots developed in a coordinated fashion, where site circulation, the development of utilities, or other site design issues would be made impractical by such buffers.**

4. Insert the following **underlined** and **bolded** language in Section VII.E.2.

Additional signs are permitted in the Multi-Family Residential Districts, Apartment, Limited Business Districts, **Town Center District**, and Neighborhood Business District, as follows:

5. Insert the following **underlined** and **bolded** language as a new Section VII.E.3, and adjust the numbering for the remainder of Section VII.E accordingly.

All other signage in the Town Center District shall be governed by the signage standards and guidelines in Section VII.U

6. Insert the following **underlined** and **bolded** language in Section VII.F.1 – For Site Plan Review.

1. For **Administrative** Site Plan Review:

- a. All the uses for which off-street parking areas are mandatory except one and two-family dwellings.
- b. All structures, off-street parking and loading areas permitted in Multi-Family Residential, Apartment, Limited Business, Commercial-Business, Limited Commercial-Business, **Town Center District**, or Limited Industrial Districts.
- c. **Three (3) Ten (10) paper** copies **and one digital copy** of the site plan shall be submitted to the Building Inspector, who shall give the applicant a dated receipt and act upon said plan after forwarding it to the Planning Board for its review and comments. A written decision will be rendered **by the Building Inspector** within thirty-five (35) days from the date of receipt.

7. Insert the following **underlined** and **bolded** language in Section VII.F.3.a – For Site Plan Approval by the Planning Board, and adjust the numbering for the remainder of the Section VII.F.3.a accordingly:

- a. The following are subject to Site Plan Approval by the Planning Board
 - 1) All Multi-family developments/buildings
 - 2) Any two family dwellings
 - 3) Any drive-up window
 - 4) Any outdoor display
 - 5) **Any vertical or horizontal mixed-use**
 - 6) **Any proposed development that contains buildings or structures with combined gross floor areas (old and new) exceeding 7,500 square feet in the Town Center District.**
 - 7) Any non-residential use which requires twenty (20) or more parking spaces in accordance with Section VII.D, or if the proposed development contains buildings/structures with gross floor areas exceeding ten thousand (10,000) square

feet, or the expansion of existing structures and uses exceeding in total (old and new) twenty (20) parking spaces or ten thousand (10,000) square feet of floor area (amended 5/17/2017)

- 8) A Large Scale Ground Mounted Solar Photovoltaic Installation is subject to Site Plan Review in accordance with Section VII.F.3 and Section VII.R (added 5/24/12) (amended 5/20/2015, 5/18/2016)
- 9) Any Marijuana Establishment (added 4/23/2018)

The purpose of this article is to amend the Zoning Bylaw parking standards, signage requirements, administrative site plan and site plan approval standards, and to insert life safety standards for structures constructed less than twenty feet (20') apart, in order to accommodate the development pattern of a traditional New England-style village center in the new Town Center Zoning District. The Planning Board and Planning and Economic Department consider these changes to be vital for the development of an economically and socially vibrant New England Town Center.