

ZONING

195 Attachment 4

Town of Chelmsford

**Table 1
Building and Lot Types in the VCOD
[Added 4-28-2014 ATM by Art. 23]**

BUILDING TYPE 1 - SMALL MIXED-USE BUILDING	
Description:	Character Examples
<p>This building and lot type is intended to accommodate a variety of uses, including residential on upper floors above various commercial uses on the ground floor level. The commercial ground floor uses address the street through the orientation of primary facade, primary entrances, display windows, privately owned public spaces and outdoor activity zones. The building clearly establishes the location of entries for each use and walkways connect the building entry to public sidewalks and parking areas. Canopy trees are used to define street edge and landscaped buffers are used to screen parking areas.</p>	 <p>The image shows three visual representations of a small mixed-use building. On the left is a detailed architectural floor plan with labels for 'Primary Entrance', 'Secondary Entrance', 'Display Windows', 'Privately Owned Public Space', and 'Outdoor Activity Zone'. In the middle is a 3D perspective rendering of the building with landscaping, including trees and a sidewalk. On the right is a photograph of a real-world example of such a building, a two-story structure with a mix of residential and commercial elements.</p>
BUILDING TYPE 2 - MEDIUM MIXED USE BUILDING	
Description:	Character Examples
<p>This building and lot type is intended to accommodate a variety of uses, including residential on upper floors above various commercial uses on the ground floor level. The commercial ground floor addresses the street through the orientation of primary facade, display windows, and outdoor activity zones. The building clearly establishes the location of entries for each use. Primary building facade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.</p>	 <p>The image shows two visual representations of a medium mixed-use building. On the left is a 3D perspective rendering of a larger building with multiple stories, featuring a prominent street-facing facade and landscaping. On the right is a photograph of a real-world example, a multi-story building with a mix of commercial and residential units, situated on a street corner.</p>
BUILDING TYPE 3 - COMMERCIAL BUILDING	
Description:	Character Examples
<p>A lot located and designed to accommodate a commercial building. Commercial formats are integrated into a flexible building which conceals large expanses of blank walls and faces from the street with ample windows and doors opening onto the sidewalk. Flex buildings are also used to provide affordable space to small- and large-format business enterprises. Front yards are well landscaped and parking lots are typically to the side and rear of the primary building and screened or partially landscaped.</p>	 <p>The image shows three visual representations of a commercial building. On the left is a detailed architectural floor plan with labels for 'Primary Entrance', 'Secondary Entrance', 'Display Windows', 'Privately Owned Public Space', and 'Outdoor Activity Zone'. In the middle is a 3D perspective rendering of the building with landscaping, including trees and a sidewalk. On the right is a photograph of a real-world example, a single-story commercial building with a mix of retail and service units, situated on a street corner.</p>

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<p>BUILDING TYPE 4 - LIVE/WORK UNIT</p>	<p>Character Examples</p>
<p>Description: A lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied dwelling units. Commercial uses within the live-work unit may include retail, office, studio, personal services, or a combination of these uses, all of which may occupy any story of the building subject to applicable public accessibility codes.</p>	
<p>BUILDING TYPE 5 - ROWHOUSES AND TOWNHOUSES</p>	<p>Character Examples</p>
<p>Description: Rowhouses and townhouses are horizontally attached or semidetached single-family dwelling units. The rowhouse lot is located and designed to accommodate a building with a common wall on one or both side lot lines and an enclosed private yard or garden space to the rear. The primary access faces the streetyard and is elevated above the sidewalk with a stoop, porch or landing. Streetyards are typically landscaped with lawn, flowers or vegetables and may be enclosed with a semiopaque fence with a walkway connection between the front door and public sidewalk.</p>	
<p>BUILDING TYPE 6 - MULTIFAMILY BUILDING</p>	<p>Lot Design Diagram</p>
<p>Description: A lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. This may include apartment and condominium building types of between three and 12 attached dwelling units with common access areas. Dwelling units may be in the form of ownership, rental or a combination of each.</p>	
<p>BUILDING TYPE 7 - COMMUNITY BUILDINGS AND SPACES</p>	<p>Character Examples</p>
<p>Description: A lot located and designed to accommodate open space and buildings containing public or civic uses such as community center, education, places of worship, active and passive recreational facilities, and similar public gathering facilities and spaces. Open spaces may be a green, square, plaza, park, playground, community garden, aboveground stormwater management area, or natural area worthy of preservation.</p>	