

ZONING

195 Attachment 5

Town of Chelmsford

**Table 2
Building Design and Placement Standards in the VCOD
[Added 4-28-2014 ATM by Art. 23]**

BUILDING PLACEMENT STANDARDS		BUILDING TYPES						
		1. SMALL MIXED-USE BUILDING	2. MEDIUM MIXED-USE BUILDING	3. COMMERCIAL BUILDING	4. LIVE/WORK UNIT	5. ROWHOUSES AND TOWNHOUSES	6. MULTIFAMILY BUILDING	7. COMMUNITY BUILDINGS AND SPACE
Lot Standards (1)								
L1	Lot frontage (in feet)	50 min	100 min	50 min	16 min./40 max.	16 min./48 max.	50 min	N/A
L2	Lot depth (in feet)	100 min	100 min	100 min.	80 min.	80 min.	100 min.	N/A
L3	Lot area (in square feet)	5,008 min.	10,000 min.	10,000 min.	2,500/DU	1,800 min/D.U.	5,600 for first 2 dwelling units and 1,800 per each	N/A
Additional requirements								
Min./Max. combined gross floor area (sq. ft.)		10,00 max.	10,001 min/20,000 max.	10,800 max.	N/A	N/A	N/A	N/A
The maximum number of dwelling units per building		4 in the CV frontage zone; 8 in the CV, CD, RC, RB; and 12 in the CC District	8 in the CV frontage zone, 12 in the CV, CD, RC, RB; and 24 in the CC District		1 in the CV frontage zone; 1 in the CD, RC, RB, and 1 in the CC District	A maximum of 8 dwelling units may be attached by a common wall. Adjacent buildings must be separated by a minimum of 20 feet in all districts.	4 in the CV, 8 in the CD, RC, RB; and 12 in the CC District	
Building Placement on Lot								
L4	Front yard setback (in feet)	N/A	N/A	N/A	0 min./15 max.	0 min./15 max.	10 min.	N/A
L5	Side yard setback (in feet) (2)	0 min./20 max.	0 min./28 max.	10 min./50 max.	0 min./15 max.	0 min./15 max.	10 min.	N/A
L6	Rear yard setback (in feet)	5 min.	5 min.	5 min.	5 min.	5 min.	5 min.	N/A
L7	Side-street yard (feet on corner lots)	20 min.	28 min.	20 min.	5 min./15 max.	5 min./15 max.	20 min.	N/A
L8	Build-to-zone (in feet)	0 min./25 max.	0 min./25 max.	0 min./20 max.	0 min./15 max.	0 min./15 max.	15 min./25 max.	N/A
L9	Build-to-zone occupancy (%)	50% min.	50% min.	30% min.	35% min.	35% min.	30% min.	N/A
Parking placement on lot (see § 195-126)								
L10	Front parking setback (in feet)*	30 min.	30 min.	30 min.	20 min.	20 min.	30 min.	N/A
L11	Side and rear parking setback (in feet)	0 min.	0 min.	0 min.	5 min.	5 min.	5 min.	N/A
Additional Requirements								
		* On-site parking shall be located a minimum of 30 feet from the street R-O-W or 5 feet behind the street facing elevation of a building, whether existing or new, whichever is greater; see exception under § 195-126B(2).						
Open Space on Lot (See § 195-129)								
O1	Open space on site (% of total lot area)	5% min.	5% min./20% max.	5% min./20% max.	15% min.	15% min.	25% min.	75% min.
O2	Permitted open space types	See § 195-129	See § 195-129	See § 195-129	See § 195-129	See § 195-129	See § 195-129	See § 195-129
BUILDING DESIGN STANDARDS								
Permitted Building/Lot Types by Underlying Zoning District								
	CV	P	SP	P	P	P except in frontage zone	P except in frontage zone	P
	CC	P	P	P	P	P	P except in frontage zone	P
	CD	P	SP	P	P	P	P	P
	RB	SP	N	N	SP	SP	P	SP
	RC	SP	N	N	SP	SP	P	SP
	P	N	N	N	N	N	N	P

CHELMSFORD CODE

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Placement of Specific Uses (See § 195-124E)								
GFL	Ground floor limitations	Commercial	Commercial	Commercial	Commercial	Commercial	Residential	Civic uses
FZ	Frontage Zones	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	See Zoning Map	N/A
Building Height								
B1	Primary building height (floors/feet)	1 (15) min./3 (35) max.	2 (22) min./3 (35) max.	1 (12) min./3 (35) max.	2 (22) min./3 (35) max.	2 (22) min./3 (35) max.	2 (22) min./3 (35) max.	1 (16) min./3 (35) max.
B2	Ground floor height (in feet)	12 min.	12 min.	N/A	10 min./14 max.	N/A	N/A	12 min.
B3	Upper floor height (in feet)	9 min.	9 min.	10 min.	9 min.	N/A	N/A	10 min.
B4	Finished ground floor elevation (in inches)	0 min./12 max.	N/A	N/A	N/A	18 min.	18 min.	36 min.
B5	Roof pitch [rise: run]	14:12 max.	8:12 max.	8:12 max.	18:12 max.	18:12 max.	4:12 minimum	N/A
	Flat roofs permitted (Yes or No)	Yes	Yes	Yes	Yes	Yes	No	Yes
STREET ACTIVATION STANDARDS (See § 195-125)								
Transparency and Articulation								
B6	Ground-floor transparency (% of facade)	40% min./90% max.	40% min./90% max.	30% min./90% max.	30% min./70 max.	N/A	N/A	N/A
B7	Upper-floor transparency (% of facade)	30% min./90% max.	N/A	N/A	N/A	N/A	N/A	N/A
B8	Front wall length without offset (in feet)	75 max.	100 max.	100	50 max.	50 max.	50 max.	N/A
B9	Front wall offset - min length/depth (in feet)	10/5	20/5	20/5	10/5	10/5	10/5	N/A
Building Entrances								
B10	Street facing entrance required (Yes or No)	Yes	No	No	Yes	Yes	Yes	Yes
B11	Entrance spacing (in feet)	75 max.	100 max.	75 max.	50 max.	50 max.	80 max.	N/A
Other Building and Site Elements								
E1	Outdoor activity zones and displays (§ 195-125C)	Yes	Yes	Yes	Yes	No	No	N/A
E2	Permitted building element encroachments (§ 195-125D)	Yes	Yes	Yes	Yes	Yes	Yes	N/A

NOTES:

1. A special permit from the Planning Board is required when creating new lots via subdivision. Any new lots created via the overlay dimensional requirements shall be developed in accordance with the overlay.
2. Increase to a minimum of five feet where abutting an existing residentially used property.