

ZONING

171 Attachment 2

Village Center District I

Palmer Town Center

Palmer, Massachusetts

A. Purpose	B. Requirements	C.	1. Land Use	2. Dimensions	3. Yards	4. Landscape	5. Special Notes
<p>Village Center District I (VCI)</p> <p>1. Purpose. It is the purpose of this bylaw to allow for the orderly and planned development of Palmer's downtown area.</p> <p>The bylaw seeks to encourage the following characteristics:</p> <ul style="list-style-type: none"> □ Retail shops, residences, offices, civic facilities and parks will be located in close proximity so that these uses are within walking distance of the downtown center. □ A broad range of commercial enterprises and institutional uses will provide a vital center for daily activities. □ A finite physical area will define the downtown and provide a framework for the continuation of a strong sense of community. <p>2. Organization. The Village Center District I bylaw is presented in three sections. Section A describes the purpose and organizational structure of the bylaw. Section B describes general requirements for proposals. Section C presents a table of uses and standards for proposed development in the VCI District.</p>	<p>1. General Requirements. In the VCI District, the existing uses of land and building shall not be changed, altered or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of this bylaw.</p> <p>2. Reference to Map. The VCI District is herein established to include all areas designated "VCI" as delineated on the Zoning District Map of the Town of Palmer, on file with the Planning Board and the Town Clerk.</p> <p>3. Permitted Uses. In the VCI District, all permitted uses are designated in the Land Use Table. Uses are clustered by use type, including Public, Civic, Commercial, Mixed Use, Village Density Residential and Moderate Density Residential. Standards and requirements for proposed activities in the VCI District, including Land Use, Dimensions, Yards, Landscape and Special Notes, are located in this table.</p> <p>4. Site Plan Review. A. All applications in the VCI District are subject to site plan review by the Planning Board with the following exceptions: 1. Single-family dwellings. 2. Duplex dwellings. B. Submittal requirements and standards for site plan review are listed in Article V, § 171-27 of the Palmer Zoning Bylaw.</p>	<p>5. Special Permits. A. Uses allowed by special permit from the Planning Board are listed in the Land Use Table of this Bylaw. B. Submittal requirements and review standards for special permits are listed in Article V, § 171-26 of the Palmer Zoning Bylaw.</p> <p>6. Prohibited Uses. The following uses are prohibited within the VCI District: a. Chemical manufacturing. b. Enameling, plating, and painting (not including artist's studios). c. Scrap or junkyards. d. Kennels. e. Retail operations over 40,000 square feet in size (except in structures existing at the time of adoption of this bylaw). f. Mobile homes. g. Mineral extraction.</p> <p>7. Parking Requirements – Note. A. Detailed parking standards are presented in Article XVIII, § 171-81A(3) of the Palmer Zoning Bylaw. B. Requirements for handicapped access and loading spaces are located in Article XVIII, § 171-83 of this bylaw.</p> <p>8. Severability. The invalidity, unconstitutionality, or illegality of any provision of this bylaw shall not have any effect upon the validity, constitutionality, or legality of any other provision of this bylaw.</p>	<p>I. General</p> <p>a. The following uses are permitted in all areas within the VCI District, subject to the standards set forth in this bylaw.</p>	<p>a. The following dimensional standards apply to all structures constructed within the VCI District.</p>	<p>a. The following yard standards apply to all structures constructed within the VCI District.</p>	<p>a. The following landscape standards apply to all structures constructed within the VCI District.</p>	<p>a. The following special notes refer to all applications within each land use category in the VCI District.</p>
			<p>II. Public</p> <p>a. Parks. b. Playgrounds. c. Playing fields. d. Community open space, recreational facility.</p>	<p>a. No dimensional requirements. b. No minimum frontage.</p>	<p>a. Yard requirements for public use structures shall be those standards established for accessory structures in the district.</p>	<p>a. Existing trees shall be maintained where feasible. b. The applicant is encouraged to use native plant species whenever possible.</p>	
			<p>III. Civic</p> <p>a. Accessory uses. b. Governmental facility. c. Meeting hall. d. Educational facility. e. Library. f. Post office. g. Museum. h. Club house. i. Religious building. j. Visual and performing arts center. k. Emergency services facility.</p>	<p>a. Maximum building height (not including decorative towers or steeples): 45 feet. b. Maximum building coverage: 70%. c. Frontage (minimum): 80 feet. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>A. The following yard requirements shall apply: Front minimum 10 feet Front maximum 30 feet Rear 15 feet Side 15 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.</p>	<p>a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.</p>
			<p>IV. Commercial</p> <p>a. Banks and financial institutions. b. Offices. c. Retail sales of goods and services. d. Restaurants, except for drive-through facilities. e. Professional medical offices. f. Artists' studios. g. Dry cleaner/laundry. The following uses are permitted in existing structures by special permit from the Planning Board: h. Neighborhood motor vehicle service station. i. Lodging, less than 12 units. j. Amusement business. k. Drive-through establishment. (See special note 5.b.)</p>	<p>a. Maximum building height: 45 feet. b. Maximum building coverage: 70%. c. Maximum lot coverage: 90%. d. Frontage (minimum): 25 feet. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. The following yard requirements shall apply: Front minimum 00 feet Front maximum 10 feet Rear 15 feet Side 05 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.</p>	<p>a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.</p>
			<p>V. Mixed Use</p> <p>Any combination of uses allowed by right, or by special permit, in this zoning district may be located within a building, within interconnected buildings, or on the same lot. Any proposed use in a mixed-use development that requires a special permit must obtain the approval of the appropriate special permit authority.</p>	<p>a. Maximum building height: 45 feet. b. Maximum building coverage: 70%. c. Maximum lot coverage: 90%. d. Frontage (minimum): 25 feet. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. The following yard requirements shall apply: Front minimum 00 feet* Front maximum 10 feet Rear 30 feet Side 05 feet b. For buildings, or portions of buildings, with residential uses on the ground floor, the front yard shall be a minimum of 5 feet. c. See special note 5.b.</p>	<p>a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.</p>	<p>a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.</p>
			<p>VI. Residential Village Density</p> <p>a. Apartment buildings (fewer than 5 units). b. Townhouse dwelling. c. Accessory uses customary to residential structures.</p>	<p>a. Maximum building height: 42 feet. b. Maximum building coverage: 60%. c. Maximum lot coverage: 75%. d. For apartments: Frontage (minimum) 70 feet Frontage (minimum) 20 feet e. For townhouse: Frontage (minimum) 20 feet Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. The following yard requirements shall apply: Front minimum 10 feet Front maximum 20 feet Rear 30 feet Side 12 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.</p>	<p>a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.</p>
			<p>VII. Residential Moderate Density</p> <p>a. Single-family detached dwellings. b. Duplex dwellings. c. Accessory uses customary to residential structures.</p>	<p>a. Maximum building height: 35 feet. b. Maximum building coverage: 70%. c. Maximum lot coverage: 70%. d. For single-family detached: Frontage (minimum) 25 feet e. For duplex: Frontage (minimum) 60 feet Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. The following yard requirements shall apply: Front minimum 10 feet Front maximum 20 feet Rear 25 feet Side 08 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.</p>	<p>a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.</p>	<p>a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.</p>

