

Article 36: Downtown District

Amend the Town Code - Chapter 174-Zoning

To add the phrase “Downtown District” to supplement “Business Village District” throughout the Town Code where appropriate

Presented by: Jesse Stein, Elected Planning Board Member



Downtown District Bylaw Approved 2021

- Bylaw created a downtown district that included:
 - By right multi-family and mixed use
 - Signage, Outdoor Illumination, and Landscaping were maintained from the Business Village district
- Zoning changes require updating the Town Code and, at times, the Zoning Map

What We Seek from Voters Today

- This article is to correct **technical updates** to the town code
- This article requires a **2/3 Approval**



SOUTHBOROUGH

MASSACHUSETTS

SCALE: 1" = 1200'



Zoning Districts

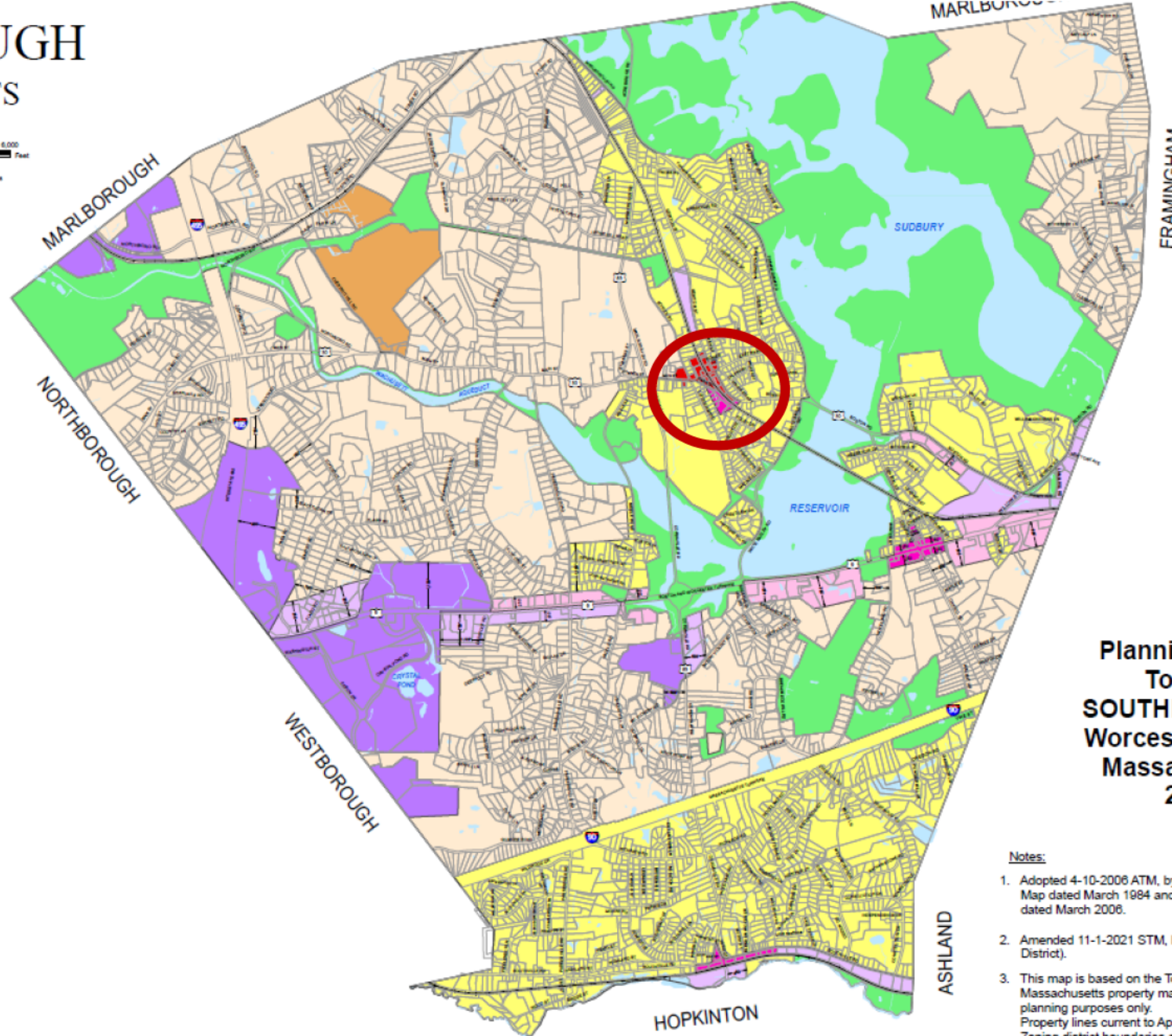
- Business Highway
- Business Village
- Conservation
- Downtown District
- Industrial
- Industrial Park
- Research, Scientific & Professional
- Residence A
- Residence B

LEGEND

- PROPERTY LINE, ROAD
- WATER
- TOWN LINE
- RAILROAD

PRODUCED BY

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Planning Board Town of SOUTHBOROUGH Worcester County Massachusetts 2021

Notes:

1. Adopted 4-10-2006 ATM, by Article 42 (Deleted Zoning Map dated March 1984 and substituted with Zoning Map dated March 2006).
2. Amended 11-1-2021 STM, by Article 10 (Added Downtown District).
3. This map is based on the Town of Southborough, Massachusetts property maps. It is intended for reference and planning purposes only. Property lines current to April 1, 2022. Zoning district boundaries are shown as of 11/1/2021.

Detailed Technical Zoning Updates

Article 31 – To amend the Town Code to add Downtown District to Chapter 174 - Zoning as follows:

Schedule of Use Regulations 174-8 C (5)

- (4) (Reserved) * and Downtown District
- (5) Any lot created after April 8, 1996, in any zoning district except the **BV Business Village District*** shall contain a minimum lot area of 20,000 square feet exclusive of wetlands as defined in the Wetlands Protection Act, MGL c. 131, § 40. Lots created under the Major Residential Development Bylaw (§ 174-13.2) flexible development provision that are less than 20,000 square feet shall be entirely exclusive of wetlands.
[Added 4-8-1996 ATM by Art. 54]

Signs 174-11 D

D. Sign regulations. (See notes at end of this Subsection D.)

Sign Type	Maximum Height (feet)	Maximum Area	Maximum Number
Residential, ¹ Conservation Districts, Research, Scientific and Professional District			
Standing or wall	6	4 sq. ft.	1 per lot
Temporary	6	6 sq. ft.	1 per lot
Business Village District /Downtown District			
Standing	10	25 sq. ft.	1 per building
Wall	15	25 sq. ft.	1 per business
Awning	—	25% of awning or canopy ²	1 per business
Temporary	10	15 sq. ft.	1 per building

Detailed Technical Zoning Updates

Article 31 – To amend the Town Code to add Downtown District to Chapter 174 - Zoning as follows:

Signs

174-11.E [1] [a]

174-11.E [1] [b]

174-11.E [2] [a]

174-11.E [2] [b]

174-11.E (d) [1]

174-11.E (d) [2]

(c) A standing sign in districts other than Residential, Conservation, Research, Scientific and Professional Districts:

[1] Which exceeds in height:

[a] Fifteen feet in the Business Village Districts. **and Downtown District**

[b] Twenty feet in districts other than Business Village Districts^{*} fronting on streets other than Route 9. ***and Downtown District**

[c] Twenty-five feet in districts other than Business Village Districts fronting on Route 9.

[2] Or exceeds in area:

[a] Thirty-five square feet in the Business Village Districts. **and Downtown District**

[b] Seventy-five square feet in districts other than Business Village Districts^{*} fronting on streets other than Route 9. ***and Downtown District**

[c] Two hundred square feet in districts other than Business Village Districts fronting on Route 9.

(d) A wall sign in districts other Residential, Conservation, Research, Scientific and Professional Districts which exceeds in area:

[1] Thirty-five square feet in Business Village Districts. **and Downtown District**

[2] Seventy-five square feet in districts other than Business Village Districts^{*} fronting on streets other than Route 9. ***and Downtown District**

[3] One hundred square feet in districts other than Village Business Districts fronting on Route 9.

Detailed Technical Zoning Updates

Article 31 – To amend the Town Code to add Downtown District to Chapter 174 - Zoning as follows:

Illumination 174-12.1.E (3) (b), and Table 1 Business

- (3) LZ-2: moderate ambient lighting.
 - (a) Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience, but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.
 - (b) Zoning Districts: **Business Village. Downtown District**

Table 1
Allowed Total Initial Lumens Per Site for Outdoor Lighting by Hardscape Method

LZ-0	LZ-1	LZ-2	LZ-3
<ul style="list-style-type: none"> • Conservation • Research, Scientific and Professional 	<ul style="list-style-type: none"> • Residential A • Residential B 	<p style="text-align: center;">Downtown District</p> <ul style="list-style-type: none"> • Business Village 	<ul style="list-style-type: none"> • Business Highway • Industrial • Industrial Park
0.5 lumen per SF of hardscape	1.25 lumens per SF of hardscape	2.5 lumens per SF of hardscape	5.0 lumens per SF of hardscape

Landscaping 174-13 A (3)

- (3) Exceptions. The requirements of this section do not apply to developments or renovations in **the Business Village District.** [^]**and Downtown District.** However, the Planning Board may require landscaping as part of the site plan or special permit application within the **Business Village District.** ^{*}**and Downtown District.**

Vote APPROVE on Article #36
a technical codification to Downtown
District in the Town Code

