

SECTION 12

VILLAGE & NEIGHBORHOOD MIXED USE DISTRICT (VMU)

The proposed revision to Section 12 – Village & Neighborhood Mixed Use Districts (VMU) would incorporate “form-based” development and design standards similar to the existing standards in the current Section 12 - Village Mixed Use District which only apply to South Grafton today. The purpose of this revision is to coordinate and consolidate various development and design standards that are applicable to the common planning goals for ALL village and neighborhood districts. Specifically, village and neighborhood centers should ensure mixed uses, quality building design, an excellent pedestrian environment, and active outdoor amenities and public gathering spaces. Ultimately, the VMU Districts would be distinct from other conventional residential, commercial, and industrial zoning districts that don’t share the same planning goals. It also provides a framework on which other village and neighborhood centers may be added in the future such as South Grafton Common and North Grafton Village Center.

SECTION 12 - VILLAGE & NEIGHBORHOOD MIXED USE DISTRICTS

12.1. Purpose

12.2. Applicability and Administration

12.2.1 Districts.

12.2.1.1. South Grafton Village Center (VMU-SG)

12.2.1.2. Worcester Street Neighborhood Center (VMU-NC)

12.2.2 Applicability.

12.2.3 SPGA.

12.2.4 Affordability.

12.3. Definitions

12.4. Permitted and Prohibited Uses

12.4.1 Allowed Uses. (Use Table)

12.5. Performance Standards for Specific Uses

12.5.1 Location and Distribution of Uses.

12.5.2 Density.

12.5.3 Drive-Up Windows.

12.6 Standards for Specified Building and Development Types

NOTE: These standards apply to all VMU districts because they have the common goal of creating an attractive pedestrian environment and quality building design.

12.6.1 Residential Building Types.

12.6.2 Commercial and Mixed Use Building Types

12.6.3 Development Types.

12.7 Parking

12.7.1 Placement and Design.

12.7.2 Screening.

12.7.3 Bicycle Parking.

12.7.4 Shared parking.

12.7.5 Decision.

12.7.6 Off-Street Parking Schedule.

12.8 Curb Cuts

12.8.1 Design.

12.8.2 Decision.

12.9 Performance Standards

12.9.1 Pedestrian and Bicycle Access.

12.9.2 Landscaping.

12.10 Design Standards

12.10.1 Placement and Orientation.

12.10.2 Façade Articulation.

12.10.3 Horizontal Modulation and Articulation.

12.10.4 Blank Walls.

12.10.5 Transparency.

12.10.6 Doors and Entrances.

12.10.7 Pedestrian Spaces and Comfort.

12.10.8 Utilities.

12.10.9 Quality of Site furnishings.

12.10.10 Signs.

12.10.11 Water Supply Performance Standards.

12.11 Outdoor Amenity Space

NOTE: Outdoor Amenity Space ensures quality passive and active open spaces, places for people to gather, and a strong public realm interface that engages the pedestrian.

- 12.11.1 General Standards.
- 12.11.2 Permitted Outdoor Amenity Spaces.
- 12.11.3 Building Frontage Zones.
- 12.11.4 Building Frontage Encroachments.

12.12 Public Realm Standards

NOTE: Public Real Standards are critical to the VMUs to ensure walkability and quality streetscapes that provide a foundation for private investment in the district. However, these standards are important in all zoning districts. In the long term, it would make sense for the Town to create a comprehensive set of Public Realm Design Standards separate from the zoning bylaws and subdivision regulations much like Complete Street design policies that many towns in MA have adopted.

- 12.12.1 Purpose.
- 12.12.2 Standards for All Traveled Ways.
- 12.12.3 Street Design Standards.

POTENTIAL FUTURE VMUS

SOUTH GRAFTON COMMON VILLAGE CENTER (VMU-SGC)

NORTH GRAFTON VILLAGE CENTER (VMU-NGC)